



2024 Post Revaluation Report

2024 Revaluation Project: Best Practices for Communication and Public Outreach

Fall 2024





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INTRODUCTION

FROM THE ASSESSOR

OVERVIEW

The Town of Scarborough Assessing Office's **2024 Post-Revaluation Report** outlines practical methods used by the Town of Scarborough to successfully implement its 2024 Revaluation Project. The Town's two main goals were to effectively communicate about the revaluation throughout the project duration to leave residents with an understanding of the process, and foster a positive public profile. We did this by providing a timeline, tools, and information, and ensured that the messaging was credible, consistent, and had an empathetic tone.

The following approaches were found to be the most effective for us to achieve our objectives.

IDENTIFY COMMUNICATION CHANNELS

After preliminary research of communication methods used by other municipalities that had recently undergone a revaluation, we knew ongoing communication would be important for long-term implementation success. We determined the channels that would support open and transparent communications to residents, business owners, and local officials in a timely manner. The following town channels were used for effective dissemination of information and distribution of educational resources:

- Website / Online Content
- News Articles (Local Media)
- Social Media Platforms
- Public Meetings / Presentations
- Neighborhood Roundtables
- Municipal Newsletters
- Direct Mail Flyers
- Infographics
- Live Video Streaming

TAKE A TEAM APPROACH

Communication cannot happen effectively through the Assessing department in isolation; it's a collaborative effort. The Assessing Office, Communications Team, Town Management and Town Council partnered to come to a mutual understanding of the outreach efforts. This helped streamline the narrative, which in turn builds trust in the process. We focused on providing timely, accurate, clear, and proactive messaging. Together we built a strategic plan that was carried out over many months.

COMMUNICATE EARLY, COMMUNICATE OFTEN

While the revaluation process didn't publicly start until May, we began our communications campaign several months prior. During this Public Awareness phase (November 2023-April 2024), we laid the groundwork by providing a revaluation overview and context. Our theory was that this type of messaging would ease the acceptance of the revaluation when the time came.

Through the process, a clear takeaway was the importance of frequent and repeated messaging. With a commitment to continuously inform, educate and engage the community, our messaging was planned in advance using an editorial calendar so we would have a visual workflow to help us develop and schedule articles, posts and updates on a monthly basis. We wanted our messaging (i.e., "What," "Why," "Who / How" and "When") to coincide with the progression of our revaluation efforts.

COMMUNICATIONS SUMMARY

The most positive experiences, the most effective messaging, and the most surprisingly well-received outcomes over the past year all involved the following: **Engagement, Collaboration, Listening, and Responsiveness**. In other words, the best results all came from teamwork—joint efforts with fellow staff members, alignment with town leadership, connecting with residents, partnering with local civic groups, and sharing best practices among our Assessing peers.

Assessors can minimize distress, misunderstanding, and appeals—and build trust—with clear and proactive communications. We believe the communication practices we used can strengthen your office's public image and public perception. Although the precise benefits of such communications are difficult to measure, we've received positive feedback from property owners, business owners, and Town Council members. Whichever you choose, start as early as possible so that your community has enough time to learn and understand the nature of your efforts. Our hope is that this report serves as a roadmap for your own property revaluation initiative or helps you communicate other new initiatives.

You are welcomed and encouraged to take whatever you like, and leave the rest. Whether it's to draw inspiration for your own unique projects or to copy and use as is, we hope this serves as a tool to support public engagement in your community.

Nicholas Cloutier, SHRM-CP, CMA
Assessor

Keeping communication channels open, transparent, and timely ensures a successful project initiative.



OUTREACH GOALS AND OBJECTIVES

GOALS

Goal 1: Content

Provide ample communication and effective distribution of information on the revaluation. This was accomplished by using multiple communication methods and strategic messaging to reinforce the Assessing Office's commitment to openness and a transparent process.

Goal 2: Timing

Provide timely and accessible information to foster a positive public profile, through engaged dialogue and education. This was accomplished through continuous evaluation and collaboration on an external communications plan.

OBJECTIVES

The Communications Plan emphasized the following objectives:

1. Build awareness around proposed 2024 Revaluation
2. Explain the purpose/need for the revaluation in simple and clear language (Purpose: To reestablish uniformity and equity in property values)
3. Increase credibility and develop trust
4. Provide the public with quick and easy access to up-to-date information
5. Share information that is simple, concise and to the point
6. Identify channels/platforms to effectively inform and educate the public
7. Reduce barriers to communication to reach the broadest possible audience
8. Provide opportunities for feedback and two-way dialogue
9. Produce educational resources to help residents understand and react to the results

WHY A COMMUNICATIONS & OUTREACH PROGRAM IS ESSENTIAL

“Providing current, valuable information on assessment policies and practices to the public is a critical function for assessment offices and oversight agencies. So, too, is maintaining clear processes for accepting and responding to public inquiries and input. A solid public relations or communications and outreach approach is essential to ensuring the public trusts the assessment process and understands the importance of property taxes in funding local government. A communications and outreach program details the “how,” “why,” and “who” the assessment office will inform and educate.

