



[DATE]

Property ID:  
Parcel Location:  
Map/Lot:

**\*\*\* THIS IS NOT A TAX BILL \*\*\***

NAME 1  
NAME 2  
ADDRESS 1  
ADDRESS 2  
ADDRESS 3

Subject: **Revaluation Notice**

Dear Property Owner,

The Town of Scarborough has completed its revaluation of all property. Your new assessment is based upon the estimated full market value as of April 1, 2024. This new value will affect your upcoming fall tax bills for half-year installment payments due October 2024 and March 2025.

**IMPORTANT: THIS IS NOT A TAX BILL:** You will receive your first FY25 tax bill this fall.

**ASSESSMENT INFORMATION:** Please see the enclosed flyer which highlights various ways to cross-check your new valuation and property records for accurate information.

**INFORMAL REVIEW HEARING:** Informal hearings are available to review assessment data. A change in value will be considered if the owner can demonstrate that the appraised value exceeds the market value. If you believe this assessment does not represent fair market value of your property, we respectfully request that you contact the Assessor’s Office for an informal hearing via one of the following methods:

1. **Email (*Preferred*):** Email an explanation to us at [reval@scarboroughmaine.org](mailto:reval@scarboroughmaine.org). Upload relevant documents, if applicable.
2. **Phone:** Call us at **(207) 730-4060** between 7:00 a.m. and 5:00 p.m., Monday through Thursday to schedule a phone hearing. If you reach voicemail, please leave a brief message with your name, address, telephone number and email address, if applicable. Please also include your preferred availability (days/times of day) for a phone hearing. We’ll strive to return all calls and respond to emails within 5 business days. Initial phone hearings will be scheduled **by appointment only** from June-August and conducted in **20 MINUTE** blocks to serve the most people.

**\*\*\* There will be an opportunity for a second round in-person hearing, as needed. \*\*\***

**REASONABLE ACCOMMODATION REQUESTS:** If neither phone or email are effective ways to communicate for certain residents, arrangements will be made to provide alternative accommodations on a case-by-case basis.

Sincerely,  
Nicholas Cloutier  
Town Assessor

**\*\*\* SEE BACK PAGE \*\*\***

**Assessing Department**

259 US Route One | PO Box 360 | Scarborough, Maine 04070 | P: 207.730.4060 | [scarboroughmaine.org](http://scarboroughmaine.org)

**TOWN OF SCARBOROUGH  
2024 PROPERTY REVALUATION NOTICE**

TOTAL PRIOR ASSESSMENT  
  
\$453,600

TOTAL NEW ASSESSMENT  
  
\$694,700

New assessed value based upon the estimated full market value as of April 1, 2024.

<b>ESTIMATED ASSESSMENT AND PROPERTY TAX INFORMATION</b>			
TAX YEAR	ASSESSMENT	TAX RATE	ANNUAL TAXES
<b>2023–2024</b> (FY 24)	<i>Prior Assessed Value:</i> \$453,600 Exemptions: <u>(\$-23,500)</u> Taxable Value: \$430,100	15.97/\$1,000  <i>or</i>  x 0.01597 =	<i>*Total:</i>  \$6,868.70
<b>2024–2025</b> (FY 25)	<b>**New Assessed Value:</b> \$694,700 Exemptions: <u>(\$-25,000)</u> Taxable Value: \$669,700	<b>Est. 11.05/\$1,000</b>  <i>or</i>  x 0.01105 =	<b>Est. Total:</b>  \$7,400.19
<i>*If you were enrolled in the State’s 2023 Stabilization Program, your actual (reduced) tax bill:</i>			\$ 6,596.15
<i>**The assessed values are subject to change before being finalized at tax commitment in late August</i>			

**\*\*\* NOTICE \*\*\***

**FY25 Tax Projections Subject to Change**

*The FY25 Tax Rate and Estimated Taxes are projections only and will not be finalized until tax commitment in late August.*

**TAX RELIEF PROGRAMS**

The Town of Scarborough offers property tax relief through several programs (e.g., State exemptions or local property tax assistance). To see if you qualify for these programs, visit [www.scarboroughmaine.org/taxrelief](http://www.scarboroughmaine.org/taxrelief).

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