



CALHOUN COUNTY EQUALIZATION DEPARTMENT

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Dear Property Owners,

The Calhoun County Equalization Department would like to notify you of a policy change. In the past our department has sent a letter to all properties that will be used in our studies to notify you that an employee from the department will be visiting your property to verify building interior information, take exterior measurements of your property, take a picture of each structure, and verify the sales information for any recent sales.

Starting this year the Calhoun County Equalization Department will no longer be sending out the notices to each property due to the cost involved in the mailing of these notices. We will continue to conduct the field work just as we have in the past.

WHY DOES EQUALIZATION CONDUCT INSPECTIONS?

Each year, the Equalization Department studies the level of assessment for each class of property in each City and Township located in the county. This study is accomplished using sales and appraisal studies. For each class of real property, the Equalization Department performs either a sales study or an appraisal study. Over 90 separate studies are conducted by the Equalization Department for real property each year (personal property for the 23 assessment jurisdictions is analyzed separately using different methods). These studies are used to determine the total value of the real property classes being studied. The total value of a class being studied as determined by the Equalization Department is compared to the total value of the class as determined by the local assessment jurisdiction. If necessary, the Equalization Department will recommend to the County Board of Commissioners that value be added to or deducted from the class as part of County equalization so that the average level of assessment of the class is 50 percent of true cash value. The primary purpose of the Equalization Department is to ensure, as part of County equalization, the correction of any inequities between the property classes of local assessment jurisdictions that may arise due to an over-assessment or under-assessment of a property class.

For your safety we recommend that if someone comes to your property that you verify that they have a Calhoun County ID Badge.

Thank you,

Dave Jager
Director of Equalization
Calhoun County