An effective program not only results in a receptive, informed, and engaged constituency, but it may also result in more accurate, thorough, and positive coverage from the media.”

*Standard on Communications and Outreach – 2023
International Association of Assessing Officers*

BEST PRACTICES



EDITORIAL CALENDAR / TIMELINE

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Create content plan & specify timeline. As soon as you begin planning your project, you should also start planning your messaging, objectives, and ways to communicate them. A timeline is essentially a representation of all major communications that happen over a period of time and outlines:

- What information should be communicated
- Where communication will be shared (e.g., email, social media, public meetings, etc.)
- When information should be delivered (i.e., the dates and deadlines for all communication-related tasks to assure that everything is finished on schedule)

It also provides an accessible, big-picture outlook to set reasonable expectations for town leadership and residents.

ACTION TAKEN

We began by creating a communications timeline that served as a general reference tool for public outreach activities through the completion of the town-wide revaluation process that focused on:

- Establishing key objectives
- Planning content
- Identifying key messages
- Creating an outreach plan (i.e., what channels)
- Specifying dates/deadlines

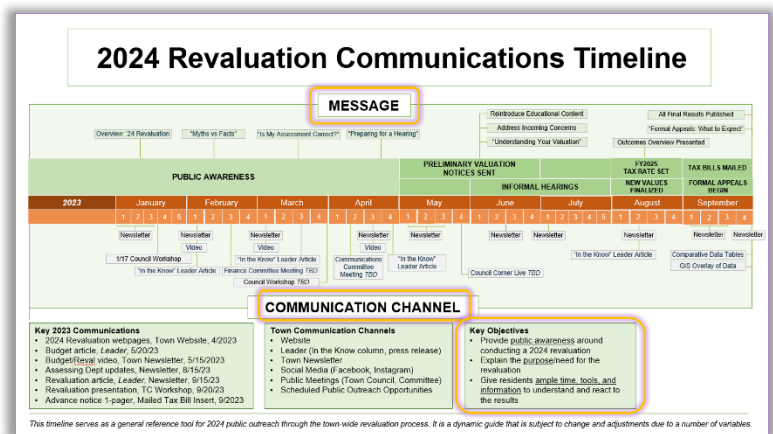


Figure 1 (See Appendix A, Page 4)



BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Inform and educate the public. Developing a dedicated area of the town website creates a space for citizens to easily access information. Regularly maintain your webpages, keeping content updated while providing a way for users to find important updates, news and information. Set it up so that it is simple to navigate. Strategic placement of website content increases users' ability to access sought after information. This publicly available content will reduce the amount of repeat/frequent questions. Also, it will be a place to direct people to when inquiries arise. Take the following points into consideration:

- Critical, high-level information should be placed at the top of the page. Detailed information should be placed at the bottom of the page or hyperlinked.
- The homepage and landing pages should have text, images and layout that lead visitors to specific topics and materials.
- Create highly visible locations for the information sought most by residents.
- Highlight easy-to-understand information on priority topics.
- Include fact sheets to help users quickly understand the basics of a revaluation.
- Provide supporting links in all communications outreach to help users find more detailed information and contact information.
- Work with your webmaster to create a shortened URL for ease of inclusion in print communications. In our case, we used the URL www.scarboroughmaine.org/revaluation.

"Website/Online Content" continues on next page.



BEST PRACTICE & ACTION TAKEN

ACTION TAKEN

We developed dedicated pages to address the Town's 2024 Revaluation initiative. In addition to publishing a general overview of the revaluation process, timing, and steps for appealing assessed value, we published an assortment of materials that helped to inform and educate the public, including:

- 2024 Revaluation Timeline & Project Schedule *(See Appendix A2, p. 4)*
- News Articles *(See Appendix C1-C5, pp. 11-17)*
- Presentations *(See Appendix E1-E5, pp. 26-96)*
- Direct Mail Flyers *(See Appendix G1-G3, pp. 123-126)*
- Infographics *(See Appendix H1-H2, pp. 128-129)*
- Videos *(See Appendix I1-I6, p. 130)*
- Frequently Asked Questions *(See Appendix J1-J5, pp. 131-136)*
- Educational Resources *(See Appendix K1-K5, pp. 138-166)*
- Appeals Process *(See Appendix O1-O2, pp. 271-274)*



NEWS ARTICLES (LOCAL MEDIA)

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Submit news to local media. News articles are an effective method of announcing a range of messages in greater detail than other channels and can reach a broader audience. News articles about a revaluation should include an overview of the process and an explanation of how this change will affect property owners, and include opportunities for engagement in the process, when applicable. Headlines should be clear, concise, and informative, for example, *“Town to update property values this spring.”*

