



BARTHOLOMEW COUNTY LANDLORD ASSOCIATION

"Working together to provide quality housing for the community."

President: Brad Grayson 812-376-3500 gmoffice@comcast.net.

www.BartholomewLandlords.com 3129 25th St #202, Columbus IN 47203

This Saturday: Aug 8, Columbus Airport (Lower level)
8:30 am Set up and social time, BYOCoffee
9-10 am Program

Agenda:

1. **MONDAY is the deadline** for Property Tax Assessment Appeals!
State law changed and FAVORS rentals.
Your assessment is probably too high.
We'll do a quick review of what is due Monday.
Lew Wilson has agreed to attend to answer your appeal questions.
We encourage everyone to appeal their assessment.
Many assessment are just plain wrong and you are paying more than necessary.
Appeals are free and easy. Nothing to lose.

2. **Main Topic: New Screening Tricks for 2015.**

Facebook, texting, and internet searches have changed how we screen. It's AMAZING what we now find! The deadbeats are getting smarter and can slip thru normal screening. You MUST go a step farther to protect your property and your income.

Also: pre-screening, phone interviews, BCLA Credit Reports, In-Home inspections before approval, Fair Housing Law (we must all brush up on that every year!).

Pros: bring your ideas to share!

Need your rent info: Strength in numbers. We need YOUR help to **build a data base of local rents** for the tax assessment process. This is to our advantage. We need your rental address and it's BASE rent for the home. Do not include utilities, pet fees, appliance fees, parking, trash, internet, etc. Just the base rent for the home.

The more info we can gather the more accurate the assessments.

Other LLs need this info to appeal their taxes down.

You can bring that info or email it to Brad at gmoffice@comcast.net

Hope Landlords Deadline: Hope made a new law requiring each landlord to register each property by August 1. \$250 fine.

Must also report once you sell.

(Hope voters: who elected these people who don't know how to use GIS online or call downtown to learn the name of the owner!)

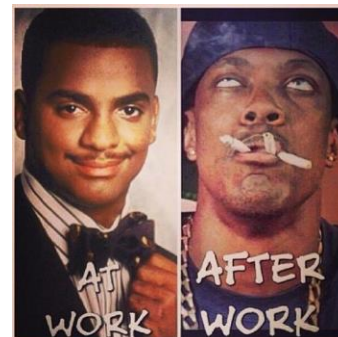
GIS change: You must now set up a free account. Takes 1 minute.



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"If I find happiness in my own back yard,
will it increase my property taxes?"



Court: Small fee increase at Small Claims/Eviction court. These are set by the State of Indiana, NOT the local judges. Please do not complain to the clerks! Fees are now:
\$96 filing fee for 1 defendant with service on defendant by certified mail.

\$10 extra for each additional defendant added to the case.
\$25 extra if you elect to have the sheriff serve defendant instead of certified mail, plus a stamped envelope addressed to the defendant.

If you elect for service by certified mail, the notice will be sent to the defendant at no extra cost on one time. Each additional request for defendant to be served by certified mail will be at the claimant's (landlord's) cost.

Last month: Lew Wilson, Property Tax Assessor, explained how the new law affects the assessed value of rentals.

DEAL- FREE SIDING 2 pickup truck loads of siding. FREE for the taking but must take it all.

Mix and match pieces, paint with bonding primer then whatever color you want. If you want it go get it. First come, first TAKE at 627 California St alley.

No more printed Newsletter:

Email, text, Facebook, and BCLA website. Details to come.
Best: simply mark your calendar for the Second Saturday of every month. This will save BCLA \$2000 per year, helping us keep membership fees low. If you are not "connected" and must have a printed newsletter, let us know

Membership: \$55 per calendar year (deductible business expense), made out to BCLA, and a completed registration form. New members joining midyear receive a large notebook of forms worth more than the membership fee, full of info geared to Bartholomew County, Doxpop online court records, \$6 credit reports, attorney program, discounts on paint and materials, contractor referrals, mailings, and email updates. New members joining in Oct, Nov, Dec automatically roll to the following year. Family members or legitimate business partners are included in a business's membership.

Enroll online at www.BartholomewLandlords.com Heavy Doxpop users may see additional cost.

Monday lunch: Sirloin Stockade, Hwy 31 next to Kroger. Noon, every Monday except holidays. Come as you are! No program, just fellowship, swap ideas, help each other, and yak. Newbies and questions welcome! Ya gotta eat! We're in the side room to the left of the food bars.

Monthly Meeting: We meet on the second Saturday of each month, 9-10am, with guest speakers or topical discussions. Please mark your calendars. Work clothes are OK. Learn how to protect your RE investment and improve your profit.

Location: Columbus Municipal Airport, Large Meeting Hall (downstairs). Fully accessible via elevator. 4470 Ray Boll Blvd, Columbus, IN 47203

Or drive north on Central Ave, follow the bend to the right, then left on Ray Boll Blvd. Next to the jet on display.

