

## ASSESSOR'S REPORT NOVEMBER 2022

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No property tax abatements or supplemental assessments were issued during November.

### Training

The Maine Chapter of IAAO, of which I am Past President, held their annual meeting on November 17<sup>th</sup> at the Civic Center. This was our first in person meeting since the pandemic and we were pleased to have 60 plus attendees. After the business meeting, we held a day long network of educational sessions, including *State Valuation and Certified Ratio, Less Common Deeds and Transfers, Current Revaluation Practices and Strategizing an in-house assessment update.*

### Sales Analysis

I spent several days preparing the annual State Sales Analysis, aka Turn Around Document. When I first started assessing in the 1980s, we would receive a large packet in the mail from Maine Revenue Services. Inside would be a printed book of all sales that occurred during a 12-month period. We had to fill in the assessed values and verify the acreage, property type and whether the sale was an arm's length transaction. Hand written entries. Then, we would have to ship the large printout back to MRS.

Today, we receive an electronic version in an excel format, which allows us to sort the list several ways, and make entries that verify the same as earlier years, but with ease, we can email the list back. If anyone would like the report, please contact me.

The current reporting covers the sales from July 1, 2021 to June 30, 2022. **217 sales!!**

<b>Spruce Ridge MH Park</b>	<b>\$2,500,000</b>
<b>Lithgow Street Warehouse</b>	<b>\$ 550,000</b>
<b>12 sales in the \$400,000 range</b>	
<b>24 sales in the \$300,000 range</b>	

<b>Median Ratio</b>	<b>64%</b>
<b>Average Ratio</b>	<b>65%</b>

### Property Tax Stabilization Program

We are still receiving and processing applications. December 1<sup>st</sup> is the deadline. I will prepare a full reporting in a future report. Meanwhile, the LPC (Legislative Policy Committee) has been meeting and discussing proposals to repeal and replace this new law, by providing an increase in the homestead exemption for 65+ old taxpayers and pushing the administrative duties to the State. More to come.