ACTION TAKEN

News articles were published in our local newspaper, ***The Leader***, which is distributed to all Scarborough residents. A Scarborough community survey conducted in 2023 found that the Scarborough Leader newspaper is the most preferred method of receiving information about the Town of Scarborough. We also posted the articles on our website in order to have them archived in a centralized location. The articles were an effective method of communicating the finer details of the proposed 2024 revaluation plan to ensure public awareness regarding the upcoming Revaluation. These articles served both the residents and town officials by:

- Providing advanced notice
- Promoting openness and transparency
- Gauging community sentiment



SOCIAL MEDIA PLATFORMS

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Share updates via social media. Platforms like Facebook and Instagram can enhance the communication between your municipality and residents. It also provides a creative outlet to reformat messages into more attention-grabbing videos or reels to capture an audience of online followers. It's a way to briefly convey messages to the public and alert them of your revaluation plans. Although direct response to comments may not be an advisable practice, media monitoring helps inform future outreach efforts targeted to clearing up commonly held myths or misinformation in your community. Transparency is enhanced through social media platforms, since they provide a way to post real-time updates on community initiatives, ongoing projects, decisions, and upcoming events.

ACTION TAKEN

We integrated social media into our overall communications strategy to broaden our communications reach and share credible information. One example:

- An informative **“Myth vs Fact” Revaluation Edition** video to clarify some common misconceptions we were hearing about the revaluation that was underway

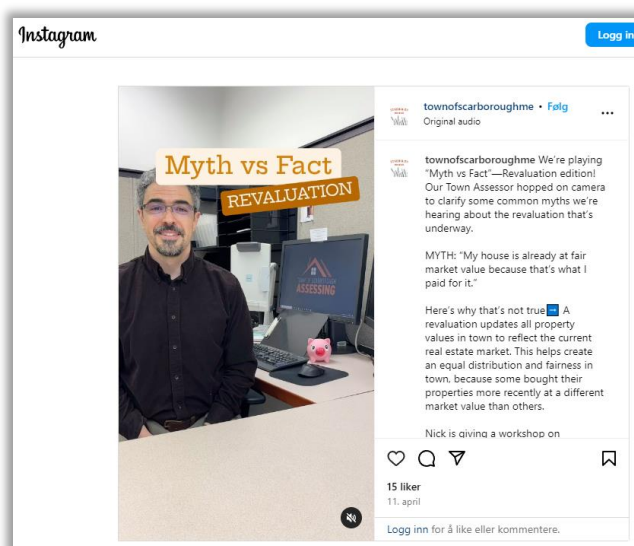


Figure 2 (See Appendix D, Page 22)



PUBLIC MEETINGS / PRESENTATIONS

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Present at public meetings. In-person speaking events are another approach for broadcasting a consistent narrative and informing the public in a different setting. PowerPoint slides are a helpful visual cue for explaining complex information to an audience. Charts, graphs and text displayed during the presentation make it easier for your audience to understand the concepts. They can be used to increase awareness of an issue, proposal, or project.

Benefits of presentations for town leadership and elected officials:

- Keep them fully informed, so they can respond more effectively to resident questions/concerns directed to them.
- Make them aware of the potential revaluation outcomes and taxpayer impacts to consider in their annual budget discernment process.

ACTION TAKEN

In an ongoing effort to be more transparent and improve communication, the Assessor used PowerPoint presentations when presenting at Town Council workshops and committee meetings. These presentations covered a range of topics related to the 2024 Revaluation including:

- What, Why, Who/How & When
- Illustrative Tax Impact Examples
- Public Outreach
- Revaluation Methods
- Frequently Asked Questions
- Results

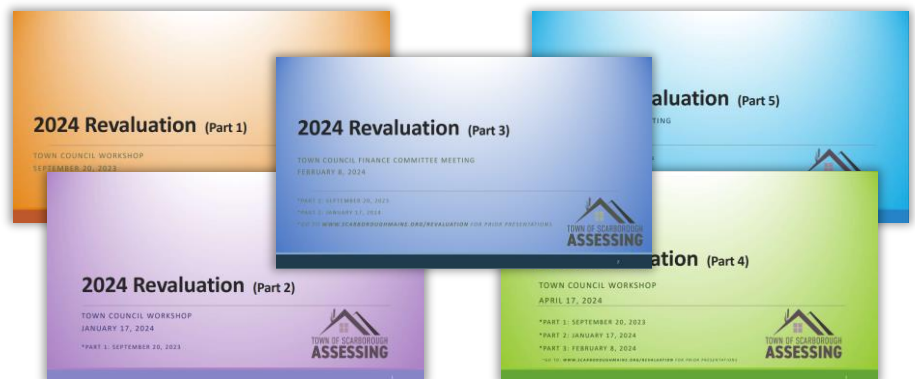


Figure 3 (See Appendix E, Pages 26-96)



NEIGHBORHOOD ROUNDTABLES

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Host community roundtables. These face-to-face events, made up of people with common concerns, are an important element of an effective communication plan. They create a space for two-way dialogue through a question and answer forum and rely on personal interactions. Hearing the concerns and needs of your community members helps foster trust in local government operations. Be prepared with talking points (i.e., brief statements written in speaking style). The findings from small neighborhood roundtables can be presented at larger public meetings, giving a “voice” to those in the community who are unable to speak up in a larger setting.

