

## ASSESSOR'S REPORT JANUARY 2023

Judy Mathiau, Assessor

### Property Revaluation Update

KRT Appraisal is moving right on schedule! The first batch of property owners were contacted and requested to make an appointment for an on-site visit. As of the end of January, 60 visits were made in the first round. A second mailing will go out next week.

They have also begun to review land areas, neighborhoods and geographic components as well as vacant land sales to determine rates per acre, wetland and restrictive issues.

Another step in the works includes a mailing to commercial rental properties. They will be making inquiries as to unit rents, income, and expenses. In Maine, assessments must consider three approaches to value. Market, construction cost and income.

Their website continues to make updates as to the status of the project and the areas they are working in. <https://www.krtappraisal.com/dist/winslow.html>

### Office Activity

- As you are aware, Audra Fleury has moved from Codes and Assessing to Interim Town Clerk. Her presence and competent attention to serving our counter has been missed very much, but I am very proud of her for accepting the challenge of learning a new position.
- With the revaluation running in the background, I have started to prepare 706-A Requests. The revaluation does not include appraisal of utility properties; therefore, I will be sending certified letters to utility companies with a request for information specific to the nature and situation of their property as of April; 1, 2023. I will be hiring Bill van Tuinen, appraisal services again this year, to conduct an appraisal of Brookfield's Hydro-Kennebec Facility.
- I have reached out to our current Board of Assessment Review, to schedule their first meeting in February. Both a chair and a secretary must be elected at this meeting. I also want to discuss the revaluation, offer upcoming training and review their responsibility as a Board Member.

### Legislation

Assessors are keeping an eye on proposed legislation to repeal and replace the Property Tax Stabilization Program. There are several small bills, but the most important is LD 130.

[LD 130](#) *An Act to Eliminate Senior Citizen Property Tax Stabilization and Expand the Homestead Property Tax Exemption* (Sponsored by Sen. Bennett of Oxford Cty.) As of April 1, 2024, this bill repeals the property tax stabilization program and extends a \$75,000 homestead to a permanent resident of Maine who is 65 year of age or older and who has resided in the homestead for at least 10 years.