

**AGENDA**  
**SCARBOROUGH TOWN COUNCIL WORKSHOP**  
**WEDNESDAY – JANUARY 3, 2024**  
**RE: 2024 REVALUATION UPDATE – 6:00 P.M.**  
**HYBRID MEETING**

**TO VIEW TOWN COUNCIL MEETING & OFFER PUBLIC COMMENT:**

**TO VIEW TOWN COUNCIL MEETING ONLY:**

<https://www.youtube.com/channel/UCD5Y8CFy5HpXMftV3xX73aw>

- Item 1.** Call to Order.
- Item 2.** Those Present.
- Item 3.** 2024 Revaluation Update.
- Item 4.** Adjournment.

# 2024 Revaluation (Part 2)

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TOWN COUNCIL WORKSHOP  
JANUARY 17, 2024

\*PART 1: SEPTEMBER 20, 2023



2024 Revaluation  
January 17<sup>th</sup>, 2024

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## **OUTLINE**

- **Recap**
  - **Communication**
  - ★ ➤ **Tax Impact Examples**
  - **Reval Methods**
  - **Progress to Date**
  - **FAQs**
  - **What's Next...**
- ❖ **Attachments:**
- "2024 Revaluation Communications Timeline" V.2
  - "2024 Revaluation" (Part 1) – TC Workshop 9/20/23

2024 Revaluation  
Recap: Overview

**REVAL WORKSHOP PART 1**

9/20/23

**KEY POINTS**

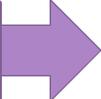
Revenue Neutral

State Law

Lessons Learned



- What is a Revaluation?
- Why now?
- 2024 vs. 2019
- Project Schedule



**PURPOSE**

- *Advance Notice*
- *Educate & Clarify*
- *Reval Website Content*

2024 Revaluation  
Recap: "Why" (Now)

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➤ Follow-Through

- Talking about this since 2019
- 12/2020 Workshop
- Annual Commitment Presentations
- Budget Book Exhibits past 2 years

➤ Assessed/Sales Ratio ↓

- Certified Ratio
- Exemptions & Reimbursements
- State Requirements

- Most Recent State Audit (4/1/22)  
~ Overall Assessed/Sales Ratio = **72%**  
~ 4/1/23 Audit Projection = **64%**
- Maine State Law requires that assessments be maintained between **70%-110%** of market value

2024 Revaluation  
Recap: "Why" (Now)

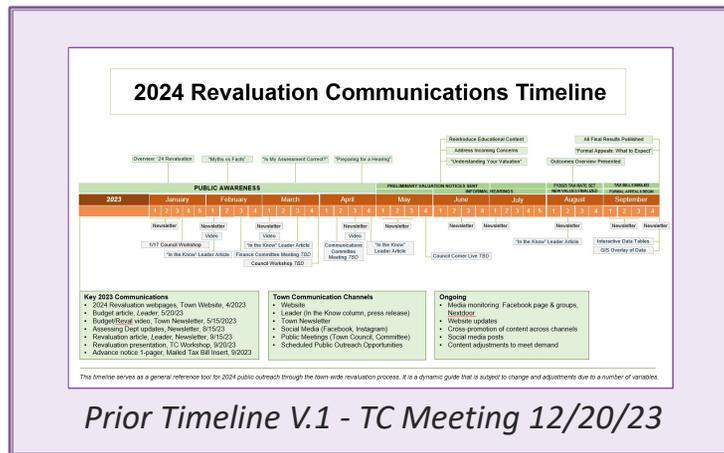
**WHAT HAPPENS AS ASSESSED VALUES  
FALL BEHIND MARKET VALUES?**

- Exemptions continue to be worth less →
- BETE reimbursement value drops
- Personal Property value drops
  - 2023: Reduced by over **\$7 million** (due to 94% Ratio)
  - If No Reval, 2024: Estimated reduction of **\$25 million** (due to 79% ratio)
- CMP value drops
  - 2023: Reduced by over **\$3 million** (due to 94% Ratio)
  - If No Reval, 2024: Estimated Reduction of **\$10 million** (due to 79% Ratio)
- Tax Rate continues to increase
- Possible Inequalities between properties continue to grow

Tax Year	Homestead	
	After 2024 Reval	If No Reval
2022-23		25,000
2023-24		23,500
2024-25	25,000	19,750
2025-26	25,000	17,500