ACTION TAKEN

To shape public perception and establish trust, the Assessor hosted several informal community information sessions—neighborhood roundtables and “town hall” style meetings at homeowners’ associations and local civic group meetings. By meeting with residents “where they were” both figuratively and literally over the course of many months, the Assessor was able to:

- Talk to people and connect with them
- Listen and respond directly to questions and concerns and invite feedback
- Clarify misconceptions and lay the foundation for factual information
- Understand what information was most relevant and desired for future outreach

These live Q&A sessions helped the Assessor gain insight into what people were thinking and provided the opportunity to correct any misinformation that residents had regarding the facts of a revaluation. The Assessor went in with some talking points to convey key messages and facts, but then allowed the meetings to unfold depending on the particular concerns and needs of residents to make it a two-way dialogue.



MUNICIPAL NEWSLETTERS

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Contribute to your municipal newsletter. An e-newsletter is an effective tool for reaching a large audience and a great way to distribute multiple updates at one time on a scheduled basis. It's an opt-in communication platform; individuals subscribe to receive news and information directly to their inbox. The newsletter offers timely notifications and updates on council meetings, decisions, and developments, keeping residents informed about important matters as they unfold. They also include several links to the website with more extensive information. Once subscribers become aware of important topics of interest to them, they can plan their participation accordingly. Your e-newsletter should provide a few key details on important projects, initiatives, and events, and drive readers to your website for more information.

ACTION TAKEN

We provided timely updates on the revaluation initiative and published information as soon as it was available. Scarborough's Town Newsletter, distributed on the 1st and 15th of the month, helped to inform and educate readers on what a revaluation is, why it's performed, the appeals process, and more. Content opportunities were developed in coordination with our Marketing & Communications Manager, who reserved space each month for the Assessing Office's articles or updates. To learn more about the revaluation process and get answers to frequently asked questions, residents were directed to our website. Due to the routine frequency of bi-monthly additions, we were able to keep the revaluation project in the forefront of public awareness and break down complex concepts into smaller, digestible chunks, which are generally easier to consum than long-form articles published at less frequent intervals.

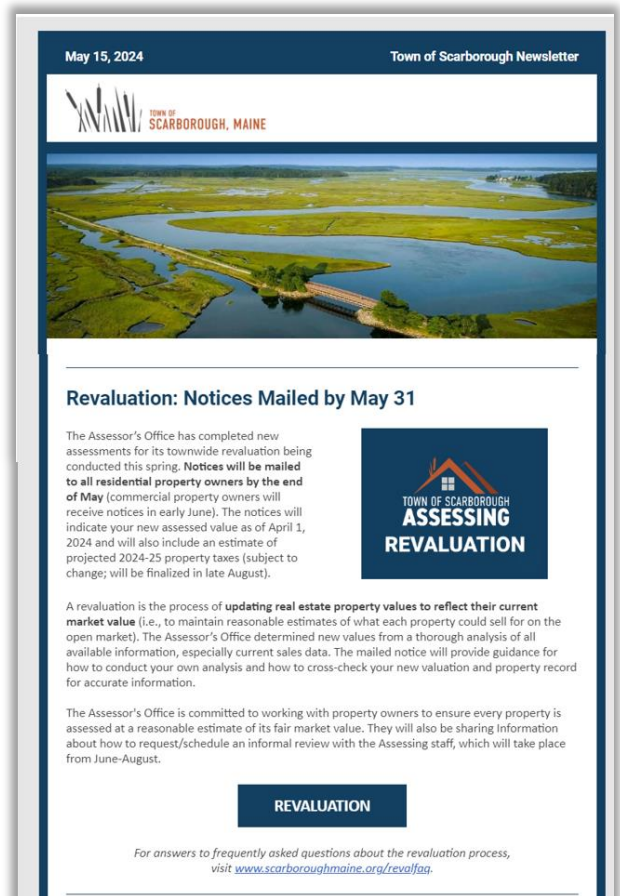


Figure 4 (See Appendix F, Pages 104-122)



DIRECT MAIL FLYERS

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Create informational flyers. Flyers are a relatively inexpensive communications tool that assessors can use to:

- Provide advance notice of the revaluation and assessment process
- Explain in understandable terms what taxpayers can do when they have questions about their assessed values
- Inform residents of any tax exemptions/tax relief programs they may be eligible to receive

