

2024 Revaluation (Part 5)

TOWN COUNCIL MEETING

JUNE 5, 2024

*PART 1: SEPTEMBER 20, 2023

*PART 2: JANUARY 17, 2024

*PART 3: FEBRUARY 8, 2024

*PART 4: APRIL 17, 2024

~GO TO: WWW.SCARBOROUGHMAINE.ORG/REVALUATION FOR PRIOR PRESENTATIONS



2024 Revaluation
June 5th Town Council Meeting

OUTLINE

- **Notice Letters & Flyer**
- **Property Search Tools**
- **Status Updates**
- **FAQs**
- **What's Next...**

❖ **Attachments:**

- ~ Sample Revaluation Notice
- ~ "About Your Assessment" Flyer
- ~ Revaluation Communications Timeline (1/17/24)

2024 Revaluation Assessment Notices

Notice Letter

**TOWN OF SCARBOROUGH
2024 PROPERTY REVALUATION NOTICE**

TOTAL PRIOR ASSESSMENT

TOTAL NEW ASSESSMENT

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

| ESTIMATED ASSESSMENT AND PROPERTY TAX INFORMATION | | | |
|---|-----------------------|--------------------|--------------|
| TAX YEAR | ASSESSMENT | TAX RATE | ANNUAL TAXES |
| 2023-2024 (FY 24) | Prior Assessed Value: | 15.97/\$1,000 | |
| | Exemptions: | or | **Total: |
| | Taxable Value: | x 0.01597 = | |
| 2024-2025 (FY 25) | **New Assessed Value: | Est. 11.05/\$1,000 | |
| | Exemptions: | or | Est. Total: |
| | Taxable Value: | x 0.01105 = | |

**If you were enrolled in the State's 2023 Stabilization Program, your actual (reduced) tax bill:
**The assessed values are subject to change before being finalized at tax commitment in late August

***** 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.

Assessing Department
259 US Route One | PO Box 360 | Scarborough, Maine 04070 | P: 207.730.4060 | scarboroughmaine.org



- Individualized (Property-Specific)
- Old / New Assessed Value
- Est FY25 Taxes
- Informal Review Hearings
- Tax Relief Programs

2024 Revaluation Assessment Notices

ABOUT YOUR ASSESSMENT

REVALUATION OVERVIEW

The Assessor's Office conducted a town-wide revaluation this spring, and assessments are now complete. A revaluation is the process of updating real estate property values to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market).

This is the first revaluation in 5 years and is critical for both fairness and compliance with State law. It ensures that all property owners pay their fair share of taxes based on market values and that the tax burden is evenly distributed. Scarborough is currently out of compliance with assessment requirements through Maine State law. When this happens, the State reduces many reimbursements and exemptions, which in turn affects taxpayers.

DETERMINING YOUR VALUE

The new value stated in the enclosed notice reflects your property's fair market value as of April 1, 2024. The Assessor's Office determines these values from a thorough analysis of all available information, especially current sales data. The goal is to appraise thousands of properties, all at one time, in a way that is equitable for all property owners. Here are some tools we use:

| | |
|---|--|
| Property Records Historical records maintained for all Scarborough properties (e.g., building permits, inspections, maps, etc.) | Vision Database Information on assessments, property features, current sales data, and ownership |
| GIS Parcel Viewer Interactive application providing property tax/assessment information and geographic data for town parcels | Property Sales Database of real estate sales considered in the revaluation (4/1/22-4/1/24) |

ANALYSIS OF ALL AVAILABLE DATA

The resources above are publicly available. Go to www.scarboroughmaine.org/property-search-tools to access these tools and more information. If a sale has yet to be published online, you may be able to find the information at the Assessor's Office or on real estate websites.

Have questions about the Revaluation?
Visit www.scarboroughmaine.org/revaluation
Call: 207.739-4000 between 7:00 a.m. and 5:00 p.m. Monday-Thursday
Email: reval@scarboroughmaine.org

"About Your Assessment" Flyer



- Revaluation Process
- Review & Appeals
- Conduct Your Own Research

2024 Revaluation
Assessment Notices

Property Search Tools 

Overview Vision Database Property Sales GIS Parcel Viewer Historical Records

www.scarboroughmaine.org/property-search-tools

2024 Revaluation
Status Updates

Status Updates

- **Remaining Notice Mailings**
- **Website Updates**
- **Communications Timeline**
- **Informal Review Hearings**
- **Tax Relief Programs**

