

## ASSESSOR'S REPORT SEPTEMBER 2022

**Judy Mathiau, Assessor**

**Audra Fleury, Clerical Assistant**

**2022-2023 Tax Billing** – Audra and I finalized the tax billing process and bills were mailed September 2<sup>nd</sup>. Within a week we were taking phone calls and conversing with walk-ins. Several taxpayers questioned the fact that the homestead had been reduced from \$25,000 to \$24,300. I explained that we have to adjust exemptions by the certified ratio each year. Other folks questioned the tax rate increase.

As I mentioned before, several properties were adjusted due to the new data collection done over the past year and a few new identifying codes were introduced which triggered increases and decreases. I have visited properties and made corrections to a few errors found.

I received 2 abatement applications of which I denied, but I did issue the following during September:

<b>Abatements</b>	<b>\$13,943.24</b>
<b>Supplements</b>	<b>\$ 7,468.76</b>

**Revaluation Update** – KRT Appraisal is in the process of finalizing the data collection entries. Several properties were not completely inspected because either the owner was not home at the time, the property had a “no trespassing” sign, or the appraiser was flat out refused to gather any information. See attached status report.

**LD 290 Property Tax Stabilization** – Maine Assessors are in a maelstrom of incoming applications from taxpayers who may qualify for this program. At the end of September, Winslow had taken in over 500 applications. Each one will have to be reviewed, verified and either approved or denied. All applicants are to be notified according to State Law. The administrative time, paper, postage and follow up has and will continue to be daunting. Over the winter I plan to meet with local assessors and taxpayers to discuss the process of creating a tax bill next year with this year's tax amount.

Maine Assessors have also been corresponding with each other sharing the problems that we are finding with this program and at a future date, we hope to have an opportunity to meet with MMA's Legislative Policy Committee. What we are experiencing this Fall in the Assessors' office will be a repeat occurrence every year with new applications required to continue in the program.

**BAR – Board of Assessment Review** – Winslow currently has only 2 members on the B.A.R. and 5 are required. Two potential candidates will be proposed at the October Council Meeting. I plan to hold a workshop this winter for the B.A.R. to refresh them on the Winslow Article 13, that governs their authority and procedures. We will also discuss the revaluation process.

September 8, 2022

Judy Mathiau, CMA  
Assessor  
114 Benton Ave  
Winslow, ME 04901

### Full Revaluation Status Report

Task Group	Group Description	Tasks Included
100	Project Preparation	Contract Execution, Project Set-Up, Public Relations, Project Management, Client Meetings, Contract Addendums
200	Residential	Data Collection, Quality Control, Sales Review, Field Review, Update Tables, Valuation
300	Commercial	Data Collection, Quality Control, Sales Review, Field Review, Update Tables, Reconcile, Valuation
400	Data Entry	Res/Comm: Data Collection, Sales Review, Field Review, I&E Questionnaires, Hearing Changes
500	Digital Imaging	Res/Comm Photos, Image Loaded into CAMA
600	Hearings/Defense	Informal Hearings
800	Documentation Manual	Client Acceptance, Town Meetings, USPAP Documentation Manual

#### Task 100

- Both parties have executed a Revaluation contract.
- KRT Appraisal had a start-up meeting with Town Officials.
- All required Insurance is in place.
- Remote access to the Vision database has been established.
- Press release was given to the Town for dissemination.
- Personnel vehicle info has been given to the Town.
- A Data Collection Manual has been given to the Town and modified based on Assessor requests for data collection.

#### Task 200

- 100% of residential properties have been measured and with an attempt at an interior inspection.
- Callback interior inspection letters will be mailed this winter.
- Quality control is fluid throughout the revaluation.

**Task 300**

- 100% of the commercial properties have been measured and inspected.
- Quality control is fluid throughout the revaluation.

**Task 400**

- 85% of the data collection has been data entered into the Vision database.

**Task 500**

- Images have been shot and loaded into the Vision database. These will be checked for accuracy and reshot if needed during the field review process.

**Task 600**

- Not Started

**Task 800**

- Not Started

If you have any question, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Tozier", with a stylized flourish at the end.

Robert A. Tozier