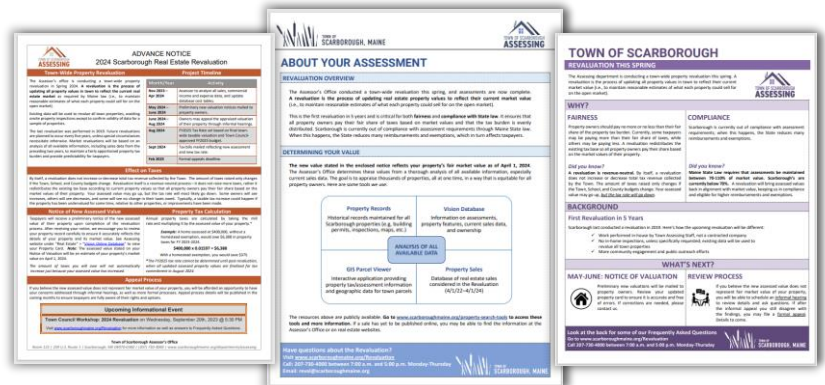


Figure 5 (See Appendix G, Pages 123-126)

Flyers are versatile: place copies on the counter to hand out, email the PDF, or mail out with other pre-existing postal mailings (e.g., tax bills).

ACTION TAKEN

To alert residents of our upcoming 2024 Revaluation, and to explain the assessment process, we produced and paired direct mail flyers with pre-existing postal mailings:

- **“Advance Notice” (paired with Fall 2023 Tax Bill)**
 - Revaluation Process / Project Timeline
 - Effect on Taxes / Property Tax Calculation
 - Preliminary Notices / Appeals Process
- **“Revaluation This Spring” (paired with Spring 2024 Tax Bill)**
 - Why / Background
 - What’s Next / Timeline
 - Frequently Asked Questions (FAQs)
- **“About Your Assessment” (paired with Revaluation Notice)**
 - Revaluation Process Recap
 - Conduct Your Own Research
 - Review & Appeals



BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Communicate complex ideas visually. While some concepts are effectively communicated as text, others are better represented in a visual format. An Information graphic (infographic) is a visual representation of information (e.g., statistical, timeline, concept, comparison, etc.). Infographics, and other visual representations of facts and figures, help visual learners by complementing or replacing text with images and are intended to make the information/concept presented easier to grasp.

- Look for the story behind the data and reflect that in your design
- Vary the types of data visualizations you use—like charts, icons, images, and text
- Write a descriptive title that helps explain what the data represents
- Emphasize key data by using a contrasting color or pairing the number with an icon

ACTION TAKEN

To engage those taxpayers who are visual learners, we published a concept infographic using type, colors and graphics to visually illustrate how the revaluation could affect their property taxes.

We also created a timeline infographic that outlined proactive messaging, key objectives, and communication channels. It was used to visually display, at a glance, our communication and outreach plan when presenting information to the town council and elected representatives.

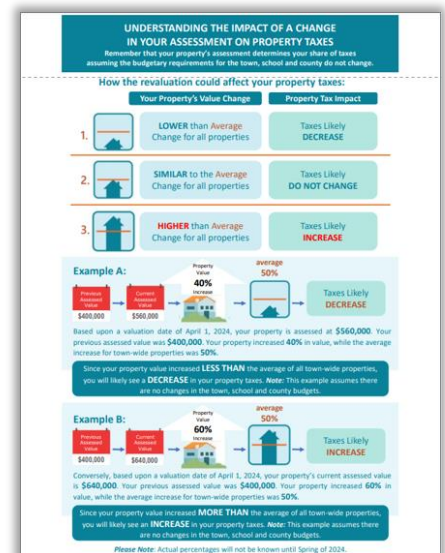


Figure 6 (See Appendix H, Page 128)

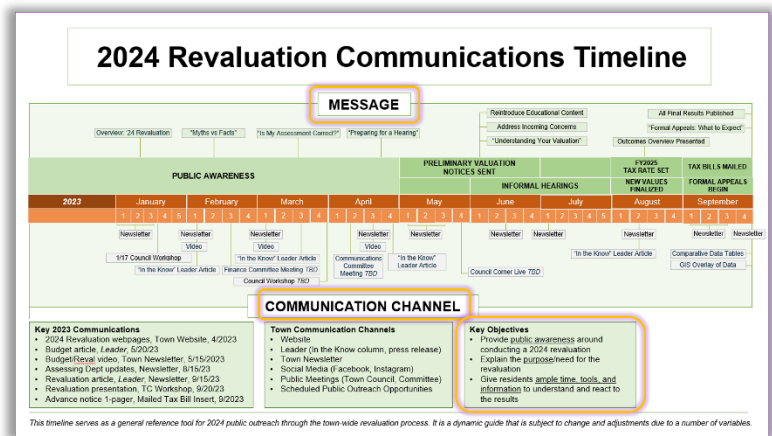


Figure 7 (See Appendix H, Page 129)



LIVE VIDEO STREAMING

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Live video streaming. Live video streaming provides a level of transparency between local officials and the people they serve. This format allows remote participation from those who might not attend otherwise. Following the meetings, provide recordings for citizens who were not able to attend in person or watch the meeting during live streaming. These recordings serve as public awareness and can be shared with the public via your social media platforms and by linking to them from your website. This increases accessibility and allows citizens to engage remotely.

