

Assessing Report for October 2012

November 5, 2012

October has been a busy month. I have been out in the field doing building permit inspections and “verifying sales.” Basically when an assessor verifies the sale he or she is conducting an inspection of the homes that sold within the township during the sales study period. The main purpose is to inventory and price out all the improvements so that when we do land analysis through the extraction method we have a more accurate land study. It also gives me a good idea of if the record cards on file are pretty accurate, or leave something to be desired. Building permit inspections have taken a back seat to verifying sales to this point but these inspections will be started within the next 2 weeks. I will also “recheck” any permit that has not been completed again at the end of December.

The preliminary sales study from the County Equalization Dept shows that property values within the township were down about 6% from last year. Again, these are preliminary figures and I am in discussion with the Eq. Dept and these figures may change. We have also received the Consumer Price Index multiplier from the State Tax Commission for the 2013 tax year. Unless an assessment has dropped below last year’s taxable value, taxable values will increase by 2.4% for 2013.

In December I have 4 Michigan Tax Tribunal hearing. These hearing are for the 2011 tax year and all 4 are hearing concerning properties that had increases due to the revised ECF’s in the Lake Access neighborhood. These are the last of the 2011 ECF disputes. I also have 7 hearings that have yet to be scheduled. These 7 are all 2012 appeals on lakefront properties and the property owners are all being represented by Mr. Carey. I believe that these are the only 2012 appeals remaining also.

Brent Bosley

Gerrish Twp. Assessor