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WILL I RECEIVE DETAILS ABOUT MY PROPERTY?

- Details of your property's assessment are public record and available to view at the Town office at any time.
- You may receive a questionnaire as part of the revaluation process (colored paper) which is an opportunity for you to provide information about your property to the Assessor to ensure the most accurate information is used to formulate the most accurate and fair assessment for your property.
- If you do not have a questionnaire, they are available upon request or at the Town office during normal business hours.
- You may request a copy of your property record to verify the data used for taxation at any time. Email is always best to request.

HOW CAN I TELL IF MY NEW VALUE IS CORRECT?

- You should ask yourself, could I or would I sell my property for the amount listed as my new assessment? If your new assessment is less than a potential sale price or within 10% (110%) of market value as allowed by State Statute, you should consider your new assessment to be acceptable, regardless of the amount it may have increased.
- You can check your new assessment against sold prices or current list prices of similar properties found on various real estate sites online. Downeast Reval can also provide property sale data upon request if desired.
- To help you compare, listings of preliminary valuations and other data for all properties within the Town will be available for comparison. This information will be available at the Town office or upon request via email.

SHOULD THE PRELIMINARY ASSESSED VALUE BE THE SAME AS THE PURCHASE PRICE?

Just because one person is willing to pay a certain amount for a property doesn't mean that the majority of buyers would be willing to pay the same price. While sale prices may vary slightly, even for identical properties, the Assessor must be equitable in assigning valuations. Therefore, similar properties will have similar assessed values, even if they might sell for a little more or less than the assessment. The new value you receive should be a reasonable estimate of market value and, most importantly, equitable with surrounding properties of a similar type.

WHAT IF I AM NOT SATISFIED WITH THE NEW VALUE?

- Notices informing you of a preliminary new assessed value(s) for your property will be sent out in September.
- This notice will have a timeframe and contact information to arrange informal hearings (in person or via phone) to discuss your new valuation(s).
- This notice will also describe the type of information, and "burden of proof" requirement (per State statute) needed to dispute and/or support an opinion of value that differs from that of the new assessed value.

A REVALUATION'S MAIN PURPOSE IS TO ENSURE THAT:

- ALL data and information used to formulate assessed values are up to date and accurate.
- ALL property (real and personal) is assessed in an equitable manner with consistent methods and pricing models.
- ALL property owners are treated fairly, and all have the opportunity to provide information (good or bad) about their property to the Assessor to take into consideration to achieve a fair and accurate assessment.
- ALL property owners are paying their fair and equitable portion of the tax burden so as to not over assess or under assess anyone, which creates an inequitable or unfair balance.

If you have any questions or would like to provide any information to Downeast Reval about your property prior to any site visit or inspection, please don't hesitate to do so via letter (snail mail), email or dropping off at the Town office.

Your participation in the revaluation process is most graciously appreciated as it is our goal to treat everyone as fairly and equitably as possible at all times. Email is always the best way to contact us. Voicemails will be responded to as timely as possible.

Most respectfully,
Marc A. Perry, CMA

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