ACTION TAKEN

In addition to live video streaming of Town Council meetings, we uploaded video segments of Town Council workshops and meetings to our website to ensure more people learned about our upcoming town-wide revaluation. During our initial “kick-off” presentation, we set out to educate and clarify, as well as provide advance notice. We also posted recorded and published 1-2-minute educational videos to our website (uploaded to YouTube in order to embed on our website).



FREQUENTLY ASKED QUESTIONS

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Identify common questions. Communications planning should include time spent identifying common questions that may be asked about the revaluation. Although this will take some time to work through initially, it will save time in the long run. Frequently Asked Questions (FAQs) provide residents with quick answers and save staff time by not having to address each query individually. It's one of the most important communication tools and crucial components of any website. Once completed, add a link to your FAQ section in the navigation menu of your website. Further organize the page by categorizing by topic, and adding headings. This allows visitors to easily find what they are looking for quickly.

ACTION TAKEN

We first identified a number of commonly asked questions and categorized them by topic. We then created a question list using an accordion module on the webpage. The questions are displayed and the answer is expanded when clicked. This was a dynamic page that we updated to include new questions posed by taxpayers.

FAQ Topics:

- Revaluation Basics
- Revaluation Procedures & Methods
- Impact on Property Taxes
- Assessed Value/Market Value
- Hearings & Appeals

In addition to linking to our general "Assessing FAQ" from our main navigation menu, we added a specific "Revaluation FAQ" subcategory to our dropdown menu under "2024 Revaluation."

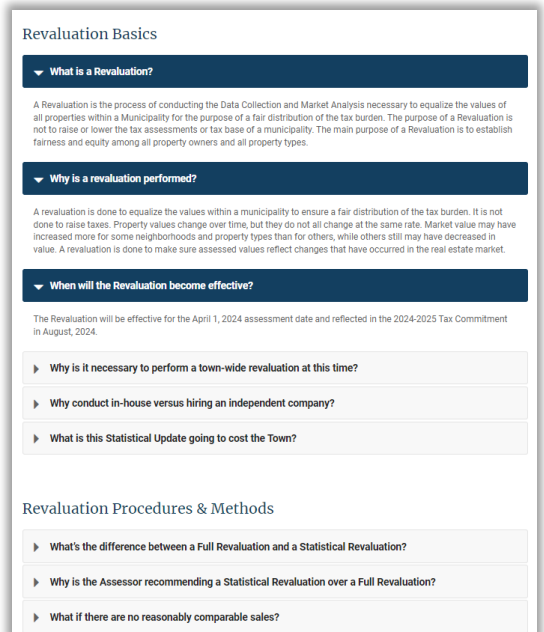


Figure 8 (See Appendix J, Pages 131-136)



EDUCATIONAL RESOURCES

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Provide educational resources. Resources to help taxpayers understand the assessment process, reassessments, and the overall property tax system may take a variety of forms, including manuals, bulletins, infographics, instructions, or questions and answers (FAQs) and other property-related information for your municipality.

ACTION TAKEN

To improve public perception and instill credibility, we provided the following public information resources provided by The International Association of Assessing Officers (IAAO) to help taxpayers understand assessments, calculations, and the appeals process:

- ***Understanding Your Assessment***, an informational brochure explaining how the value of property is estimated and what causes it to change
- ***For the Property Owner Who Wants to Know***, a brochure providing a general overview of property tax systems and how they work

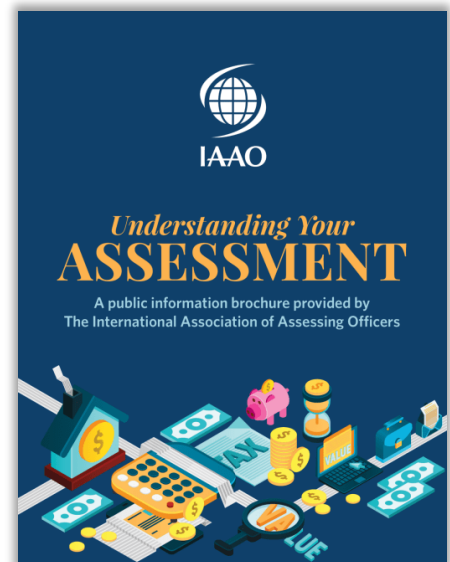


Figure 9 (See Appendix K, Page 139)

We also created two property card guides. The first was a step-by-step guide to help taxpayers locate their property card; and the second was designed to help taxpayers understand their property record card:

- **How to Find Your Property Card**, a step-by-step instruction on how to locate property card
- **How to Interpret Your Property Card**, a guide designed to educate those who wish to understand the layout and content of their property card

