

## **What is a Property Appraiser?**

Property Appraisers are professional county employees licensed by the State of Minnesota to periodically review all real property within the county. All appraisers are required to be certified by the Minnesota State Board of Assessors. This certification requires work experience and ongoing educational requirements provided through appraisal and assessing organizations such as the International Association of Assessing Officers (IAAO), Minnesota Association of Assessing Officers (MAAO) and real estate related organizations.

## **How often must an appraiser view my property?**

Minnesota Statute 273.08 requires that appraisers physically review each property at least every five years. The appraisal interval may be shorter due to review appraisals requested by the owner for an appeal, ongoing new construction, or if the assessor feels that additional property information is needed to improve the assessment process.

## **Why must an appraiser view the interior of my property?**

Each property has unique characteristics that affect its market value. Appraisers need to gather as much information as possible in order to analyze market data which helps the assessor arrive at a fair and equitable value for your property. Having accurate information is critical for the assessor when valuing your home. The assessors strive to improve accuracy as well as uniformity with other properties in Steele County.

During the "quintile review", an appraiser will be reviewing all of the properties in your neighborhood. The appraiser may or may not require an interior inspection. If the appraiser feels that an interior inspection is necessary and you are not home, a door tag will be left requesting you to make an appointment.

## **What if I don't let the appraiser inspect my home?**

The appraisers desire to inspect the property is to verify that the information that we are using to value the property is as accurate as possible. If you do not wish for the appraiser to inspect the property, the appraiser will have to make value determinations from the exterior of the property. An interior inspection helps the appraiser make sound value decisions that lead to accurate and uniform assessments. It should be noted that

by not allowing an interior inspection of the property will result in the loss of the right to appeal your market value at the board of appeals and equalization.

### **How will I identify an appraiser?**

Appraisers for Steele County will be carrying a photo identification card. Information can be verified by calling the Assessor's Office (507)444-7435.

### **When will I find out what value the appraiser has arrived at after the appraisal?**

Each year the property owner will receive a notice of valuation sometime in late March informing you of your value and classification for that assessment year. If you have any questions about your properties value and/or classification, the first call should be to the assessor. The assessor will review the information with you and answer any questions that you may have.

### **How long does the appraisal take?**

The appraisal normally takes 15-20 minutes, depending on the amount of finish and complexity of the property. Appointments are generally scheduled 30 minutes apart to give time for the homeowner to ask questions.