# 2024 Revaluation Communication

**PUBLIC OUTREACH = ↑ PRIORITY**

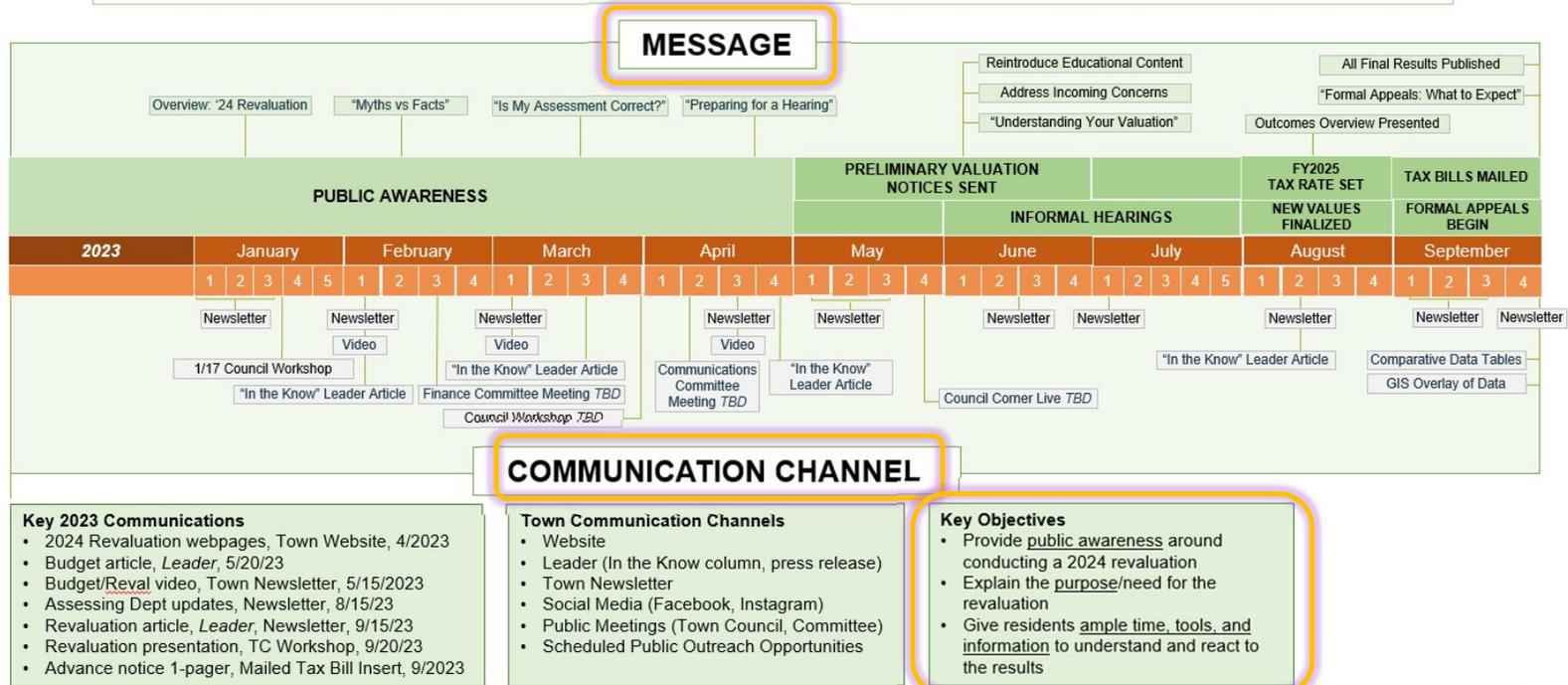


- ✓ Key Messages
- ✓ Objectives

# 2024 Revaluation Communication

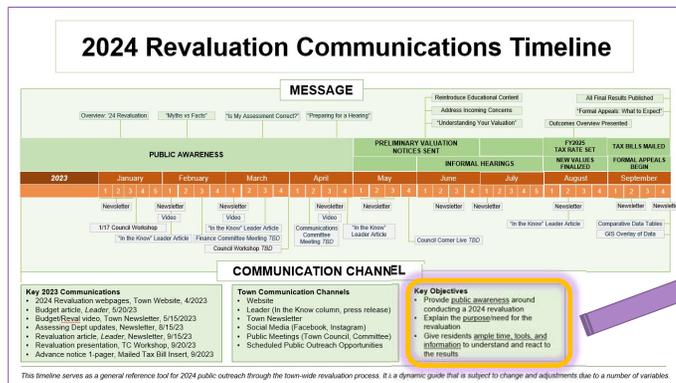
Timeline V.2 (see Attachments)

## 2024 Revaluation Communications Timeline



This timeline serves as a general reference tool for 2024 public outreach through the town-wide revaluation process. It is a dynamic guide that is subject to change and adjustments due to a number of variables.

# 2024 Revaluation Communication



## Key Objectives

- Provide public awareness around conducting a 2024 revaluation
- Explain the purpose/need for the revaluation
- Give residents ample time, tools, and information to understand and react to the results

Timeline V.2 (see Attachments)

2024 Revaluation  
**Communication**

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➤ **Two-Way Dialogue**

- Neighborhood Groups
- Relevant Local Orgs
- Business Community
- Event Opportunities

➤ **Media**

- Educational Content
- Workshops / Committee Meetings
- *Short Form Posts*
- Articles

[www.scarboroughmaine.org/Revaluation](http://www.scarboroughmaine.org/Revaluation)

2024 Revaluation  
Recap: Tax Impact Examples

CALCULATION OF TAX RATE

➤ **Budget:** Appropriations – Revenue = Levy

➤ **Tax Rate:** Levy / Total Taxable Value →

FY24  
 $\$82.12 \text{ M} / \$5.14 \text{ B} = \underline{\mathbf{0.01597}}$  (\$15.97 per \$1,000)

➤ **Revenue Neutral:** If the Levy is **CONSTANT**, and the taxable value **INCREASES**, the tax rate **DECREASES**

EXAMPLE  
 $\$82.12 \text{ M} / \$7.14 \text{ B} = \underline{\mathbf{0.01150}}$  (\$11.50 per \$1,000)

\* If every property were to increase equally, there would be no effect on taxes due to Revaluation



# 2024 Revaluation

## Recap: Tax Impact Examples

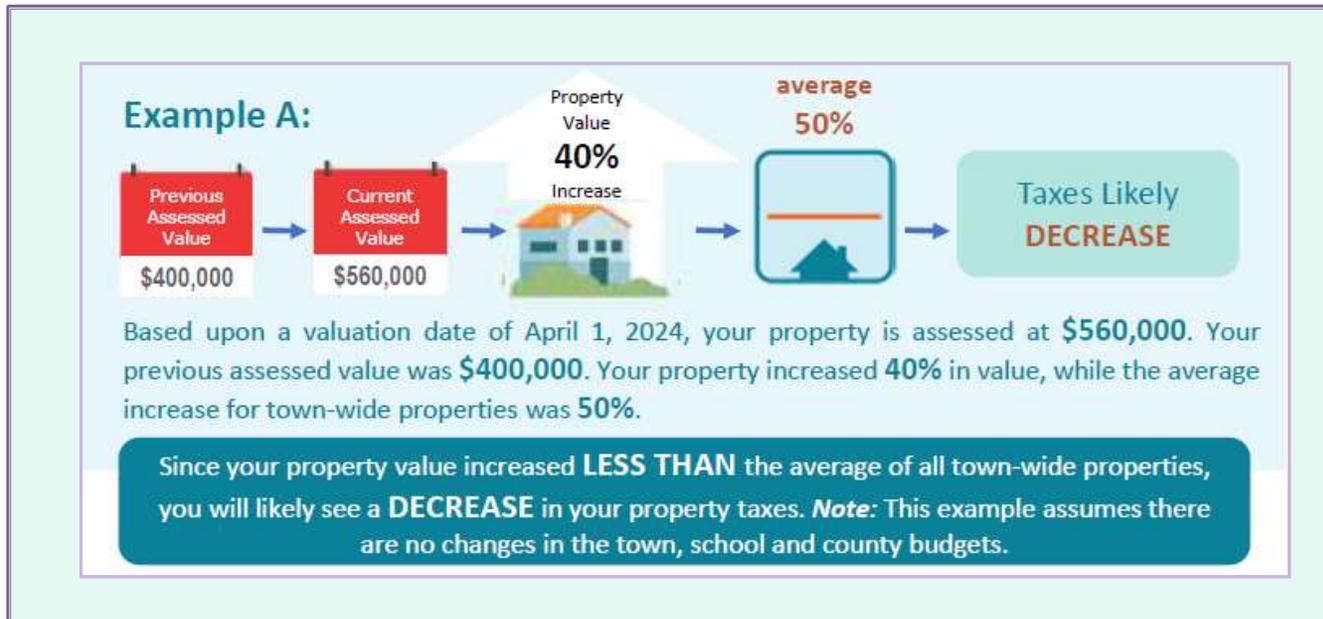
How the revaluation could affect your property taxes:

	Your Property's Value Change	Property Tax Impact
1.	 <b>LOWER</b> than Average Change for all properties	Taxes Likely <b>DECREASE</b>
2.	 <b>SIMILAR</b> to the Average Change for all properties	Taxes Likely <b>DO NOT CHANGE</b>
3.	 <b>HIGHER</b> than Average Change for all properties	Taxes Likely <b>INCREASE</b>

