

IN-HOUSE REVALUATIONS

PLAN FOR FUTURE MARKET UPDATES

ASSESSOR'S REPORT TO THE TOWN COUNCIL

DECEMBER 2, 2020



LAST TOWN-WIDE REVALUATION

WHAT DID WE LEARN?

➤ **TOO INFREQUENT (15 Years)**

- Large Value Changes
- Inequities Gradually Increase

➤ **COMMUNICATION**

- Improve Outreach & Education

➤ **TIME**

- More Review Before Implementation

OTHER LESSONS

- Reval Company vs. In-House
- Costs (Direct & Indirect)

FUTURE REVALUATIONS
PLAN MOVING FORWARD

~ MORE FREQUENT & IN-HOUSE MARKET UPDATES ~

➤ **ROUTINE 3-YEAR CYCLE**

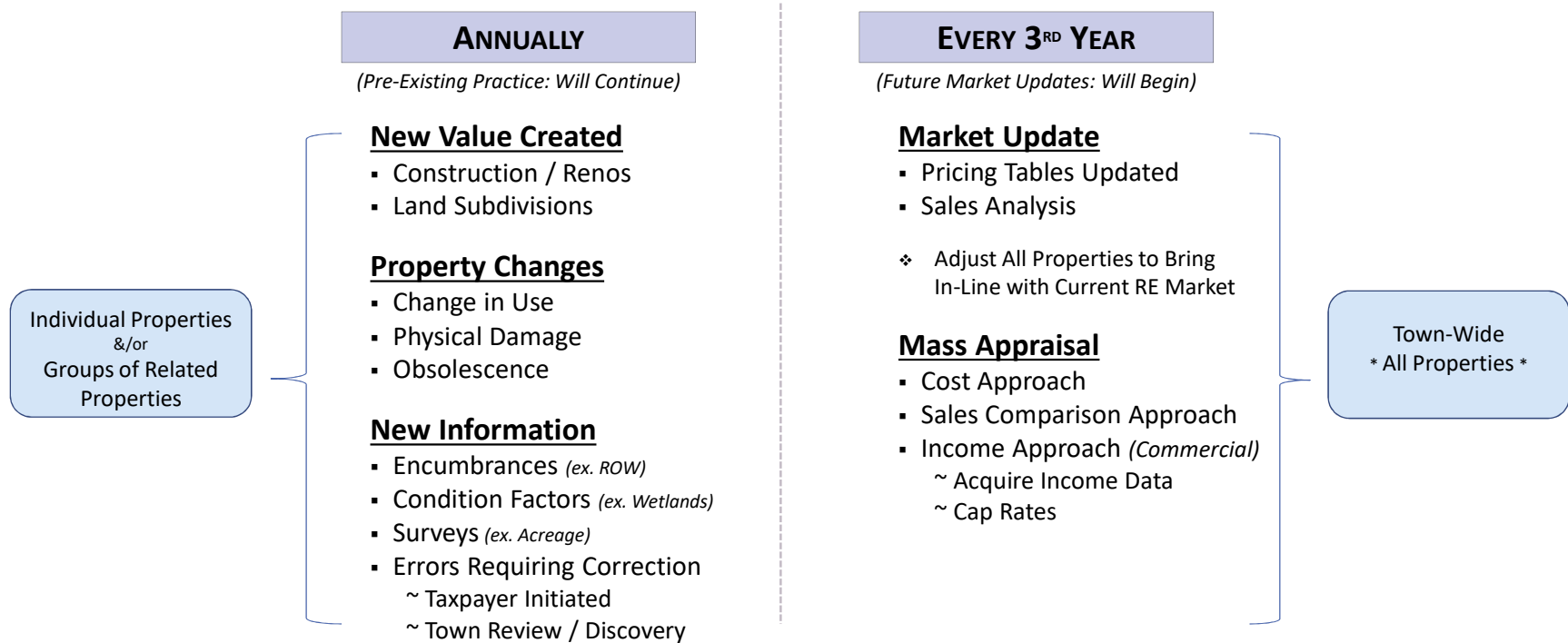
- Maintains Equity
- Predictability for Taxpayer

➤ **WHY EVERY 3 YEARS?**

- Market Data
 - Sufficient Sales for Town-Wide Analysis
 - New Data-Set each “Market Update”
- Time for Process Tasks
 - Improve Accuracy & Consistency
 - Gather New Information
 - Analysis & Review
 - Taxpayer Communication

