

## **Assessing Report for Gerrish Township**

**November 2, 2011**

On Oct 20<sup>th</sup> I met with District Supervisor Larry Griggs of the State Tax Commission's Assessment and Certification Division. The ACD is basically the investigative arm of the STC and will be the Department that will oversee the corrections that need to be made for the 2011 assessment roll.

Mr. Griggs and I agreed that one of the main flaws in the ECF analysis that was originally applied to the 2011 values were that the land values were in error. The first step in developing accurate ECF's is determining correct land values. Correct land values are to an ECF analysis as a foundation is to a structure. There were several problems indentified that lead to incorrect land values. Examples would be positive and negative adjustments to the land, flat values, and land with lake access priced the same as land without lake access.

Mr. Griggs and I agreed that the lakefront ECF's, although not perfect, would not need to be corrected. We discussed ECF areas 1, 2, 4 and mobile homes. All of these areas have room for improvement and will be addressed by the STC.

We agreed that we need better definition within the neighborhoods land tables. We agreed that to move forward I will identify areas where land values were either to low or to high and develop accurate land tables for these areas. Once these land tables are corrected I will then complete new ECF analysis for the areas noted above and submit to Mr. Griggs for his review.

In the last two weeks I have been going through the database correcting acreages, land adjustments, and flat values. There were over 950 parcels that had positive or negative adjustments to the land in said parcels. At this point I am currently reviewing the land values for the Highlands in order to develop correct land values for this area. There are also two other areas that I will be addressing land values. Once land values have been assigned to all the parcels in the above mentioned ECF neighborhoods we will be in the home stretch. It will take me 1 day to run current analysis, along with time adjusted analysis to verify my findings.

Other than working on correcting the ECF's, there have not been a lot of other activities to report. I have answered 5 Michigan Tax Tribunal respondent questionnaires, I have answered an interrogatory for a tribunal case involving DJC LLC. I have had a few discussions with residents, and for the most part they understand that at this time I can't comment on where the ECF's may end up. I, with the help and assistance of Mary Ann, have started to compile a