

ASSESSOR'S REPORT JULY 2023

Judy Mathiau, Assessor

Property Revaluation Update

Residential Property Value Notices were sent by KRT Appraisal, which prompted several phone calls and in office visits. Many discussions took place and I encouraged taxpayers to make their appointment with the Company to discuss.

With kickback on social media and concerns about the increased assessments, a public meeting was held. I presented with a summary on the need for the equalization project, and ran through several popular questions generated on social media, answering each one to the best of my ability. This was received positively, as several property owners have thanked me for explaining the process.

At the beginning of August, Commercial and Industrial properties will receive notices and have the opportunity to meet with KRT Appraisal.

Appealing Your New Assessment

Many have asked how to appeal their new assessment if the revaluation team does not make any adjustments.

- You receive your tax bill
- You may file a written request for an abatement within 185 days from the commitment date. This is an application that is submitted to the Winslow Assessor, and must include documentation to support your request
- The Assessor reviews the request and either approves or denies. Approval typically means an abatement on their property tax. Denial sets the next step in motion
- If denied, the taxpayer then has the right to appeal to the local Board of Assessment Review
- If denied, the taxpayer has the right to file an appeal with Superior Court.

Property Tax Stabilization – I hosted a ZOOM Meeting for 180 municipal assessors and some tax collectors, with presentations by Kate Dufour of MMA, and a couple reps from Maine Revenue Services. The focus was entirely on the current repeal of this program going forward. In its place, two existing State programs will be expanded to provide a broader eligibility for participation. A mailing will be sent to Winslow participants to explain this.

Fiscal Year 2024 Commitment and Tax Billing – I aim to work as quickly as possible on setting the tax rate once I receive all the new values. I continue to meet with the taxpayers one on one to discuss their property and the new assessment. Typically, the commitment of the taxpayer list is not accomplished until mid-August, however, this year, I expect a week or two delay due to the ongoing work that must be done before then.

The State has also passed new legislation to hold the homestead exemption refund at 76% going forward, unlike the previous statute that intended to increase the refund 3% annually until it reached 100%.