

## DATA COLLECTION LANGUAGE

### ● INTERIOR INSPECTION

During an Interior Inspection the Data Collector will look over all the mechanicals of the building, for example the heating, cooling and electrical systems. They will also make note of the general condition of all living areas such as kitchen and bathrooms, finished basements, enclosed porches and any unfinished areas.

*\*No measurements are taken on the inside of your building.*

### ● EXTERIOR INSPECTION

You are not required to be home during the Exterior Inspection. All measurements are taken on the outside of your building during a mass appraisal. The data collector will also make note of all the porches, decks and outbuildings as well. They will also make note of the quality and condition of the buildings.

*\*All measurements are rounded to the nearest foot.*

### ● LAND REVIEW

We do not walk/measure the land. Land size and/or acreage are taken from County tax maps. From the road or from Home site we note topography issues we can see along with ponds, lakes, swamps, power lines and any noticeable easements.

*\*If there are discrepancies with size/acreage of the property. These issues need to be addressed with the appropriate County.*

### ● PHOTOS

Digital photos are taken of the front and rear of homes and businesses. Photos are also taken of any additional buildings or improvements on the property such as detached garages and pools.

*\*If you have chosen not to allow anyone from Maxwell Appraisal Service on your property, (Total Refusal), a digital photo will be taken of the property from the nearest roadway.*

● **TOTAL REFUSAL**

A “Total Refusal” is when you have requested **in writing** that you **do not** want anyone from Maxwell Appraisal Service on your property. This means we estimate all data from the nearest right of way. We will review any previous data listed on file with the town (building permits etc,) and estimate. This info will not be changed unless a property owner shows us a recent appraisal, or allows a physical review of the exterior of the building/s.

● **IMPROVEMENTS**

Improvements are any structures other than actual living areas of the home, for example detached garages, decks, pools, sheds, porches and barns. In most municipalities any item over 50 square feet attached to a house or 100 square feet detached is recorded as an improvement. These items are recorded by length and width or square feet. Also noted is the condition, quality and approximate year built.