

Notes from last night's revaluation meeting:

1. Maine Assessment & Appraisal will be starting soon, and they will be working on the map in sequential order from 1-12.
2. When Maine Assessment & Appraisal Services stop by your property, they will be knocking on your door to see if you are home to let you know they are there and if they can come inside to do an interior inspection or schedule a time to come back for an interior inspection. If you are not home, they will leave a piece of paper on your door to let you know they have been there and how to reach back if you would like an interior inspection. Anyone working on the revaluation will be wearing an orange vest and will have a badge on with their name and a QR code on the back that will take you right to the Maine Assessment and Appraisal website. Also, we have a link on our website with all the staff from their company that will be working on the Newburgh revaluation.
 - a. An interior inspection may sound scary because my house is a mess or dirty. They aren't there to look at that. They are looking for the data that matters most on making an accurate property valuation. How many bedrooms, bathrooms, what type of heating system do you use, what condition is that heating system in, do you have a basement and what condition is that basement in, etc.
 - b. You do not have to let them into your home, however if you choose not to, they will make a best guess of what might be inside from what they can see from the exterior.
 - c. If you do not let them on your property at all they will use any resource available to them to get the most accurate information they can. This often will lead to your square footage larger than what it is.
3. While at your property they will also take a picture to add to your property card. This picture is taken from the road typically to get the big picture of what the property looks like.
4. When Maine Assessment & Appraisal Services have completed all their work on each property they will go through and update all of that to reflect on your property card. When they are finished with their work and ready to share it, they will send you a property card to your address on file. This is your chance to review their work and make sure all the information is true and perfect list. You have 30 days to respond once you receive the property card about any incorrect information.
 - a. Also, if you choose to ignore all attempts to complete a true and perfect list, the taxpayer may not apply for an abatement.

- b. If after reviewing, you feel like your acreage is incorrect, please provide Maine Assessment & Appraisal with your deed or survey, they will review it to see if indeed the acreage is incorrect.

The reason a town often needs a revaluation is to make sure that taxes are equal between all taxpayers. Currently for us our quality rating with the state is at a point that is not great and that is what prompted us to engage in a revaluation of the town. We were at the point that if we didn't do something about our rating, we may not qualify for the full homestead exemption and would not receive as much money from State revenue sharing.

For anyone that is not familiar with the homestead exemption, it is an exemption available to any Maine resident that has owned a home in the state for at least 12 months. If the community, you live in qualifies with the state at the ratios needed, a homestead exemption is worth 25,000 off your assessed value. To put that into perspective, for this tax year having a homestead exemption saves you \$372.50 off your tax bill. The Maine Assessment & Appraisal team will have these forms on them when they are out and about in the community, and we also have them available at the town office if you think you qualify and would like to apply.

While homestead is the most used exemption, there are other exemption & programs that you may also qualify. Below is a list of other exemptions/programs available:

Exemptions:

- Homestead
- Business Equipment Tax Exemption (BETE)
- Blind Person's
- Veteran
- Widow of Veteran
- Paraplegic Veteran
- Renewal Energy Equipment

Current Use Programs:

- Tree Growth
- Farmland
- Open Space
- Working Waterfront

Reimbursement Programs:

- Business Equipment Tax Reimbursement (BETR)
- Property Tax Credit

Other

Property Tax Deferral Program for Seniors

All these exemptions/program applications can be found on Maine Assessment & Appraisal Services website at <http://www.maineassessment.com/forms>

If you find yourself, still having questions, please feel free to contact us at the Town office at 234-4151.