

## ASSESSOR'S REPORT APRIL 2021

**Judy Mathiau, Assessor**

**Robette Bouchard, Clerical Assistant**

Agricultural Commission – The Commission held their monthly meeting via ZOOM. Many topics were discussed including the Town Forest and its most current Management Plan. Harold Burnett from *Two Trees Forestry* will meet with the group next month as they move forward with plans to make the forest more accessible to the public. Trails, Nature landmarks, educational and recreational opportunities are a few of the goals they hope to address. The Commission also plans to create their own page on the new Town Web Site.

Revaluation 2023/2024 – I have corresponded with *KRT Appraisal* regarding the proposed revaluation. Ken Rodgers and Rob Tozier, owners, will oversee this project. Bill Lee and I have finalized the Contractual Agreement which will be heard at the May Council Meeting. They will also provide a short presentation that same night to answer any questions from the Council. More details are included in your packet.

Town Photo Shoot – Lindsay Waller, an employee of KRT Appraisal, and who resides in Augusta, has begun taking photos of all structures located in Winslow, at no cost to the Town. As you are most likely aware, many photos currently on record were taken in the winter of 2007 for the 2008 revaluation, snow cover is not helpful. These new photos will be a much nicer representation.

Field Work – I have begun sorting through all the building permits that were issued over the past year. 6 new homes, 11 mobile homes, 4 residential condos, a Solar Array Facility on 45 acres with a construction cost of 8.5 million (not started yet), McCormacks Lumber with construction cost of 2 million is 50% complete. Several garages, additions, sheds and renovations. BIG RIB storage units off Chaffee Brook Road. I also plan to tax the ORION portion of the building this year. This has always been exempt in the name of the Town of Winslow.

Certified Ratio – When determining the certified ratio each year, we must take the State's sales analysis results of developed residential properties. The analysis covers a 12 month period from July 2019 to June 2020. Fortunately, the COVID Market Boom did not start until the latter part of that time frame and hence, did not impact our ratio, allowing us to certify at 100%. We are not allowed to certify above or below the State's determination of our ratio. Next year will be entirely different because the sales analysis will reflect the market value increase. I suspect that we will only be able to certify at 90% which must also be applied to farmland and tree growth rates, personal property and exemptions. For example, the homestead would have to be adjusted to \$22,500.