



Iowa Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Iowa lets you appeal. Use this checklist to file correctly and on time.

Iowa at a glance

Appeal deadline	April 2 – April 30, 2026 (Board of Review) — you cannot file before April 2
Effective tax rate	1.33% (about \$2,897/yr on a \$208,000 home)
Assessment basis	100% of market value
Appeals heard by	County Board of Review ! Property Assessment Appeal Board ! District Court

The window opens April 2 and closes April 30 (postmark accepted); filing early does not count. An informal review with the assessor runs April 2–25 and extends nothing. Counties covered by a disaster declaration or Governor proclamation get an extended window — for 2026 that moved 17 counties to May 1 – June 5. Next step is the Property Assessment Appeal Board or district court, due 20 days after the board adjourns or May 31, whichever is later. Deadlines and forms vary by county — always confirm with your local county assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice (April 1)
- ☐ File appeal with County Board of Review by April 30
- ☐ Attend Board hearing (May)
- ☐ Appeal to Property Assessment Appeal Board (PAAB) within 20 days
- ☐ Further appeal to District Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$4,850 credit against assessed value
- **Senior / other relief:** Elderly/Disabled Tax Credit for 65+ with income under \$25,328

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.