

## What is a property appraiser?

The City of Bloomington property appraisers are employees of the city who are required, under Minnesota Statute 273.08, to periodically review all real property within the assessment jurisdiction. This is done to make sure that the information used to establish the taxable market value on your property is accurate and up to date. All real property includes residential homes, townhouses, condominiums, apartments, commercial and industrial property, and vacant land. It does not include personal property such as furnishings, appliances, or automobiles. All appraisers *must* be licensed and certified by the Minnesota State Board of Assessors. Certification requires experience and ongoing educational requirements through the University of Minnesota, assessing organizations such as the International Association of Assessing Officers (IAAO) and the Minnesota Association of Assessing Officers (MAAO), and other organizations offering assessing related courses. In addition to certification and licensing, commercial and industrial appraisers must be accredited or complete additional courses in commercial and industrial appraising.

## How often must the appraiser review my property?

Under Minnesota Statute 273.08, the appraiser is required to physically review each property *at least* once every five years. The appraiser may visit your property at shorter intervals for any of the following reasons:

- To review new construction as a result of a permit. The appraiser may stop by each year until all of the work is completed.
- To complete a review appraisal for an appeal, such as the Local Board of Review, a tax petition, or an abatement.
- To review the property at the property owner's request.
- To review the property at any time the assessor feels that the property information may be in error and/or an incorrect value may have been placed on the property.

## Why must the appraiser view the inside of my property?

Each parcel in the city has unique characteristics that contribute to the total value. Along with the physical attributes of the property, such as size, style, location, appurtenances, and age, the appraiser must also determine the quality and condition of all of the physical characteristics of the property. Together, all of these factors help the appraiser establish a value that is both fair and equitable.

## How will I be able to recognize the appraiser?

Bloomington appraisers are required to carry and visibly display a city photo identification card and normally drive a city-identified vehicle. If desired, you may verify this identification by calling the Bloomington Assessor's Office (See phone numbers below).

## Am I notified when my property is going to be appraised?

The City of Bloomington Assessor's Office subscribes to a uniform system of notification for residential property.

- A few weeks before the appraiser begins working in your neighborhood, the assessor sends a rose-colored postcard notifying you that the appraiser is coming, why the appraiser is coming, and what you may do if you are not normally at your property during the day.
- If you are not available when the appraiser arrives, he/she will leave a blue door hanger asking you to call for an appointment.
- If we do not hear from you within a few weeks, we will send you a yellow postcard reminding you to call for an appointment.
- If the appraiser is unable to review the interior of your property, he/she will make a value estimate.

## Will the appraiser be able to tell me what the new value of my property is when he/she is done appraising?

No. The appraiser is at your property to collect and verify all of the necessary information required to value your property. Values are not calculated until January of each year. You will receive your value notice in February or March of the year following the appraisal.

A copy of the most recent field card data is available to the property owner on request.

## Can an appraisal done by the city be used for any other purpose?

Probably not. Appraisals done for other purposes, such as mortgages, real estate sales, and home equity loans may often yield different results. Also, appraising is not an exact science. There are numerous factors that can influence the final results. Always obtain an appraisal that was created for the purpose for which it was intended.

## How long will the appraisal take?

Appointments are scheduled every 20 minutes during the normal workday. The appraisal takes about ten minutes. City of Bloomington appraisers are punctual, so you should not normally be tied up for more than half an hour. The appraiser will try to answer any questions you may have, however, they are normally on a tight schedule and may not be able to spend as much time with you as you like. We suggest that you call our office if you require more detailed answers to your questions.

Also, the appraiser may not be knowledgeable about every service that the city provides. Please direct any questions not related to appraising to the appropriate division. Call (952) 563-8700 for information.



# Answers to Your Questions About Appraisers and Appraisals

Assessing personnel are available to help answer your questions Monday through Friday, from 8:00 am. to 4:30 pm. Our phone numbers are listed below.

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