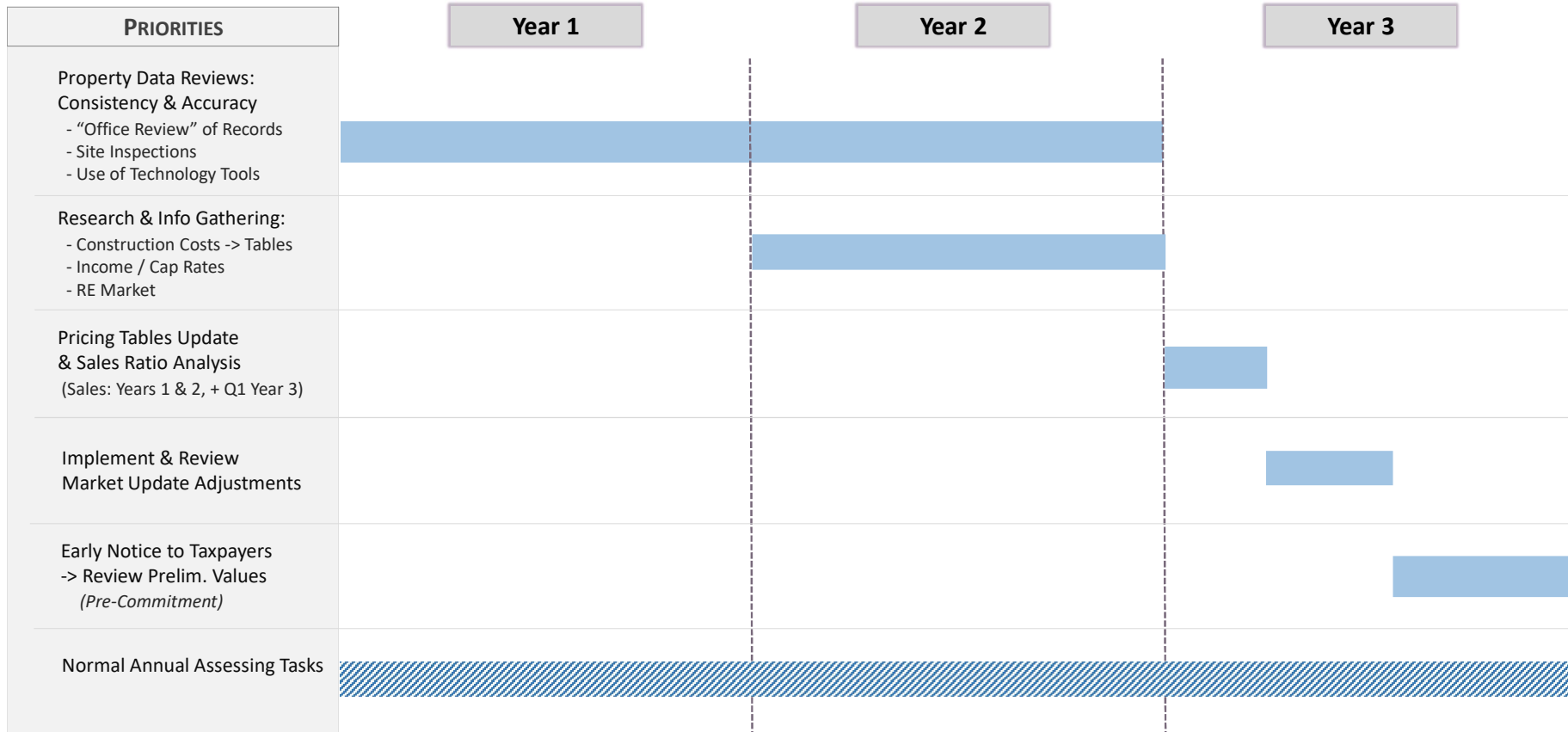
EXPLANATION OF METHODS VALUE CHANGES

WHEN & WHY PROPERTY ASSESSMENTS CHANGE



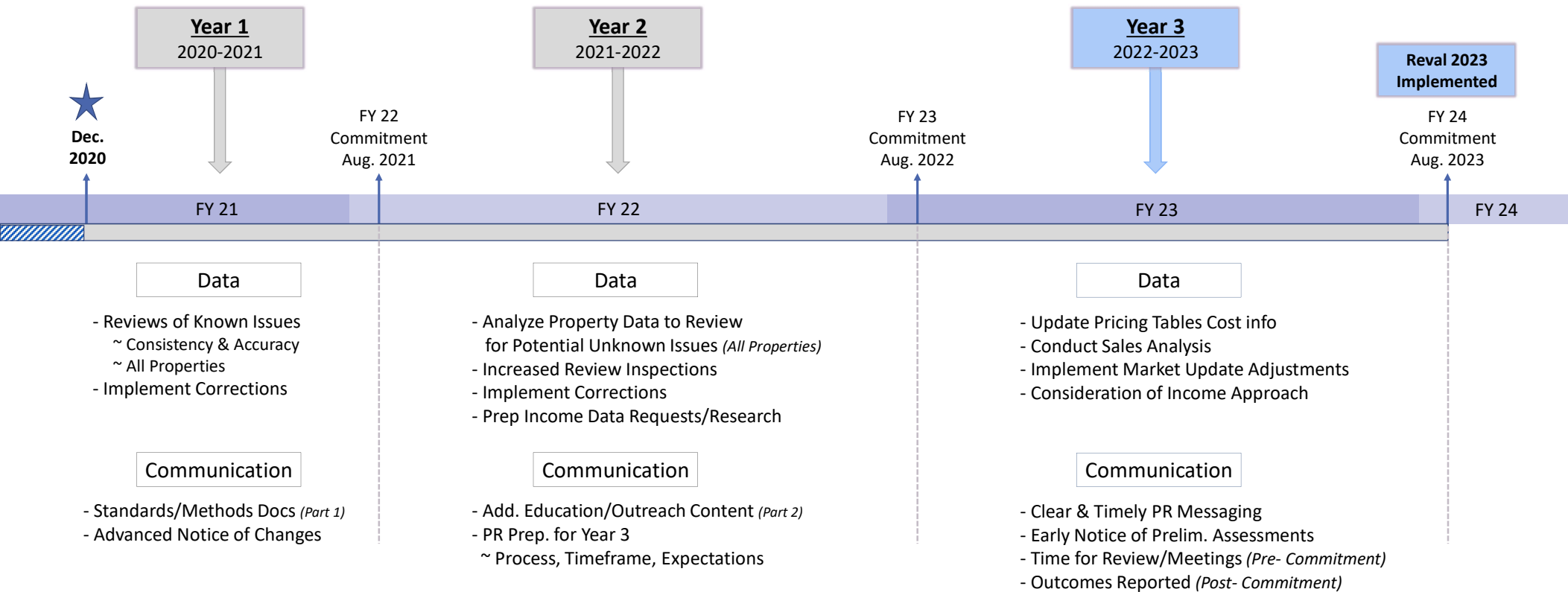
TIMELINE OF PRIORITIES

3-YEAR CYCLE EXAMPLE



NEXT MARKET UPDATE: 4/1/2023

TIMELINE OVERVIEW



MARKET UPDATE 2023

PROJECTED NEEDS

FY 22 BUDGET

■ 1 New Full-Time Assessing Staff position →

- ~ Current PT Admin Assistant position to become FT
 - Proper match for Complexity of Scarborough
 - Increased Workload (In-House Reval tasks)
 - Ongoing Inspections throughout Town

FY 23 BUDGET

■ Contracted Services

- ~ 2023 Market Update Processes -- Pricing Tables / Sales Analysis
 - Hands-On Guidance: Market Update Specialist
 - Scarborough Assessor: Solo in Future Years

Assessing Dept. Staffing Comparisons

Portland	6
South Portland	6
Lewiston	5
Biddeford	4
Saco	4
