

## **ASSESSOR'S REPORT MARCH 2023**

**Judy Mathiau, Assessor**

### **Property Revaluation Update**

KRT Appraisal is very near the completion of scheduled on-site inspections. They have indicated that they are ahead of schedule!

### **Office Activity**

While I am extremely happy for Audra in her new position as Town Clerk, I will miss her here in the Assessor/Codes Office. Audra is a go-getter and very capable at whatever she encounters. She will be very difficult to replace, but I am also very proud of her for taking the opportunity to enhance her career in municipal government.

I wish to welcome Jim, as our new Code Officer. He brings a strong sense of professionalism and wit and I look forward to working with him!

### **Board of Assessment Review (BAR)**

This Board has finally filled its membership with 5 outstanding Winslow citizens. Mike Heavener, Sally Harwood, Justin Smith, Deb Russell and Kim Clifton. 4 of them have agreed to attend an upcoming BAR workshop sponsored by MMA and the Maine Assoc of Assessing Officers. I have attended this same training and it is exceptional.

**Maine Chapter of IAAO** held their spring meeting at the Civic Center with close to 90 people in attendance. Sessions included *Quality Grading of Buildings*, *Identifying Qualified Sales during the Pandemic*, *Current Use Penalties* and the *Power and Glory of 706-A*. Maine Revenue Services' Property Tax Director, Peter Lacey was also present to speak about their office and of course, the discussion quickly switched to the new Tax Stabilization Program. There are so many issues with this program and with no clear direction of how to administer it.

**Property Tax Stabilization Program** – The new legislation has begun hearings on a few new proposed changes to this program. The taxation committee heard from four assessors in favor of one proposal which would be to repeal and replace this program with an expanded homestead exemption. Another proposal is to make it a one time application instead of annually. There is also a move to allow LLCs and IRREVOCABLE Trusts to be eligible to receive the homestead exemption, which would then qualify those 65 and older to receive this program. The argument made by State Economist, Dr. Allen, is that these two entities are not owned by an individual and that they have a special purpose to protect assets.

**Business Equipment Tax** – also known as Personal Property Tax. All Winslow businesses have received their declaration forms in the mail with the request that they declare their taxable equipment and fixtures. We currently have 298 taxable entities including leasing companies and apartments with more than 4 units. 14 have reported that they are no longer located in Winslow or went out of business, but I also picked up 21 new businesses.

\*\*Campbells True Value (Agway) sold to Aubuchon Hardware.