*THIS EXAMPLE ASSUMES THERE ARE NO CHANGES IN THE TOWN, SCHOOL, AND COUNTY BUDGETS*

## 2024 Revaluation

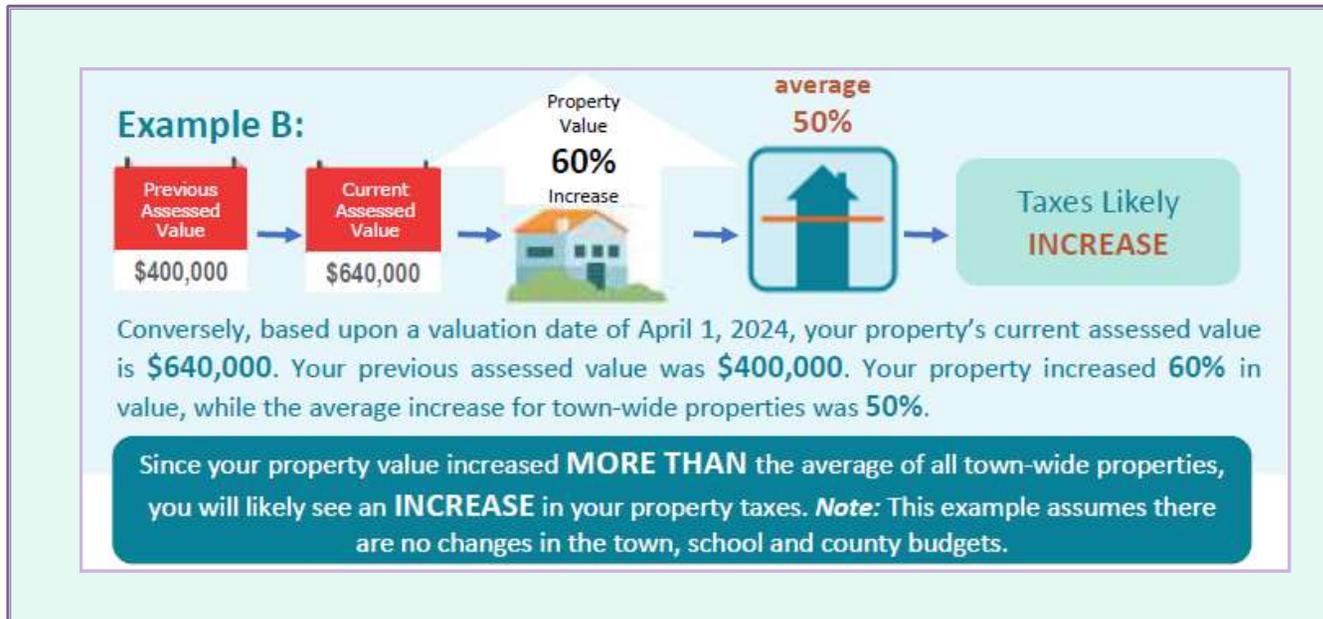
# Recap: Tax Impact Examples



*PLEASE NOTE: ACTUAL PERCENTAGES WILL NOT BE KNOWN UNTIL SPRING/SUMMER OF 2024*

## 2024 Revaluation

# Recap: Tax Impact Examples



*PLEASE NOTE: ACTUAL PERCENTAGES WILL NOT BE KNOWN UNTIL SPRING/SUMMER OF 2024*

2024 Revaluation  
Illustrative Examples

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**PERCENT OF CHANGE**

$$\% \text{ Change} = \frac{\text{New} - \text{Original}}{\text{Original}} \times 100 \%$$



## 2024 Revaluation Illustrative Examples

Sales Ratio Analysis Data: TC Workshop: 9/20/23



### PERCENT OF CHANGE

$$63\% \uparrow = \frac{95 - 58 \text{ [aka 37]}}{58} \times 100\%$$

Example: **Assessed:** \$400,000  
**Sale Price:** \$688,000  
**A/S Ratio = 58%**



**Reassessment =** \$400,000 x **1.63** = \$652,000  
**New A/S Ratio = 95%**

$$[\$652,000 / \$688,000 = .95]$$

2024 Revaluation  
Tax Impact Examples

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**PROPERTY VALUE & PROPERTY TAXES**

*How your property taxes are  
calculated, based on how much  
your home is worth*



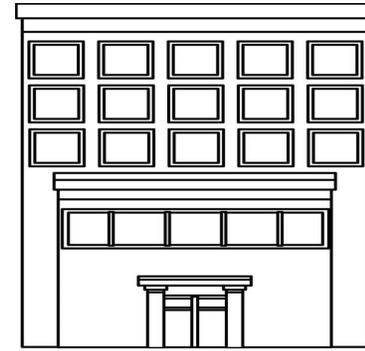
2024 Revaluation  
Tax Impact Examples



\$400,000



\$600,000



\$4,000,000

400k + 600k + 4M = 5 Million

\$80,000

2024 Revaluation  
Tax Impact Examples

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Total property value = \$5 Million

Total cost of services = \$80,000

$$80,000 \div 5,000,000 = 0.016$$

2024 Revaluation  
Tax Impact Examples



\$400,000

×

0.016

\$6,400

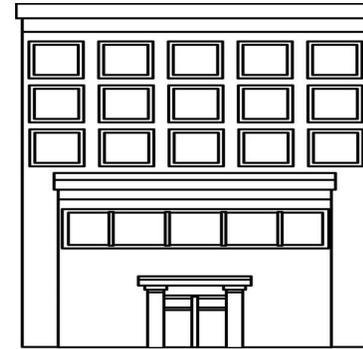


\$600,000

×

0.016

\$9,600



\$4,000,000

×

0.016

\$64,000

\$80,000

What if...  
Equal Reassessments?



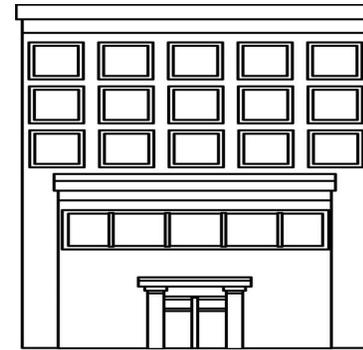
\$600,000

~~\$400,000~~ ↑ 50%



\$900,000

~~\$600,000~~ ↑ 50%



\$6,000,000

~~\$4,000,000~~ ↑ 50%

Total property value = \$7.5 Million

Total cost of services = \$80,000

$$80,000 \div 7,500,000 = 0.01067 \quad \left( \begin{array}{l} \text{down from} \\ 0.01600 \end{array} \right)$$

## Equal Reassessments = Same Taxes



\$600,000

×

0.01067

\$6,400 (no change)

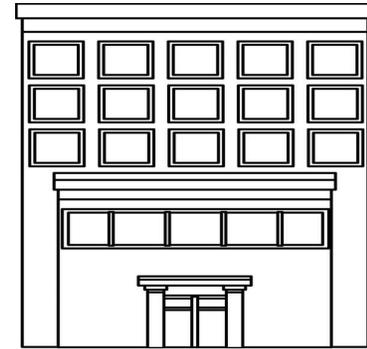


\$900,000

×

0.01067

\$9,600 (no change)



\$6,000,000

×

0.01067

\$64,000 (no change)

\$80,000 approx.

What if...  
Varying Reassessments?