2024 Revaluation
Status Updates

FAQs

- **State “Stabilization” Program**
- **Why is my Assessment Increasing?**

2024 Revaluation
FAQ Explanation

**“Paired Sales”
Or
Re-Sold Properties**

- Multiple Sales on Individual Parcels since 2018/2019 (our last Revaluation)
- Old vs. New Valuations and the affected Sale Ratios

2024 Revaluation FAQ Explanation: Example 1

Address: MILL COMMONS DR



| Assessment | | Ratio |
|------------|-----------|--------------------------|
| | | <i>Assessed / Sale\$</i> |
| Old | \$363,500 | 59% |
| New | \$555,900 | 90% |

| Property Details | |
|------------------|------------|
| Type | Condo |
| Style | 1 Story |
| Grade | Good |
| Living Area | 1,576 sqft |
| Year Built | 2019 |

| Sale Date | Sale Price |
|-----------|------------|
| 12/2019 | \$375,000 |
| 2/2023 | \$620,000 |

% Change → 65%

2024 Revaluation FAQ Explanation: Example 2

Address: SCHOONER RD



| Property Details | |
|------------------|------------|
| Type | Single Fam |
| Style | Colonial |
| Grade | Good |
| Living Area | 2,404 sqft |
| Year Built | 1987 |

| Sale Date | Sale Price |
|-----------|------------|
| 10/2018 | \$465,000 |
| 3/2024 | \$850,000 |

% Change → 83%

| Assessment | | Ratio |
|------------|-----------|--------------------------|
| | | <i>Assessed / Sale\$</i> |
| Old | \$416,600 | 49% |
| New | \$764,900 | 90% |

2024 Revaluation FAQ Explanation: Example 3

Address: LIBBY ST



| Assessment | | Ratio |
|------------|-----------|--------------------------|
| | | <i>Assessed / Sale\$</i> |
| Old | \$280,700 | 62% |
| New | \$424,800 | 94% |

| Property Details | |
|------------------|------------|
| Type | Single Fam |
| Style | Cape Cod |
| Grade | Average |
| Living Area | 1,342 sqft |
| Year Built | 1930 |

| Sale Date | Sale Price |
|-----------|------------|
| 1/2019 | \$275,000 |
| 5/2023 | \$452,000 |

% Change → 64%

2024 Revaluation FAQ Explanation: Example 4

Address: MEMORY LN



| Property Details | |
|------------------|-------------|
| Type | Single Fam |
| Style | Colonial |
| Grade | Average +10 |
| Living Area | 1,904 sqft |
| Year Built | 2016 |

| Sale Date | Sale Price |
|-----------|------------|
| 7/2019 | \$375,000 |
| 6/2023 | \$660,000 |

% Change → 76%

| Assessment | | Ratio |
|------------|-----------|--------------------------|
| | | <i>Assessed / Sale\$</i> |
| Old | \$406,800 | 62% |
| New | \$601,200 | 91% |

2024 Revaluation FAQ Explanation: Example 5

Address: ATLANTIC DR



| Assessment | | Ratio |
|------------|-------------|--------------------------|
| | | <i>Assessed / Sale\$</i> |
| Old | \$1,207,400 | 43% |
| New | \$2,525,000 | 90% |

| Property Details | |
|------------------|-------------|
| Type | Condo |
| Style | Multi-Story |
| Grade | VGood +10 |
| Living Area | 2,983 sqft |
| Year Built | 1995 |

| Sale Date | Sale Price |
|-----------|-------------|
| 5/2018 | \$1,500,000 |
| 8/2023 | \$2,800,000 |

% Change → 87%

2024 Revaluation
FAQ Explanation

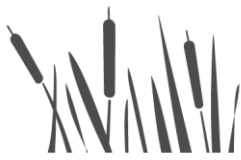
“Re-Sold” Property Examples Summary

| Prop Ex. # | Old A/S Ratio | | Assessment % Change | | New Ratio |
|------------|---------------|--|---------------------|-------------------------------------|-----------|
| 4 | 62% | <i>Higher</i> ----- <i>Lower</i> | 48% | <i>Less</i> ----- <i>More</i> | 91% |
| 3 | 62% | | 51% | | 94% |
| 1 | 59% | | 53% | | 90% |
| 2 | 49% | | 84% | | 90% |
| 5 | 43% | | 109% | | 90% |

2024 Revaluation
Concluding Points

What's Next?

