



July 16, 2025

Dear Neighbors,

Thank you to all who have reached out with questions and concerns regarding the recent statistical revaluation of property in Yarmouth. This letter is intended to provide context about the revaluation process, clarify what to expect moving forward, and direct residents to resources for additional information or support.

Why Did the Town Conduct a Revaluation?

In Maine, periodic property revaluations are necessary to ensure that our tax system remains fair, accurate, and compliant with state law. Over time, real estate values shift—some neighborhoods see more rapid appreciation, while others change more gradually. Without updates, property assessments become outdated, leading to imbalances where some residents pay more than their fair share, and others pay less.

State law requires municipalities to maintain property assessments that are “just and equal,” typically reflecting close to 100% of market value. Yarmouth’s last full revaluation was done in 2016. As a result, our certified assessment ratio had dropped to approximately 50%, meaning properties were, on average, assessed at less than half their actual market value. When a town’s certified ratio falls below 70%, Maine Revenue Services may require a revaluation, and failure to act can result in reduced municipal revenue sharing and state education funding.

The statistical revaluation brings assessed values back in line with current market conditions. This adjustment ensures equity across all properties and helps Yarmouth remain in compliance with state guidelines.

About the FY26 Tax Rate

The blended municipal, county, and school budget for Fiscal Year 2026, approved at the Town Meeting, was based on a conservatively estimated tax base prior to the revaluation. That budget included a projected mill rate of \$15.92. However, based on updated preliminary values from the revaluation, we anticipate the final mill rate will drop below that amount. However, this rate won’t be finalized until the public appeals process is complete.

To clarify: the mill rate is used to calculate property taxes based on assessed value. A mill rate of 10, for example, means a property owner pays \$10 in tax for every \$1,000 of assessed value.

About the New Values

We want to reassure residents that the Town does not arbitrarily determine property values. The assessments are based on real, recent sales data and regional trends. Yarmouth, like many communities in southern Maine, has experienced substantial market appreciation in recent years. These increases are driven by larger economic and housing trends, many of which are beyond local control. Nearby communities such as Falmouth and North Yarmouth are seeing similar or even higher increases in property values.

Exemptions and Taxpayer Relief

With the revaluation, many residents will also see a greater benefit from their Homestead Exemption (a \$25,000 reduction in taxable value) and/or Veterans Exemption. These exemptions are tied to the Town's certified ratio. When that ratio was at 50%, residents were only receiving about half of the exemption's full value. Now that values are updated to market level (100%), residents will receive the full benefit of those exemptions.

If you ever find yourself facing financial hardship, please don't hesitate to reach out about the Town's [hardship abatement program](#). While rarely used, this completely confidential process gives the Town Council the discretion to reduce or fully abate a resident's property taxes in cases of significant personal or financial difficulty.

Accessing Your New Property Data

You can view your updated assessment by visiting the [Vision Government Solutions website](#). Click on the "TAXPAYER INFO" tab, then "ONLINE DATABASES," choose the Maine state symbol, scroll to "Yarmouth, ME," and enter your property information. The site provides value summaries, property record cards, and supporting valuation details.

Scheduling a Review Appointment

If you would like to speak with a representative from Vision Government Solutions about your new assessment, you may schedule an informal hearing (by phone or in person):

Online: vgsi.com/schedules → Click on "Yarmouth, Maine Hearings" and follow the instructions

Phone: 1-888-844-4300 (Monday–Friday, 9:00 AM – 4:00 PM)

When scheduling your appointment, please have your Property ID (PID) number ready (listed in your notice letter). Call center staff are available to assist with scheduling but are not qualified to answer valuation questions.

These informal hearings are primarily conducted by telephone. Discussions may include an explanation of your valuation, a review of your property record card, or the market data used in your assessment. Please note: Vision representatives are not able to discuss

taxes, only valuations. For those requiring an in-person hearing, please specify that preference when scheduling. In-person appointments are limited and will be held at the Log Cabin Meeting Room, 196 Main Street, Yarmouth.

We recognize that a revaluation of this scale can raise concerns, and we are committed to ensuring transparency, fairness, and access to information throughout this process. If you have questions about municipal or school budgets, please don't hesitate to reach out to our partners at Cumberland County Regional Assessing, VISION Government Solutions or the Yarmouth Town Office.

For more information, or to watch videos from earlier public meetings on this topic, visit Yarmouth.me.us/revaluation.

Thank you again for your engagement and continued support.

A handwritten signature in black ink, appearing to read 'Scott LaFlamme', with a long horizontal flourish extending to the right.

Scott LaFlamme
Town Manager