Wells	4
Windham	4

* Scarborough = 3

FUTURE REVALUATIONS

BUDGET COSTS COMPARISON

2018/2019 REVALUATION

2018 Comm.	2019 Res.	Total
\$66 k	\$325 k	\$391,000
\$658 k	\$738 k	\$1,396,000
		\$1,787,000 (300,000)

- KRT Reval Contracts
 - Abatements & Settlements*
- * Not Including Legal Fees re: Appeal Cases

← Normative Abatements
\$150 k X 2 years

> \$1.48 Million

1 Reval
(Budgeted Over 2 Year Span)

IN-HOUSE MARKET UPDATES

- Add. FT Assessing Staff Member**
** Including Benefits Package
- Contracted Services: 2023 Only
- Add. Postage, Mileage, ...

\$765,000

3 Revals
(Budgeted Over 10 Year Span)

Annually	10 Years
\$60 - 70 k	\$700 k
N/A	\$15 k
\$5 k	\$50 k
\$75 k	\$765 k

IN-HOUSE REVALUATIONS PLAN

SUMMARY

- ❖ LESSONS LEARNED
- ❖ PLAN MOVING FORWARD
- ❖ 3-YEAR CYCLE
- ❖ NEXT REVALUATION: 4/1/2023
- ❖ PROJECTED NEEDS