- **Remaining Notice Mailings**
- **Informal Hearings: *June - August***
- **Tax Commitment: *Late August***
- **Final Reval Results**
- **Formal Appeals: *Sept – Feb 2025***



[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. 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

**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.

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

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TAX RELIEF PROGRAMS

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ABOUT YOUR ASSESSMENT

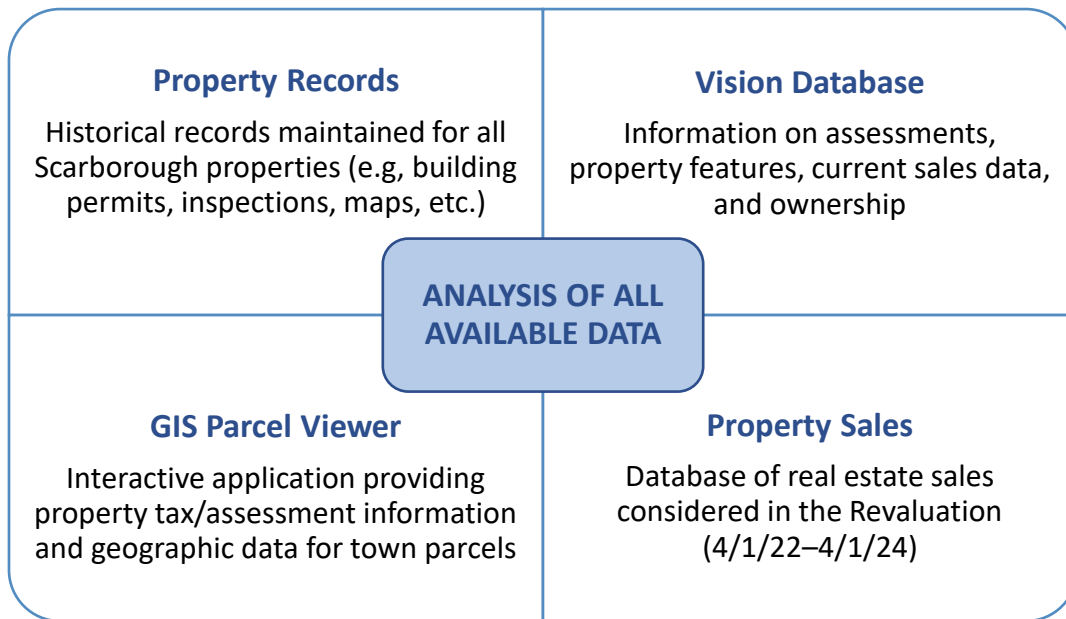
REVALUATION OVERVIEW

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Call: 207-730-4000 between 7:00 a.m. and 5:00 p.m. Monday-Thursday

Email: reval@scarboroughmaine.org



CONDUCT YOUR OWN ANALYSIS

Here are ways to cross-check your new valuation and property details for accurate information:

➔ Review Your Property Record:

Access your Property Card (“Field Card”) at www.scarboroughmaine.org/property-search-tools. Select “Vision Database,” enter your address, select your property and click “Field Card” (dark orange button in the upper right corner). Please notify our office if you find any discrepancies in your record.

➔ Compare Your Assessed Value to Other Properties:

Use the databases available at www.scarboroughmaine.org/property-search-tools to search other properties that have sold within the last two years and closely resemble yours in terms of key attributes. Ensure you are reviewing homes that are the approximate age and condition, and have similar construction, location or part of town, square footage, and features. Your value should be in line with these sale prices. You may also use real estate websites to find comparable home sales in Scarborough.

ASSESSMENT REVIEW & APPEAL PROCEDURES

The Assessor’s Office strives to follow established industry standards developed for valuing groups of properties at once rather than a single property; however, we recognize that there will be situations where this approach may produce an inaccurate estimate. We are committed to working with property owners to ensure every property is assessed at a reasonable estimate of its fair market value as of April 1, 2024 and will review appeals through the following processes:

Phase I: Informal Review

If after conducting your own analysis you believe the value the Assessor has placed on your property does not reflect the fair market value as of April 1, 2024, you will have an opportunity to have an informal hearing to review the data on your property. Please see the enclosed **Revaluation Notice** for details on how to schedule an informal hearing.