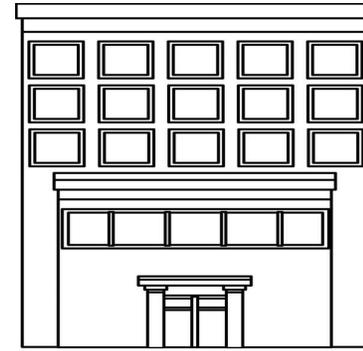
\$600,000

~~\$400,000~~ ↑ 50%



\$930,000

~~\$600,000~~ ↑ 55%



\$5,600,000

~~\$4,000,000~~ ↑ 40%

Total property value = \$7.13 Million *(Up 42% from 5 Million)*

Total cost of services = \$80,000

$$80,000 \div 7,130,000 = 0.01122$$

## Varying Reassessments = Potential Tax Change



\$600,000

×

0.01122

\$6,732 (up \$332)

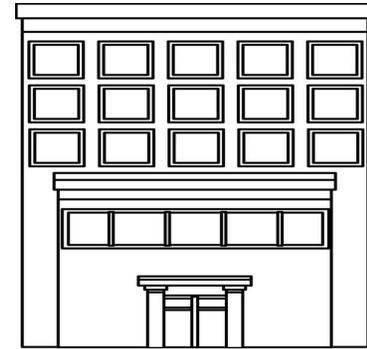


\$930,000

×

0.01122

\$10,435 (up \$835)



\$5,600,000

×

0.01122

\$62,832 (down \$1,168)

\$80,000 approx.

What if...

## Varying Reassessments AND Town Budget Change?



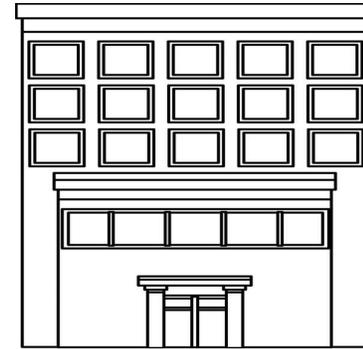
\$600,000

~~\$400,000~~ ↑ 50%



\$930,000

~~\$600,000~~ ↑ 55%



\$5,600,000

~~\$4,000,000~~ ↑ 40%

Total property value = \$7.13 Million

Total cost of services = ~~\$80,000~~ \$84,000 (up 5%)

$$84,000 \div 7,130,000 = 0.01178$$

## Varying Reassessments AND Budget Change



\$600,000

×

0.01178

\$7,068 (up \$668)

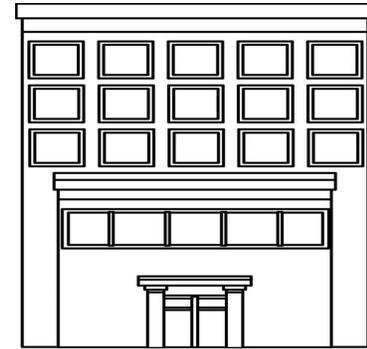


\$930,000

×

0.01178

\$10,955 (up \$1,355)



\$5,600,000

×

0.01178

\$65,968 (up \$1,968)

\$84,000 approx.

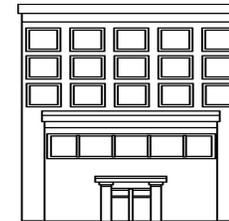
## Varying Reassessments AND Budget Change



\$600,000



\$930,000



\$5,600,000

<b>Taxes Before</b>	\$6,400	\$9,600	\$64,000
<b>Due to Reassessment</b>	\$332	\$835	-\$1,168
<b>Due to Budget Change</b>	\$336	\$520	\$3,136
<b>New Taxes</b>	\$7,068	\$10,955	\$65,968
<b>TOTAL (NET) CHANGE</b> ➔	<b>+\$668</b>	<b>+\$1,355</b>	<b>+\$1,968</b>

2024 Revaluation  
**Tax Impact Examples**

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**SECTION SUMMARY**

- 1) Equal reassessments = same taxes
- 2) Varying reassessments = potential tax change
- 3) Service cost increase = everyone pays more



2024 Revaluation  
**Revaluation Basics (Part 2\*)**

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\*Part 1: TC Workshop – 9/20/23 (*see attachments*)

**METHODS & STANDARDS**

- **Preparation**
- **Approaches to Value**
- **Property Types/Components**

2024 Revaluation  
**Revaluation Basics (Part 2)**

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**PREPARATION**

➤ **Assessing Dept. Preparation**

➤ **Data Accuracy**

- Objective Details
- Consistency



- 
- "NBHD" (*Location*)
  - "Site Index" (*View*)
  - Building "Grade" (*Quality*)

**1. Review All Sold Properties**

**2. Review All Un-Sold Properties**

2024 Revaluation  
Revaluation Basics (Part 2)

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**3 APPROACHES TO VALUE**

**Cost**



Replacement Cost New  
Less Depreciation (RCN-D) + Land

**Sales or Market**



Sales Ratio Analysis  
(Assessed / Sales)

**Income**



Present Worth of Anticipated  
Future Earning Capability  
(IRV Formula)

2024 Revaluation  
**Revaluation Basics (Part 2)**

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**LAND**

- **Order of Operations** (*1<sup>st</sup> and Last*)
- **Vacant vs. Improved**
- **Residential vs. Commercial**
- **Key Variables:**
  - Buildability, Rights, Size
  - *Location, Location, Location*
    - ~ NBHD, Site Index (view), Proximity to...

2024 Revaluation  
**Revaluation Basics (Part 2)**

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**BUILDINGS**

- **Residential vs. Commercial**
  - Sub-Types / Styles within each Class
  
- **Key Variables:**
  - Size
  - Quality
  - Condition (& Age)
  - Irregularities
  
- ❖ *“Outbuildings” & “Extra-Features”*

2024 Revaluation  
Revaluation Basics (Part 2)

**RESIDENTIAL**

“Sales-Adjusted Cost Approach” or “Market-Adjusted Cost System”



Sales Window  
4/1/22 – 4/1/24

Above = Sales Ratio Analysis Data: TC Workshop: 9/20/23

2024 Revaluation  
Revaluation Basics (Part 2)

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**RESIDENTIAL**

“Sales-Adjusted Cost Approach” or “Market-Adjusted Cost System”

**1<sup>st</sup> Know Your Sales**

- Review Sales (*Accuracy, Consistency*)
- Qualified vs. Unqualified
- Understand Sales Window
- ~ Time-adjustments?, Other considerations?

**2<sup>nd</sup> Know Your Cost Tables**

- Vision CAMA
- ~ Starting Values
- ~ Property Factors
- ~ How They interact

**3<sup>rd</sup> Ratio Studies**

Test, Adjust, Retest!

2024 Revaluation  
Revaluation Basics (Part 2)

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**COMMERCIAL / INDUSTRIAL / APARTMENTS**

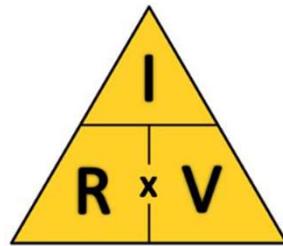
Similar to Residential (Cost ↔ Sales), but *ALSO* have Income Approach

- **Sales:** Less Data
- **Cost:** Marshall & Swift
- **Income:** Driving Motivation

2024 Revaluation  
Revaluation Basics (Part 2)

**COMMERCIAL / INDUSTRIAL / APARTMENTS**

**The IRV Formula**



=

Income / Value = Rate %  
Or  
Income / Rate = Value \$  
Or  
Rate x Value = Income \$

**I - Income** = Stabilized NOI

- The income for the most current annual period.

