

ASSESSOR'S REPORT DECEMBER 2022

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Property Revaluation Update

I have been in contact with KRT Appraisal this month to discuss the next step in the equalization project. Two items will be addressed in the next few months.

1. Property Owners will be contacted for a follow up on site inspection, if the listers were unable to either gain entry or nobody was home at the time of their visit earlier this year. I believe that the Company will request an appointment with the owner(s).
2. The Company appraisers have also begun to adjust the cost schedules in our appraisal software, to meet the more current prices associated with new construction. I have also been informed that they are running sales reports to compare to our current assessments. This will be a work in progress as we move forward.

Property Tax Stabilization Program

December 1st was the due date for submitting the application. I denied 7 based on unqualified criteria. I emailed 450 applicants to confirm approval and the remaining 262 applicants received notification via post mail. The following notification was delivered:

You are receiving this email because you applied for the new **Property Tax Stabilization Program**. We received over 700 applications!

I have processed and reviewed all submissions to verify eligibility criteria. Please remember that when you signed your application you were declaring that the following is true:

1. Applicant is 65 or older As of April 1, 2023.
2. Applicant owned a home as a permanent residence in Maine for at least ten total years.
3. Applicant meets eligibility for the homestead exemption in Winslow as of April 1, 2023.

This email is confirmation that you have been approved for the Program and that your property tax for fiscal year 2023-2024 will not be more than this year's property tax.

Eligibility is subject to review and further inquiries may be made in order to make final authorization as of April 1, 2023.

**** Please note that there is a proposal to the current Legislature to repeal and replace this new Program. I will make every effort to keep you informed.**

**** Please remember that this Program requires an annual submission of the application between August 1st and December 1st.**

Thank-you for your email contact and please feel free to contact me if you have any questions.

Maine Chapter IAAO

I attended an executive board meeting in Hallowell. 2023 will be my last year as a board member, as Past President. The Chapter provides training throughout the year and offers a scholarship annually in the amount of \$500 to a member. Meetings are well attended, and the educational offerings are typically an advanced topic with certified speakers.

For years, Maine Assessing Organizations, including MMA, has tried to come up with a way to encourage young people to join the ranks. This has proven a difficult task in most municipal fields. The Maine Revenue Services offers basic training in the assessing field with an exam to become certified. But even those who become certified have no training or experience in the office setting. Smaller towns with boards of selectmen/assessors do not receive proper training.

So, in 2014, I created a new program titled JATA (Just Ask the Assessor). This program recruits experienced assessors as “mentors”. The mentors are willing to offer assistance and job shadowing to any municipal official or a newly certified assessor. **JATA Brochure attached.**

Office Activity

The office has quieted down a lot! But now we have projects to tackle:

- I want to inventory and organize the box contents located in the basement on the table. Once they are organized, we can scan the items and then rebox them for storage. Some of the items can be disposed.
- The GIS tax maps are always being tweaked. I have been adding building footprints as a separate layer. I hope to invest in another aerial flyover next year through the Maine Office of GIS. If successful, we will have 2013, 2018 and 2023 aerial sets.
- The CAMA (Appraisal Software) needs to be cleaned up – there are certain fields that need to be deleted such as old phone numbers, old mailing addresses and the zoning code needs to be verified and moved to a different location.