The purpose of the informal appeal is to:

- ✓ Verify information on your property record and correct inaccuracies on the property details
- ✓ Bring new details to the attention of the Assessor’s Office (e.g., damage to property)
- ✓ Discover whether you qualify for any exemptions or assistance programs

Note: You should be aware that whenever an assessment appeal is initiated, the assessment can be lowered, sustained (kept the same), or raised. If we receive new information as a result of the informal appeals process, it will need to be considered. It’s important to weigh the potential benefits and drawbacks before proceeding.

Phase II: Formal Review

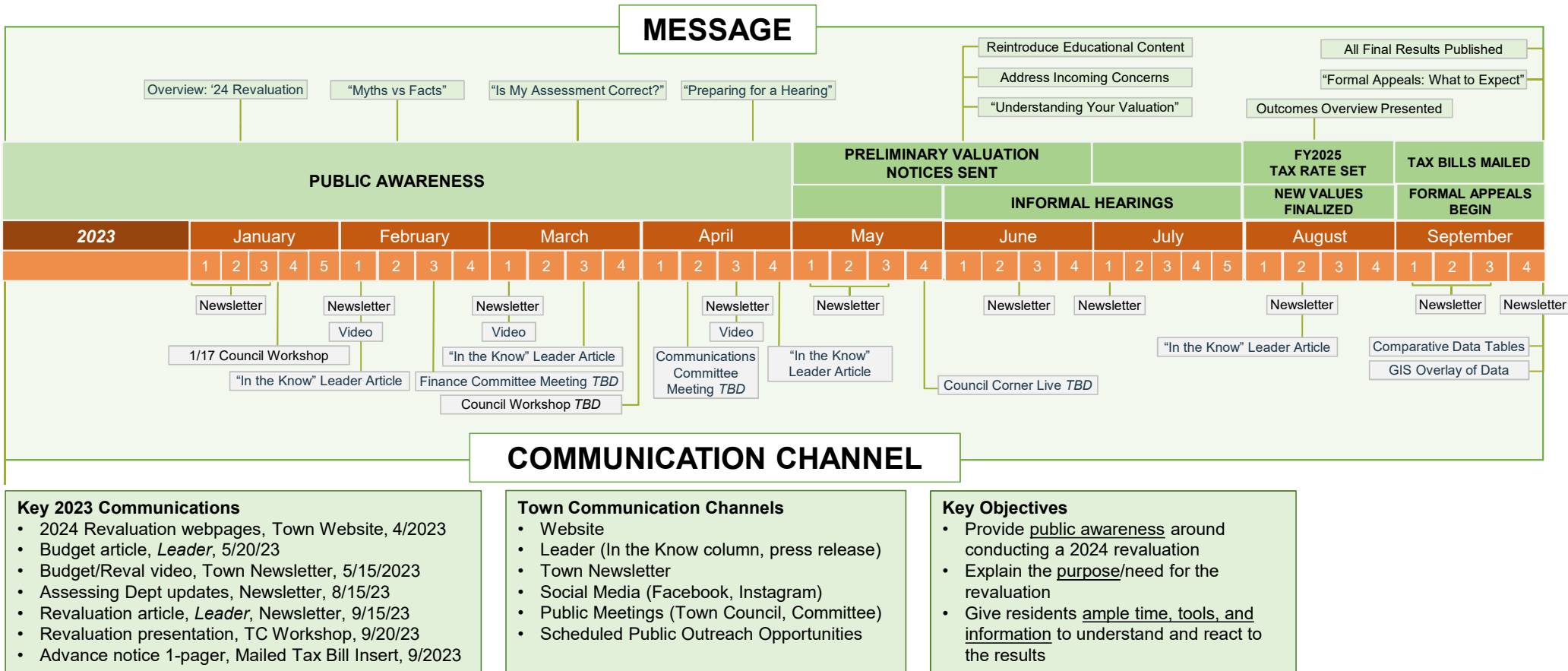
If after the informal appeal you still disagree with the findings, you may file an abatement application with the Assessor’s Office. The Application for Abatement of Property Taxes cannot be filed until after the tax commitment date in late August.

For more information regarding the formal appeal process, visit www.scarboroughmaine.org/appeals.

FREQUENTLY ASKED QUESTIONS

For answers to frequently asked questions about the revaluation process, visit www.scarboroughmaine.org/revfaq.

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.