**R - Capitalization Rate** = A rate that converts a single year's income into value.

- Minor differences in cap rate can make a huge difference in value

- Lower cap rate = higher value and vice versa

**V - Market Value** = The most likely price the asset would command in the open market.

2024 Revaluation  
**Revaluation Basics (Part 2)**

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**COMMERCIAL / INDUSTRIAL / APARTMENTS**

➤ **Sources of Data (for IRV)**

**1. Published Industry/Local Data**

- MEREDA, Comm RE Brokers, etc.

**2. Income & Expense Questionnaires**

- Awaiting/Compiling Responses

❖ Determine “Market” I & E Data

❖ Determine Appropriate Cap Rates

2024 Revaluation  
**Status Update**

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**PROGRESS TO-DATE**

January 2024

- Reviews → Adjustments
- Land
- Residential
- Commercial

❖ *Annual Non-Reval Tasks*

2024 Revaluation  
**FAQ**

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**FREQUENTLY ASKED QUESTIONS**

- **New Assessments & Est. Taxes**
- **Residential vs. Commercial “Shift”**
- **Common Misconceptions**
  - Reval Motivation (*Why? / Why Now?*)
  - Budget / TIF-CEA
- ***Recently* Asked Questions...**



2024 Revaluation

# “What’s Next?”

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## NEXT 3 MONTHS

- New Construction
- Review → Corrections
- Residential
- Commercial
- Communication

# 2024 Revaluation Public Communication

[www.scarboroughmaine.org/Revaluation](http://www.scarboroughmaine.org/Revaluation)



## OVERVIEW & FAQs

## EDUCATIONAL MATERIALS

**ADVANCE NOTICE**  
2024 Scarborough Real Estate Revaluation

The Assessor's Office is conducting a two-year property revaluation in Scarborough, Maine. In the process of updating property values to be in line with the current tax rates, we will be conducting a two-year revaluation of all properties in the town.

Revaluation will be conducted in two phases. The first phase will be for residential properties and the second phase will be for commercial properties.

The revaluation will be completed by August 1, 2024. Property owners will receive a notice of assessment in the mail and will have the opportunity to appeal their assessment.

For more information, please contact the Assessor's Office at 207.534.2222 or visit our website at [www.scarboroughmaine.org/Revaluation](http://www.scarboroughmaine.org/Revaluation).

**Revaluation FAQ**

Please see the following list of frequently asked questions related to the revaluation process. To read more about a specific FAQ, click on an item below to expand.

**Revaluation Basics**

- What is a Revaluation?
- Why is a revaluation performed?
- When will the Revaluation become effective?
- Why is it necessary to perform a town-wide revaluation at this time?
- Why conduct a house versus living an independent company?
- What is this Statistical going to cost the Town?

**Revaluation Procedures & Methods**

- What's the difference between a Full Revaluation and a Statistical Revaluation?
- Why is the Assessor recommending a Statistical Revaluation over a Full Revaluation?
- What if there are no reasonably comparable sales?
- The inside of my home was not inspected, so how could you reassess it?
- What is the valuation formula?
- How will I know if my assessment is fair and equitable?

## SEARCH TOOLS & GUIDES

Property Address	Assessor's Office	Map ID	Lot Area	Year Built	Value	Assessment	Notes
1							
2							
3							
4							
5							
6							
7							
8							

**UNDERSTANDING THE IMPACT OF A CHANGE IN YOUR ASSESSMENT ON PROPERTY TAXES**

Remember that your property's assessment is based on a state-of-fairness, ensuring the budgetary requirements for the town, school and county do not change.

How the revaluation could affect your property taxes:

- LOWER** than average Change for all properties: Taxes Likely **DECREASE**
- SIMILAR** to the Average Change for all properties: Taxes Likely **DO NOT CHANGE**
- HIGHER** than Average Change for all properties: Taxes Likely **INCREASE**

**Example A:** Based upon a revaluation rate of 40%, your property is assessed at \$550,000. Your previous assessed value was \$400,000. Your property increased 40% in value, while the average increase for town-wide properties was 30%.

**Example B:** Based upon a revaluation rate of 40%, your property is assessed at \$540,000. Your previous assessed value was \$400,000. Your property increased 36% in value, while the average increase for town-wide properties was 30%.

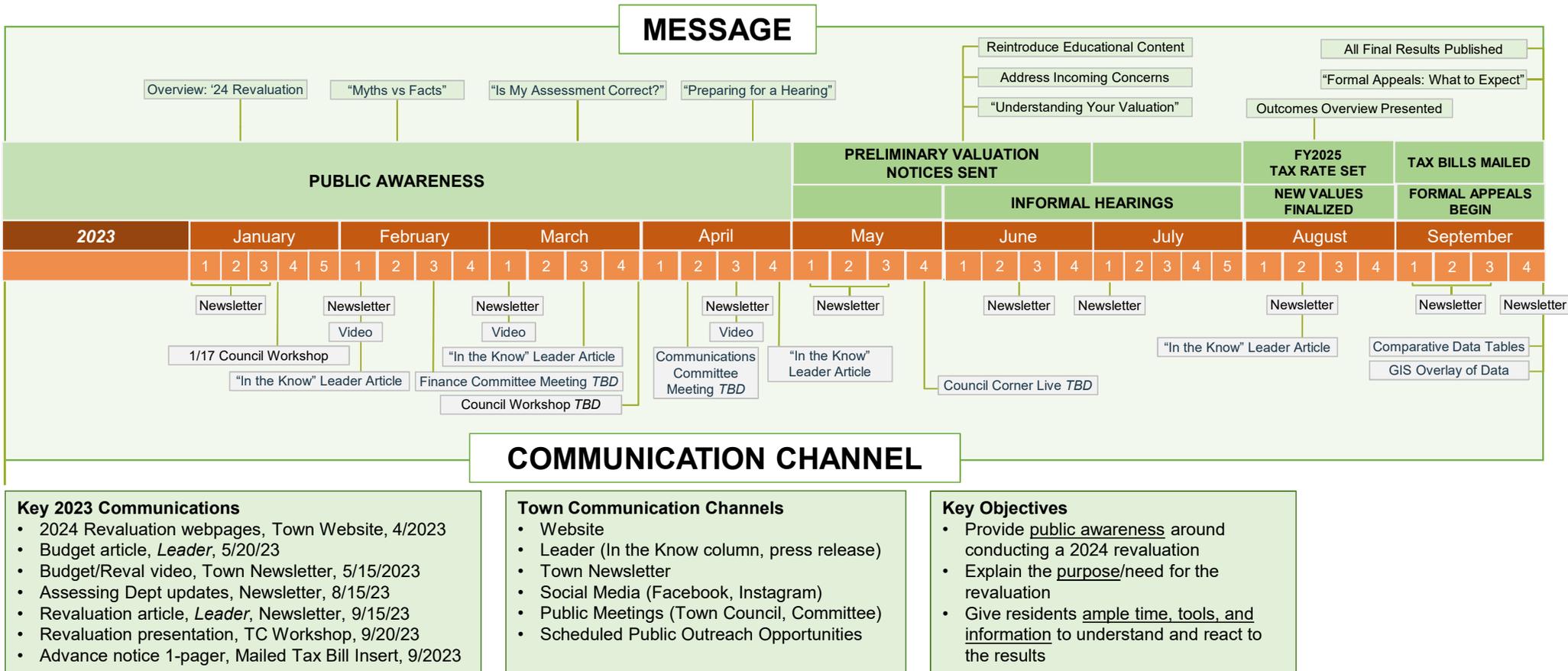
**Example C:** Based upon a revaluation rate of 40%, your property is assessed at \$560,000. Your previous assessed value was \$400,000. Your property increased 40% in value, while the average increase for town-wide properties was 30%.

