

## ASSESSOR'S REPORT FEBRUARY 2021

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**Training** – On the 23<sup>rd</sup>, I hosted a zoom training session for 94 people. I am currently the president of the Maine Chapter of IAAO and we sponsor training sessions quarterly. Without ZOOM, I am sure the attendance would have been half that amount! This session included a brief summary of Property Tax Legislation going before the Legislative Policy Committee. The committee, comprised of municipal officials, hear proposed bills and make recommendation to MMA as to whether they should lobby for or against. Due to COVID, interested parties who wish to testify on a bill, can now do so electronically. Check out the latest Legislative Bulletin for more on this.

[https://memun.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core\\_Download&EntryId=14562&language=en-US&PortalId=0&TabId=204](https://memun.org/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&EntryId=14562&language=en-US&PortalId=0&TabId=204)

Another segment of the training session was the real estate market statistics at the end of 2020. Single family dwellings increased 13.78% in value and 9.82% in number of sales statewide. Sustained low mortgage rates, Maine's rural geography, and the ease of teleworking has created an unprecedented demand on the real estate market.

### Maine Single-Family Buyer Facts

**Fact 1:** In 2020, 70.29% of the buyers made a move from within the State of Maine, which represents a decrease of 5.13% from 2019.

**Fact 2:** The majority of Maine's out of state buyers came from Massachusetts (9.08%), followed by New Hampshire (4.02%), New York (2.05%), Florida (1.84%), and California (1.37%).

**Personal Property Mailing** – Bette and I published the annual personal property forms and mailed them to 380 businesses currently operating in Winslow. A portion of these are out of state leasing companies with equipment located in our municipality. Returns have already started to trickle in and shall be processed over the next few months.

**706-A Mailings** – I mailed letters to several large businesses located in Winslow, certified mail. The letters are a request pursuant to Title 36, Section 706-A, which allows the assessor to make inquiries as to the nature and situation of a property as of April 1<sup>st</sup>. These requests provide the town with some protection against further claims for abatements but more importantly, they provide me with important data regarding including the functionality, income production, occupancy and economic concerns.

**St. John School** – With the closure of the school portion of the St. John facility, a thorough review will be done to determine what portion may now be taxable as real estate. Last year, the only taxable portion was the parsonage. This year, the classroom area will be in question for non-use.