

MEMO

September 6, 2023

To: Erica LaCroix, Town Manager & Winslow Town Council
From: Judy Mathiau, Assessor

2023 Revaluation Update

Tax Bills were mailed on September 1st. We have fielded several walk-in, telephone and email concerns to discuss not only the new assessments but mainly the major shift in the tax burden to residential properties. The insert intended for the tax bill, and which is attached to my monthly report explains a bit about the "SHIFT".

Although the overall assessment of the town increased by 36.7%, the increase applied to certain categories of properties were at different rates. Based on market activity.

INCREASES ON AVERAGE:

| | |
|---------------|------|
| Single Family | 73% |
| Waterfront | 104% |
| Condos | 63% |
| MHs | 95% |
| Multi Family | 85% |
| Vacant Land | 55% |
| Commercial | 40% |

PRE REVAL

**Discrepancy between categories is
NOT a fair distribution of the
property tax.**

Prior to the revaluation, commercial properties were already at a higher percentage of market value than residential. This is typical in any revaluation when there is a 15 year gap between revals. It also means that commercial properties were paying more than their fair share of the burden.

The goal of a revaluation is to re-equalize the assessments to be more in line between categories. Following State guidelines and statutory requirements, fair assessments should be at the same ratio and provide a more equalized measure of the tax distribution.

As a result, the overall tax burden shifted to the residential properties.

We encourage taxpayers to review their data online for errors and submitting those concerns as well. Assessment data can be seen at <https://gis.vgsi.com/WINSLOWME/>. Or, contact our office for a copy of your property record.

Property owners have a right to appeal their new assessment by filing an abatement application within 185 days of the commitment (commitment date is August 17th), to the Winslow Assessor's office.

2023 Revaluation

KRT Appraisal delivered the final assessments to the Town of Winslow on August 11, 2023. All property owners with a valid mailing address had received notification of their new valuation prior to that date. Although the assessments have increased town-wide, not all properties increased at the same rate. This is typical with any update made more than ten years after the last revaluation. Different categories of property appreciate at different rates.

This revaluation resulted in a higher percentage increase on residential properties than on commercial and industrial. Some residential properties show new data collected that was never previously included such as a finished basement, additions, renovations. As a result, residential properties will see a higher increase in their property tax this year.

Property owners have a right to appeal their new assessment by filing an abatement application within 185 days of the commitment (commitment date is August 17th), to the Winslow Assessor's office. Before doing so, we encourage you to review your data online for errors and submitting those concerns as well. Assessment data can be seen at <https://gis.vgsi.com/WINSLOWME/>. Or, contact our office for a copy of your property record.

Property Tax Relief Programs

www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs

State Property Tax Deferral Program: This is a newly expanded loan program that pays for the annual real estate tax bills for Maine residents who are 65 or older and meet certain income requirements or is permanently disabled. The program requires a repayment of the loan to the State if the property is sold or becomes part of an estate. Applications are due to the Municipal Assessor, between January 1 and April 1.

Property Tax Fairness Credit: This newly expanded program is administered by the Maine Income Tax Division. Eligible Maine taxpayers may receive a credit on a portion of the property tax or actual rent paid during the previous calendar year, whether you owe Maine Income tax or not. If the credit exceeds the amount of your individual income tax due, the excess will be refunded to you. Although some taxpayers are not required to file a Maine Income Tax return, this program requires that you file Form 1040ME and Schedule PTFC/STFC.

The following exemptions are available to qualified applicants. Applications are available online or in the Town Office and must be submitted to the Assessor's Office on or before April 1st.

Homestead Exemption: The Homestead exemption reduces the property tax bill of all resident homeowners who apply for the exemption by April 1st and who have owned and lived in their house for the prior consecutive 12 months. The exempt amount of \$25,000 is deducted from the property's total taxable value.

Veteran Exemption: Any resident who was in active service in the armed forces of the U.S during a federally recognized war campaign period and, if discharged or retired under honorable conditions, may be eligible for a \$6,000 reduction in valuation. The veteran must have reached age 62 or be receiving a pension or compensation from the U.S Military for total disability.

Widow/Widower of Veteran Exemption: Any resident who is a non-remarried widow or widower of a veteran who would have been entitled to the Veteran exemption, may be eligible for a \$6,000 reduction in valuation.

Blind Exemption: Any resident who is certified to be legally blind by their eye care professional is eligible for a \$4,000 reduction in valuation.

Renewable Energy Investment Exemption: This program exempts renewable energy equipment, such as residential solar panels, from property tax. Taxpayers must apply by April 1 of the first year the exemption is requested.

Please contact the Assessor's Office if you have any questions. 207-872-2776 Ext 5204 or Ext 5205



Town of Winslow, Maine
 114 Benton Avenue, Winslow, ME 04901
 207-872-2776

VISIT OUR WEBSITE!

www.winslow-me.gov

Our new website has been up and running for a year now and we are constantly updating the content to provide easily accessible information to all residents and taxpayers!

ONLINE PAYMENTS: Vehicle Registration Renewals, Dog Licenses, Property Tax and Utility Payments.

REPORT AN ISSUE: Report any non-emergency problem such as a streetlight out, deceased animal roadside, potholes, etc. Go to the **HOW DO I** on the front page. *Please note, this feature is not monitored 24/7 so please do not use it for time-sensitive issues.*



SIGN UP for EMAIL ALERTS: You can sign up for notifications to stay up to date on things like important alerts, news items, job opportunities, and more! Follow the **HOW DO I**.

GOVT & DEPARTMENT CONTACT INFO: Building Codes, applications and forms, FAQs, monthly reports, Council meetings, agendas and minutes, Committees and Boards.

WINSLOW RESIDENTIAL GARBAGE COLLECTION

CASELLA has six scheduled holidays per year:

New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving & Christmas.

These will result in the entire week being delayed one day unless the holiday falls on a weekend. All other holidays will be picked up as normally scheduled.

2023 Remainder Year

Labor Day 09/04/2023 delayed to 09/05/2023
 Thanksgiving 11/23/2023 delayed to 11/24/2023
 Christmas Day 12/25/2023 delayed to 12/26/2026

For more information and a complete street listing schedule, please visit the Winslow Public Works website.

2024 Upcoming Year

New Year Day 01/01/2024 delayed to 01/02/2024
 Memorial Day 05/27/2024 delayed to 05/28/2024
 Independence Day 07/04/2024 delayed to 07/05/2024
 Labor Day 09/02/2024 delayed to 09/03/2024
 Thanksgiving 11/28/2024 delayed to 11/29/2024
 Christmas Day 12/25/2024 delayed to 12/26/2024