1	2	3	4	5	6	7	8
PROPERTY OWNER	PROPERTY ADDRESS	LOT AREA	ASSESSED VALUE	ASSESSED VALUE PER SQUARE FOOT	ASSESSED VALUE PER SQUARE FOOT	ASSESSED VALUE PER SQUARE FOOT	ASSESSED VALUE PER SQUARE FOOT
SCARBOROUGH, ME 04101	1000 1ST ST	10,000	\$100,000	\$10.00	\$10.00	\$10.00	\$10.00

Figure 10 (See Appendix K, Pages 145-150)



COMMERCIAL DATA COLLECTION

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Collect useful data. Forms and questionnaires provide another opportunity for reaching out to people and gathering data in a targeted way. For example, to inform the valuations of income-producing properties, use a letter to communicate with commercial property owners and include an **Income & Expense Questionnaire** to collect data and verify details necessary for consideration of the income approach to valuation.

ACTION TAKEN

As part of the 2024 Property Revaluation Project, we sent commercial property owners a letter informing them of the upcoming Revaluation, and enclosed an **Income & Expense Questionnaire** related to their real property. We also published the letter, digital copies of blank Income & Expense Questionnaires, Frequently Asked Questions (FAQs), Instructions, and a Glossary of Terms to our 2024 Revaluation website.

INCOME AND EXPENSE QUESTIONNAIRE
TOWN OF SCARBOROUGH, ME
APARTMENT TYPE PROPERTIES
FOR 12 MONTHS ENDING DECEMBER 31, 2023

Please return by **Thursday, February 22nd, 2024**
By Mail: Assessor's Office, Town of Scarborough, PO Box 368, Scarborough, ME 04070
In-Person: 289 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please **DO NOT EMAIL** this form as we cannot ensure confidentiality of electronic submissions

NOTE: THIS IS A 2-PAGE (4 SIDED) DOCUMENT; YOU MUST SIGN THE COMPLETED QUESTIONNAIRE ON PAGE 4 (REVERSE SIDE OF SECOND PAGE)

Property Address: _____

SECTION I: GENERAL DATA

Number of Apartment Buildings:	Total Number of Units:
Gross (Total) Building Area in SF:	Number of Rented Units:
Total Parcel Land Area:	

SECTION II: INCOME AND LOSS TOTALS FOR CALENDAR YEAR 2023

- Lines 1-7: Enter annual incomes: **AS IF FULLY RENTED**
- Line 8: Calculate Vacancy Loss by subtracting **ACTUAL RENT RECEIVED** from Line 3 if difference is due to vacancy
- Line 10: Calculate Concessions Loss by subtracting **ACTUAL RENT RECEIVED** from Line 8 if difference is due to Concessions/Bad Debt
- Lines 6 and 7: Note: If entering "Other Income," please describe (e.g., oil tractors, vending, laundry, parking, billboards, etc.)

1. Total Studio Units Rental Income: (Annual rent as if fully rented)	\$
2. Total 1 Bedroom Units Rental Income: (Annual rent as if fully rented)	\$
3. Total 2 Bedroom Units Rental Income: (Annual rent as if fully rented)	\$
4. Total 3 Bedroom Units Rental Income: (Annual rent as if fully rented)	\$
5. Total 4 Bedroom Units Rental Income: (Annual rent as if fully rented)	\$
6. Other Income:	\$
7. Other Income:	\$
8. Potential Gross Income: (Add 1 through 7)	\$
9. Loss due to Vacancy: See note above.	\$
10. Loss due to Concessions/Bad Debt: See note above.	\$
11. Total Collection Loss: (Add 9 and 10)	\$
12. Effective Gross Income: (Subtract 11 from 8)	\$

Figure 11 (See Appendix L, Pages 168-203)



PROPERTY REVALUATION NOTICES

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Notify taxpayers about revaluations. Revaluation Notices are designed to explain the assessment of a property in detail. Provide complete and clear property valuation notices months in advance of the forthcoming Tax Commitment. Prepare and mail a one-page, double-sided, Revaluation Notice that contains:

- Property's value before and after revaluation
- How their estimated property taxes were calculated
- Clarification about what information is not known (e.g., if tax rate hasn't been set)
- Informal assessment appeals process

Some assessing offices supplement the revaluation notice with informational mailers (e.g., brochures, pamphlets, or fact sheets) to help explain the assessment appeals process in more detail.

To our knowledge, most property Revaluation Notices do not include estimates of resulting taxes. If this information is not yet available, it may not be possible to include. However, based on feedback from residents, the most common sentiment was a desire to have advanced knowledge of the potential/estimated tax implications. In the end, including this information was regarded very positively, as it helped reduce confusion or anxiety over “what ifs” or misunderstandings. For example, it clearly explained that at 50% increase in assessed value did not mean a 50% increase in taxes.

“Property Revaluation Notices” continues on next page.