**IAAO**

**Understanding Your ASSESSMENT**

A public information brochure provided by The International Association of Assessing Officers

# 2024 Revaluation Communications Timeline



This timeline serves as a general reference tool for 2024 public outreach through the town-wide revaluation process. It is a dynamic guide that is subject to change and adjustments due to a number of variables.

# 2024 Revaluation

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TOWN COUNCIL WORKSHOP

SEPTEMBER 20, 2023



2024 Revaluation  
September 20<sup>th</sup>, 2023

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**1 ➤ WHAT**

- Purpose & Content
- Revaluation Basics

**3 ➤ WHO / HOW**

- Changes vs. Last Reval
- Key Priorities in 2024

**2 ➤ WHY**

- Need for Revaluation
- Why Now?

**4 ➤ WHEN**

- Project Schedule
- What's Next?

2024 Revaluation  
“What”

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**PURPOSE OF THIS PRESENTATION**

- “Kick-off”
- Educate & Clarify
- Provide Advance Notice

❖ Website: “2024 Revaluation”

2024 Revaluation  
“What”

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**REVALUATION BASICS**

- Assessed Value vs. Sales Price
- Fair Distribution of Tax Burden
- Revenue Neutral

2024 Revaluation  
“Why” (Now)

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➤ **Follow-Through**

- Talking about this since 2019
- 12/2020 Workshop
- Annual Commitment Presentations
- Budget Book Exhibits past 2 years

➤ **Assessed/Sales Ratio** ↓

- Certified Ratio
- Exemptions & Reimbursements
- State Requirements

2024 Revaluation  
“Why” (Now)

---

**WHY DO VALUATIONS NEED TO BE EQUALIZED?**

- **It’s the Law**
  - “All taxes upon real and personal estate, assessed by the authority of this State, shall be apportioned and assessed equally according to the just value thereof.” – Maine Constitution, Article 9 Section 8
- **To maintain assessments in accordance with just value**
  - The Courts have long interpreted just value to mean market value
- **Assessment Requirements**
  - Maine State Law requires that assessments be maintained between 70%-110% of market value

2024 Revaluation  
“Why” (Now)

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### HISTORICAL STATE VALUATION

Report Year	Assessment Date	Sale Period	Overall Ratio	Quality Rating	Sale Count
2024	April 1, 2022	7/2021-6/2022	72%	10	418
2023	April 1, 2021	7/2020-6/2021	85%	8	423
2022	April 1, 2020	7/2019-6/2020	93%	9	427
2021 (Reval Results)	April 1, 2019	7/2018-6/2019	96%	6	390

- **Ratio:** calculated by dividing a property’s assessed value by it’s selling price. Maine Law requires the overall ratio to be between 70-110%.
- **Quality Rating:** the measure of how accurate a municipality’s assessments are. Maine Law requires a quality rating maintained at no higher than 20.

## 2024 Revaluation “Why” (Now)

### THE EXEMPTION EFFECT

Assessment Date	Overall Ratio	Certified Ratio	Homestead
April 1, 2022	72%	79%	\$19,750
April 1, 2021	85%	94%	\$23,500
April 1, 2020	93%	100%	\$25,000
April 1, 2019	96%	100%	\$25,000

← Takes Effect 4/1/2024, if No Reval\*

← Took Effect 4/1/2023\*

- **Certified Ratio:** Maine Revenue Services will accept an Assessor’s certified ratio if it is within 10% of the overall ratio.

*\* Resulting Ratio Effects of State Audits lag 2 years*

## 2024 Revaluation “Why” (Now)

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### WHAT HAPPENS AS ASSESSED VALUES FALL BEHIND MARKET VALUES?

- Exemptions continue to be worth less
- BETE reimbursement value drops
- Personal Property value drops
  - 2023: Reduced by over **\$7 million** (due to 94% Ratio)
  - If No Reval, 2024: Estimated reduction of **\$25 million** (due to 79% ratio)
- CMP value drops
  - 2023: Reduced by over **\$3 million** (due to 94% Ratio)
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- Tax Rate continues to increase
- Possible Inequalities between properties continue to grow

2024 Revaluation  
“Why” *(Now)*

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**SALES RATIO  
ANALYSIS DATA**

2024 Revaluation  
“Why” (Now)

**RESIDENTIAL PROPERTY (2019 – 2023)**



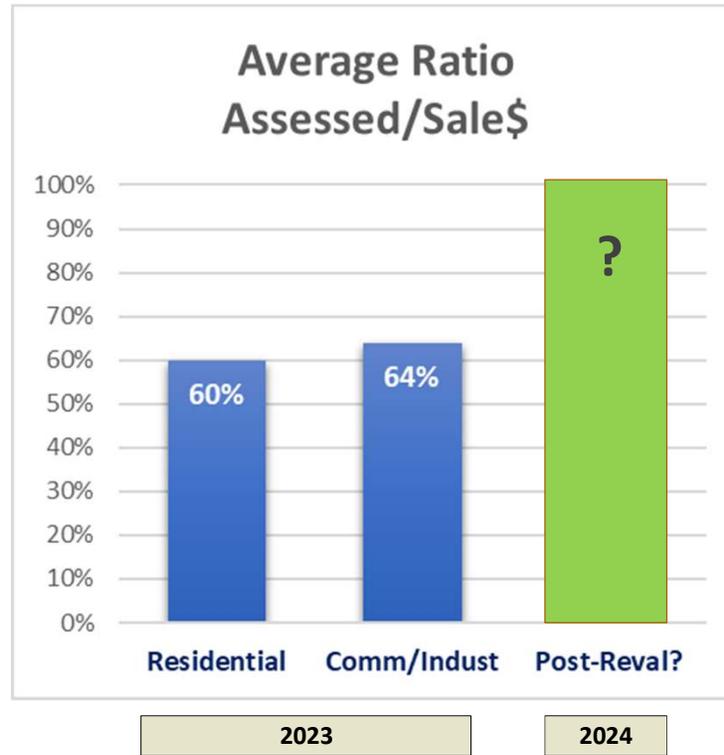
2024 Revaluation  
“Why” (Now)

