

ASSESSOR'S REPORT JANUARY 2021

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Agricultural Commission – The Winslow Commission created their first newsletter which has been mailed to over 50 farmers. Not only do we hope to share the activities and goals of the Commissions, but we want to be able to network farmer to farmer to citizen and business. The newsletter was also posted to the Assessor's page on the Town web site and distributed to the Town Council. Future newsletters shall be electronically distributed and posted to our site. We are in the hopes of creating our own web page on the Town site. Currently, we have only limited documents located on the Assessor's page.

Real Estate Update – Last year at budget time, I presented the idea of an update of real estate assessments through a scaled down method of revaluation CALLED A statistical update, which simply updates the cost schedules, reappraises all properties including commercial and industrial. I anticipated that this would be done effective Fiscal Year 2023. At the time, I compared the cost of such an update (\$90,000) to a comprehensive town-wide reassessment (\$300,000) which would be a completely new inventory and reassessment of all real estate.

I have been corresponding with KRT, an appraisal firm whose owners previously worked for VISION (our current appraisal system) and asked them for an updated quote on both a Statistical Update and a Town-Wide Reval. (See attached). I was pleased to see that their town-wide came in at \$200,000! In addition, they are willing to spread the financing over two years. I hope to have this discussion in more detail during this year's budget process so that we begin to address our needs.

Solar Farms - The Maine Chapter of IAAO held a day long training on Commercial Solar Farms in December. Assessors state-wide need guidance on how to assess these projects. There are so many variables, lease to own, leased for the life of the farm, solar company owned, etc. Number of panels, Watt Capacity, income or cost approach? In many cases, it is a large open field in the Farmland Program leased to the Solar Company. With that, comes a penalty to withdraw from the Farmland Program, assess the field commercially to the Farmer, and calculate a value on the solar arrays.

COVID – Bette and I continue to assist the public and taxpayers remotely during the pandemic. For us, this has been simplified by the feasibility of electronic communication. Scanned copies can easily be sent through e-mail to anyone who inquires. Phone calls have increased of course, but people seem to be satisfied with the service. We are generating a process for my annual fieldwork, which may include an increased use of postal, e-mail and phone call correspondence to taxpayers with building projects. On site review and photos can be done from a distance.