

Date: May 1, 2013

To: Stanley City Property Owners

From: Beverly Gleave City Auditor and Lori Hanson County Director of Equalization

Re: Stanley Reappraisal Project

Preliminary work for the reappraisal program, which includes door to door inspections of all properties in Stanley City, will begin May 12<sup>th</sup>, 2013. Representatives of Vanguard Appraisals, Inc. will be reappraising all residential and commercial real estate for property tax assessment purposes. Each Vanguard representative will have a photo ID, identifying them as such.

The purpose of the reappraisal is to equalize property assessments. Each taxpayer is responsible for paying only his/her fair share of the property tax burden. Stanley City assessment records have very little information on which to base an accurate assessment. The City of Stanley office does not have the resources to complete the project in a timely manner. Vanguard Appraisals, Inc was hired because they have considerable reappraisal experience and have conducted successful reappraisal projects in the upper Midwest, including North Dakota.

Data collectors will make interior and exterior inspections of all properties. They will be compiling information to be used to estimate fair market value of each property. Information to be collected includes: type of construction, type of interior finish, physical condition of the property, age of structures and exterior measurements. A complete sales analysis, local construction costs and economic conditions are also considered. No estimate of value will be given at the time of inspection.

We ask that you cooperate by allowing a complete inspection of your property and provide accurate information in order to determine a fair and equitable assessment for your property. Denial of access to the property, or providing inaccurate information does not release Vanguard representatives from placing a value on your property. Incomplete or inaccurate information may result in an assessment that may not be a fair reflection of the property's actual value. For this reason, our office requests your assistance to ensure that the reappraisal project is completed successfully.

Notice of final value estimates will be mailed to each property owner after the completion of the project, tentatively around June 1<sup>st</sup>. Property owners will have an opportunity to meet informally to discuss their revaluation with representatives of Vanguard Appraisals, Inc.

The Stanley City Hall, and the Director of Equalization Office will have a listing of all names and license plate numbers of assessors involved in the project.

If you have any questions regarding the reappraisal project, please call City Hall, phone at 701-628-2225, or mail at PO Box 249, Stanley, ND 58784.