**COMMERCIAL / INDUSTRIAL (2018 – 2023)**



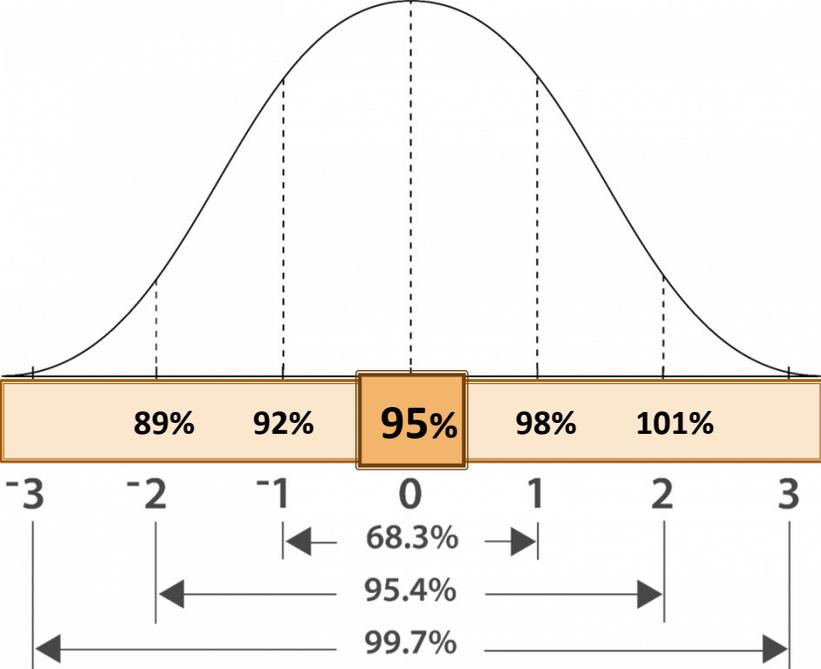
2024 Revaluation  
"Why" (Now)

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2024 Revaluation  
Illustrative Examples

**POST-REVAL RATIO OBJECTIVE**



2024 Revaluation  
Illustrative Examples

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**CALCULATION OF TAX RATE**

- **Budget:** Appropriations – Revenue = Levy
- **Tax Rate:** Levy / Total Taxable Value
- **Revenue Neutral:** If the Levy is **CONSTANT**, and the taxable value **INCREASES**, the tax rate **DECREASES**

2024 Revaluation  
Illustrative Examples

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**TAX RATE EXAMPLE**

**Old Values**

Levy = \$1,000,000  
Town Value = 100,000,000

$\$1,000,000 / \$100,000,000 =$   
\$0.01 or \$10 per each \$1,000 in value

**New Values**

Levy = \$1,000,000  
Town Value = 200,000,000

$\$1,000,000 / \$200,000,000 =$   
\$0.005 or \$5 per each \$1,000 in value

\* If every property were to increase equally, there would be no effect on taxes due to Revaluation

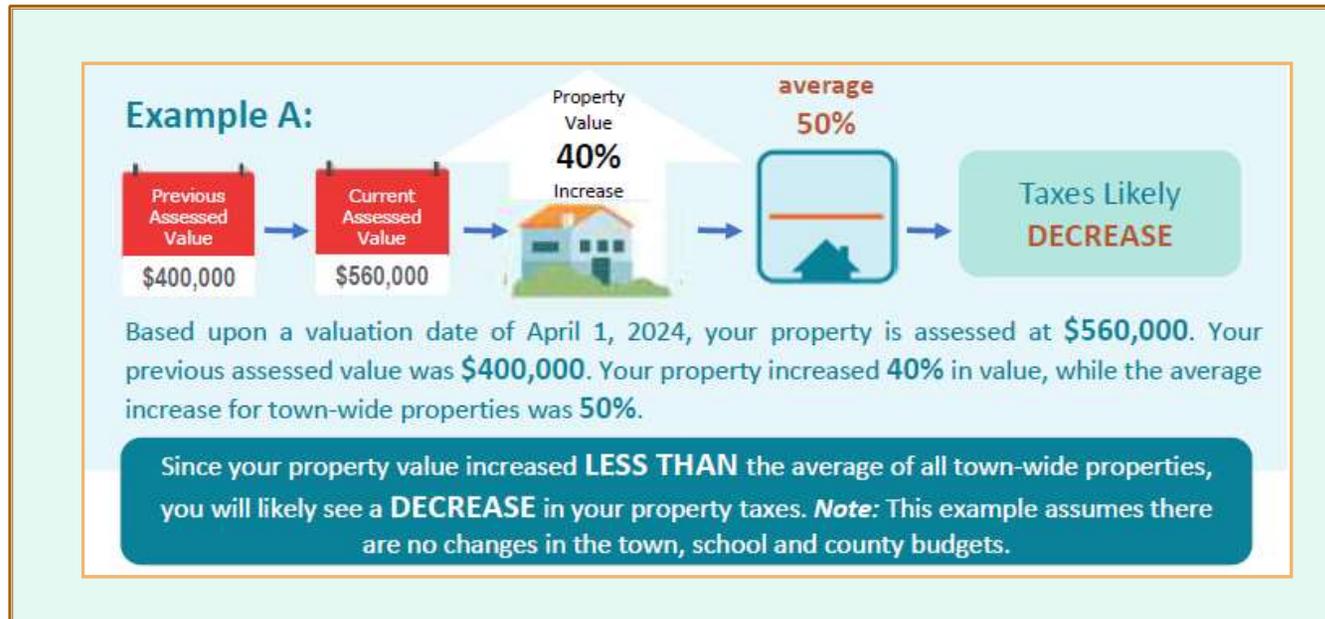
# 2024 Revaluation Illustrative Examples

How the revaluation could affect your property taxes:

	Your Property's Value Change	Property Tax Impact
1.	 <b>LOWER</b> than <b>Average</b> Change for all properties	Taxes Likely <b>DECREASE</b>
2.	 <b>SIMILAR</b> to the <b>Average</b> Change for all properties	Taxes Likely <b>DO NOT CHANGE</b>
3.	 <b>HIGHER</b> than <b>Average</b> Change for all properties	Taxes Likely <b>INCREASE</b>

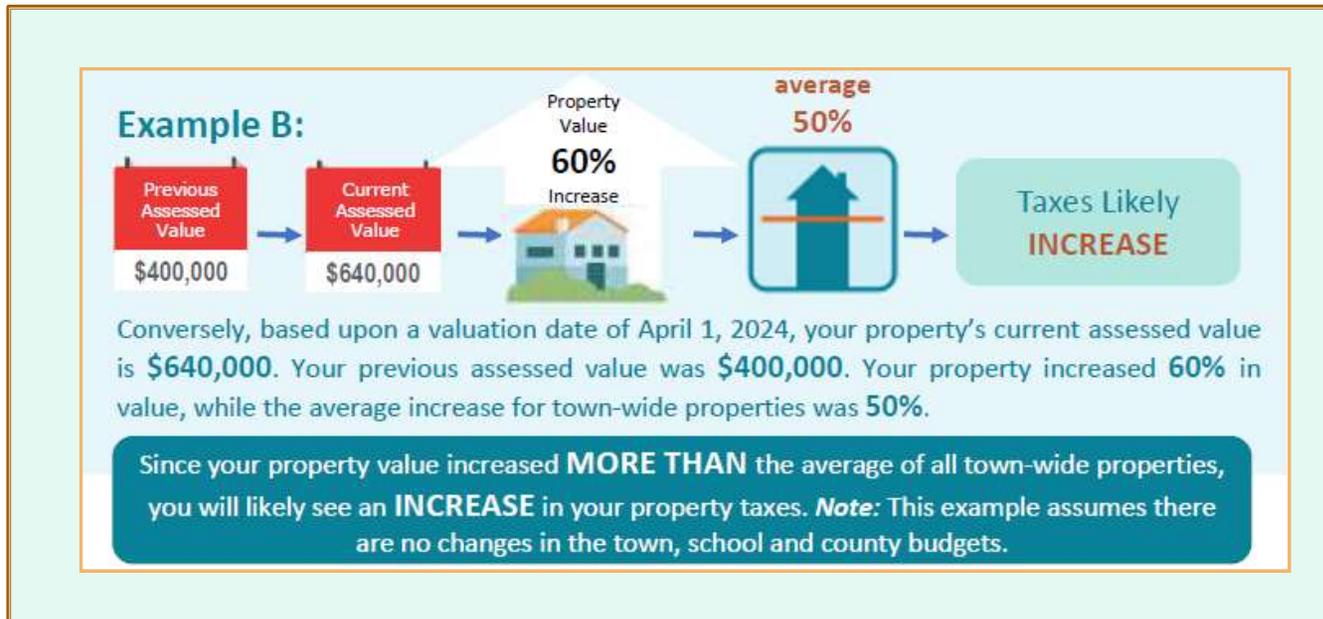
*THIS EXAMPLE ASSUMES THERE ARE NO CHANGES IN THE TOWN, SCHOOL, AND COUNTY BUDGETS*

