

Friend Reappraisal

The Saline County Assessor's office will be conducting a reappraisal of Friend residential properties for the 2009 tax roll. Starting the week of April 7th, representatives of Saline County Assessor's office, Dean Gorgen and Danni Klasek, will be inspecting residential properties. It is requested that the landowner / tenant allow them to get an interior and exterior inspection, so that the value will be based on actual inspection rather than an estimate. If no one is home, a questionnaire will be left at the door. You will be able to reply to the questionnaire or call the office for an appointment for your property to be viewed. Dean and Danni will have identification and will be driving a county vehicle.

The inspection should average 15-20 minutes per property. They will be taking exterior photographs of the homes and outbuildings. Along with taking photos, they will be measuring the exterior of the homes and outbuildings. This will allow them to compare the information with the previous record card. On the exterior of the home, they will be examining the condition of the windows and gutters. They will be looking for evidence of central air units, addition/removal of decks and patios, room additions, concrete slabs and drives, underground sprinklers, etc.

In the interior of the home, they will be looking for items such as: bathrooms, number of fireplaces, interior remodeling, type of heat and age of unit, foundation condition and basement information.

The reappraisal will not solely rely on interior and exterior inspections. It also relies on the review of recent sales (July 2006-June 2008) to gather market values for properties per Property Assessment Directive 07-06. It is important to remember that the valuation notices that will be mailed out in June 2008 will not reflect the reappraisal values.

Saline County has not reappraised the residential properties in Friend since the last complete county reappraisal in 1992. The properties, in the last 16 years, have been affected by the yearly sales reviews and statistical analysis.

DeWitt and Wilber's residential properties were reappraised in 2006. Crete and Tobias residential properties were reappraised in 2007. Dorchester, Western and Swanton's residential properties were reappraised in 2008.