

TOWNSHIP OF BERGLAND

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REAL PROPERTY ANNUAL REVIEW PROCEDURES

The Assessor's Office reviews a portion of the properties in the Township every year. This process includes:

- Updating the exterior photo of properties
- Reviewing aerial photos
- Reviewing the condition of structures
- Verifying the accuracy of record cards

The Township Assessor may start by reviewing the property from the road. In areas where it is possible to see buildings from the road, the Assessor may drive down the street and take photos on foot or from the car. The Assessor will always have identification. During the process the Assessor will not request to inspect the inside of the home.

The Assessor's Office also inspects a property when notified of new construction, remodeling, or demolition.

Why do we do this?

The Assessor's Office has the responsibility to assess all real property in the Township at 50% of fair market value. The Assessor's office reviews a portion of the properties every year. This allows the Township to keep accurate records.

How are parcels to be reviewed chosen?

Reasons why a parcel is selected for review are including but not limited to:

- Properties that recently sold (looking to see if there have been physical changes to the property that may affect the sale price)
- Properties with issued permits (to measure and account for new construction)
- At the property owner's request
- Properties that have not been reviewed in the last five (5) years, to verify that no changes have been made