## 2024 Revaluation Illustrative Examples



*PLEASE NOTE: ACTUAL PERCENTAGES WILL NOT BE KNOWN UNTIL SPRING/SUMMER OF 2024*

## 2024 Revaluation Illustrative Examples



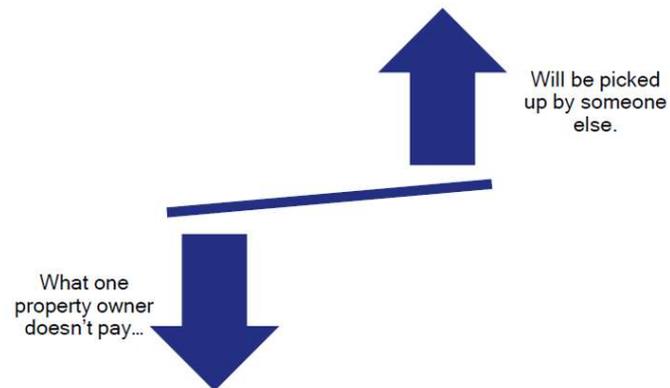
*PLEASE NOTE: ACTUAL PERCENTAGES WILL NOT BE KNOWN UNTIL SPRING/SUMMER OF 2024*

## 2024 Revaluation Illustrative Examples

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### EQUALIZATION IS ESSENTIAL

The property tax burden is distributed accordingly to property values. Without equalization efforts, some property owners would pay more than their fair share while others would pay less.



2024 Revaluation  
“Who” / “How”

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➤ Last Town-wide Revaluation  
(KRT Appraisal: 2018/2019)

**2024**

- 5 Year Cycle
- Performed by Town Staff
- No Door-to-Door
- All Property Classes

↑ **Time for Review**

↑ **Public Outreach**

2024 Revaluation  
“Who” / “How”

**THE PROCESS**

**General Steps**

- Data Review: On-Going
- Valuation: Most probable selling price
  - Sales Comparison Approach
  - Cost Approach
  - Income Approach
- Review of Preliminary new values
- Taxpayer Notices & Hearings
- Tax Commitment (new values)

**Factors to be Reviewed**



Quality



Condition



Location



Contributory  
Value

## 2024 Revaluation “When”

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### PROJECT SCHEDULE

Month/Year	Activity
<b>Nov 2023 – Apr 2024</b>	Assessor to analyze all sales, commercial income and expense data, and update database cost tables.
<b>May 2024 – June 2024</b>	Preliminary new valuation notices mailed to property owners.
<b>June 2024 – Aug 2024</b>	Owners may appeal the appraised valuation of their property through informal hearings.
<b>Aug 2024</b>	FY2025 Tax Rate set based on final town-wide taxable valuation and Town Council-approved FY2025 budget.
<b>Sept 2024</b>	Tax bills mailed reflecting new assessment and new tax rate.
<b>Feb 2025</b>	Formal appeals deadline.

2024 Revaluation  
Public Communication

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**MEDIA / OUTREACH**

- Town Newsletter
- The Leader
- Bill-Insert Notice
- Events & Workshops

❖ Website: “2024 Revaluation”

# 2024 Revaluation Public Communication

[www.scarboroughmaine.org/Revaluation](http://www.scarboroughmaine.org/Revaluation)



## OVERVIEW & FAQs

## EDUCATIONAL MATERIALS

**ADVANCE NOTICE**  
2024 Scarborough Real Estate Revaluation

The Assessor's Office is conducting a two-year property revaluation in Scarborough, Maine. In the process of updating property values to those in effect the current tax year, the Assessor's Office will be conducting a two-year revaluation. This process will be completed by August 1, 2024.

Existing data will be used to revalue all properties, including newly constructed properties to confirm validity of value for a variety of purposes.

The revaluation will be completed in 2024. Public participation and input are encouraged. The Assessor's Office will be holding public meetings to discuss the revaluation process and to answer questions. The Assessor's Office will be holding public meetings to discuss the revaluation process and to answer questions. The Assessor's Office will be holding public meetings to discuss the revaluation process and to answer questions.

### Revaluation FAQ

Please see the following list of frequently asked questions related to the revaluation process. To read more about a specific FAQ, click on an item below to expand.

#### Revaluation Basics

- What is a Revaluation?
- Why is a revaluation performed?
- When will the Revaluation become effective?
- Why is it necessary to perform a town-wide revaluation at this time?
- Why conduct a house versus listing an independent company?
- What is this Statistical going to cost the Town?

#### Revaluation Procedures & Methods

- What's the difference between a Full Revaluation and a Statistical Revaluation?
- Why is the Assessor recommending a Statistical Revaluation over a Full Revaluation?
- What if there are no reasonably comparable sales?
- The inside of my home was not inspected, so how could you reassess it?
- What is the valuation formula?
- How will I know if my assessment is fair and equitable?

## SEARCH TOOLS & GUIDES

Property Address	Assessor's Office	Year	Value	Area
1				
2				
3				
4				
5				
6				
7				
8				

### UNDERSTANDING THE IMPACT OF A CHANGE IN YOUR ASSESSMENT ON PROPERTY TAXES

Remember that your property's assessment is based on a state-of-fairness, ensuring the budgetary requirements for the town, school and county do not change.

#### How the revaluation could affect your property taxes:

- LOWER** than Average Change for all properties: Taxes Likely DECREASE
- SIMILAR** to the Average Change for all properties: Taxes Likely DO NOT CHANGE
- HIGHER** than Average Change for all properties: Taxes Likely INCREASE

**Example A:** Based upon a revaluation date of April 1, 2024, your property is assessed at \$550,000. Your previous assessed value was \$480,000. Your property increased 14% in value, while the average increase for town-wide properties was 10%.

**Example B:** Based upon a revaluation date of April 1, 2024, your property is assessed at \$540,000. Your previous assessed value was \$480,000. Your property increased 12% in value, while the average increase for town-wide properties was 10%.

**Understanding Your ASSESSMENT**

A public information brochure provided by The International Association of Assessing Officers

2024 Revaluation

# “What’s Next?”

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## NEXT 3 MONTHS

- Data Review Procedures
- December Check-in
- Ongoing Outreach

❖ Website: “2024 Revaluation”