

ASSESSOR'S REPORT MAY 2023

Judy Mathiau, Assessor

May was relatively quiet as I was able to take the opportunity for a two week vacation. Many thanks to my interim Assistant Kaitlyn, for her willingness to cover the office and counter while I was out.

Property Revaluation Update

The real estate lister for KRT has conducted all site visits for outstanding building permits that were issued during the past year. As I process the work that they have done, including verification of the new construction and at what percentage completion, the reval partners are finalizing the cost schedules and land pricing. We anticipate that new value letters will be mailed to all taxpayers sometime during June.

The notices will include an opportunity for the taxpayer to meet with the appraisers before the issuance of tax bills this Fall. I encourage folks to make those appointments if they have any questions about their new assessments. The more knowledge one has about the process, the better informed they will be on the project itself.

2023/2024 Property Tax

Many people fear that because their assessment will be higher this year, then their property tax will be doubled! If your tax increases, it will because of 2 reasons. 1. The approved budget raises more to spend than last year and 2. Your property assessment was raised at a higher ratio than others because it was undervalued in the past.

The tax rate is calculated by dividing the total taxable value by the budget. In a perfect scenario, if the budget amount was exactly the same as last year and everyone's assessment increased, say, 50%, then your tax would stay the same.

Based on my past experience and the knowledge involved in calculating a tax rate, I anticipate that the tax rate will be lower than last year as a result of the increased valuation.

Property Tax Stabilization

The applications should be available on August 1st for those who are 65 or older, a resident of Winslow, and who has resided in their homestead for at least ten years total. 707 applicants were approved in 2022 and they will all have to reapply as well. Deadline to submit is December 1st. There are few legislative bills to change this new tax relief program, including the elimination of having to apply annually. Stay tuned!

Personal Property – I have received at least 50% of the business returns for processing new values based on the equipment they own and use to operate their business. All businesses are subject to taxation, unless specifically exempt by law.

We have picked up a few new businesses this year that should generate more value for our tax base. The Nexus, Maine Crisp, Harding Water, Aroma Joes, Wild Waters Nutrition to name a few.

Training – I attended the MMA Personnel Practices (enlightening and a great refresher on new laws)