

# **CITY WIDE RE-INSPECTION OF RESIDENTIAL PROPERTIES**

The City of Gibraltar is conducting a re-inspection of its residential properties. This re-inspection will assure the fair and equitable assessment of each residence, accurate assessing records and will ensure compliance with the State of Michigan assessing standards.

## **Frequently Asked Questions**

### **Why are people measuring and photographing my house?**

The City of Gibraltar has approved a program to conduct a re-inspection for every residential property in the City. Part of updating the assessing department records requires an exterior measurement of the home as well as measurements of any improvement on the property. A photograph is taken for City records and for informational purposes. The photo will be extremely beneficial not only in assisting the assessing department, but also as a reference for taxpayers, realtors, and appraisers. The State requires the assessing department records to be as detailed and up to date as possible.

### **Will everything on my property be measured and inspected?**

Yes, some items will be picked up as informational items only, but the State of Michigan requires any improvements - big or small to be inspected and measured.

### **When will the results of this inspection affect my tax bill?**

If your home is inspected in the year 2013 and omitted property was discovered or items removed; you will see adjustments on your 2014 summer and winter tax bills. Look for your assessment notice, which is mailed out every year in February, to see how your assessed and taxable values are impacted.

### **When will I be able to see the results of this re-inspection?**

If your property has been visited in 2013, expect to see the results and obtain a copy of your home's record card by the end of February 2014 after assessment notices are received.

### **Do you need to go in my backyard?**

Our inspector will be required to go into your backyard for their inspection. They will first knock twice at the door and if no answer will start measuring the front of the home and make their way into the backyard. A business card will be left if our inspectors are unable to fully inspect the property. If a card is left, please call our office.

### **Do you need to come inside my home?**

No inspector will need to be inside your home during this inspection. Everything we need to see will be reviewed on an exterior basis only. The inspector may have questions about the interior structure of the home, so please cooperate as much as possible. If a card is left, please call our office.

### **How will I identify City employees?**

The inspector will clearly have marked identification badges and typically will be carrying a clipboard and tape measure. If further identification is needed, please don't hesitate to call the City Offices at 734-676-3900 to verify the area the inspectors are currently inspecting.

### **What do I do if a card is left on my door?**

There are a number of different reasons the card has been left, so please call our office as soon as possible to help further assist the ongoing project.

### **What if I have made no changes to my property since it was purchased?**

Though you may have not made changes to the property since you purchased it, our records may still require updating. Some of the properties have not been visited since they were originally built.

### **How can you assess for something that isn't attached to my home?**

It is commonly believed if a porch and/or deck are not touching the home, it cannot be taxed. This is a complete misconception. All structures in question need to be properly inspected and noted on the record card. It will be determined if they are contributing to the home's overall value and therefore assessed.

### **What is going to add value to the assessment and what isn't?**

General maintenance items such as new gutters, roof, windows, siding etc are not assessable items. The lead contributors to an increased assessment include but are not limited to: discovery of air conditioning, decks, porches, patios, sheds, additions, garages, carports, in-ground pools, and barns.

**Does this have anything to do with my principal residence exemption?**

No, this inspection will in no way affect your principal residence status.

**Is there any way to protest the inspection and/or what is found?**

Every year in February a notice of assessment is mailed to every property in the City of Gibraltar. (The form states THIS IS NOT A BILL at the top.) Once it is received please review the information provided. A list of dates and times to protest at the local March Board of Review will be included. Failure to receive the notice does not invalidate assessed and taxable values, so please call our office by the end of February if you have not received your assessment notice. The March Board of Review is the only time a taxpayer can appeal their residential home value. If missed the taxpayer forfeits their rights to appeal their values for the remainder of the year.