TOWN OF SCARBOROUGH
2024 PROPERTY REVALUATION NOTICE

Property ID: []
Parcel Location: []
Map/Lot: []

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

TOTAL PRIOR ASSESSMENT: [] TOTAL NEW ASSESSMENT: []

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

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

*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
239 US Route One | PO Box 360 | Scarborough, Maine 04072 | P: 207.730.4060 | scarboroughmaine.org

Figure 12 (See Appendix M, Page 207)



PROPERTY REVALUATION NOTICES

BEST PRACTICE & ACTION TAKEN

ACTION TAKEN

Notices of assessed values for each parcel were mailed to all taxpayers:

- Individualized (Owner Name, Parcel Number, Property Location)
- Effective Property Assessment Date
- Old / New Assessed Value
- Exemptions (if applicable)
- Est FY25 Tax Projections*
- Informal Review Hearings
- Tax Relief Programs

**We acknowledged uncertainty by adding that FY25 Tax Projections were subject to change before being finalized at tax commitment in late August.*

We also enclosed an informational **“About Your Assessment”** mailer that included a revaluation process recap, along with instructions on how to access tools that would help taxpayers see which comparable sales were used to determine their values for the 2024 assessment year, along with information regarding informal review hearings and appeal procedures.



BEST PRACTICE

Communicate key results of your revaluation project to the public. Displaying outcomes creates a more transparent municipality and offers a way for property owners to access and view comparable sales used to revalue properties. People who follow your processes from the planning stage have a vested interest in seeing the results of the initiative.

Figure 13 (See Appendix N, Pages 212-257)

The Assessor uploaded preliminary revaluation outcomes to our website (including Vision Database), so taxpayers could compare outcomes and search sales comparable to their own property. Reports in PDF format included listings of properties that had sold in the last two years, as they were the basis for the revaluation analysis. Providing the results to taxpayers allowed them to determine if their property was fairly assessed. In addition to providing PDFs of Scarborough sales online, we also provided a useful "Sales Search" feature, so taxpayers could perform targeted searches among the properties sold in Scarborough between 4/1/22–4/1/24, which served as the basis of market value for this revaluation.

Figure 14 (See Appendix N, Page 210)



PROPERTY SEARCH TOOLS

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Provide access to public records. Providing online access to property record cards used to generate tax bills, and guiding the owner through the process of finding these records, is an essential aspect of good communications and outreach. Advanced access to this data allows owners the opportunity to thoroughly review their property details and town-wide sales data that informed their assessment. Additionally, by providing search and archive functions, citizens can easily find specific information or past records, fostering municipal transparency and accountability.

ACTION TAKEN

We provided easy access to resources for taxpayers to conduct their own research, including interactive maps for searching a property using the address, owner name, or map/lot. Information included ownership, sales prices, transfer dates, legal descriptions, descriptions of the land and buildings and historical records:

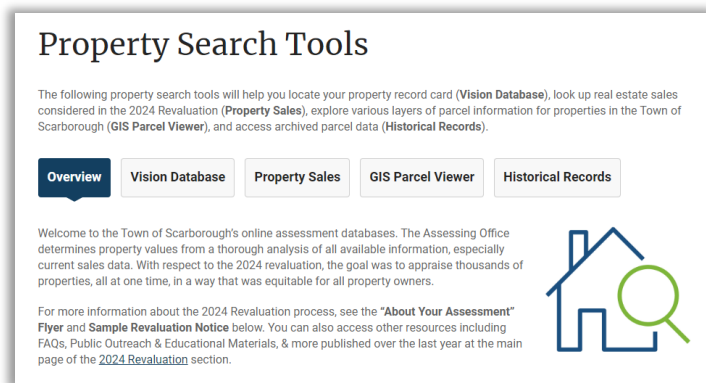


Figure 15 (See Appendix N, Pages 209-270)

- **Vision Database:** Locating, reviewing and verifying property card information
- **Property Sales:** Looking up real estate sales considered
- **GIS Parcel Viewer:** Exploring interactive maps with layers of parcel information
- **Historical Records:** Searching archived documentation maintained for Scarborough properties (e.g., building permits, inspection records, and other code enforcement and planning department documents)

Linking to available complimentary data from other departments further displayed the thoroughness of our process. It also helped publicize lesser known documentation that is accessible to the public.



APPEALS PROCESS

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Explain the appeal process. To improve public relations, when notifying owners of estimated market values, it's especially important to communicate the property owner's right to appeal a property assessment, along with the procedure for requesting an appeal hearing. Use clear and understandable language (i.e., do not use technical appraisal jargon). Encourage taxpayers to first review their property record and request an "informal" meeting with the assessor's office (often handled by telephone or email) prior to Commitment to reduce the need for future abatements.

ACTION TAKEN

We communicated preliminary information about the appeals process in the first two flyers mailed with tax bills, and more in-depth assessment review and appeal procedures in our third flyer. The primary message to residents about the purpose of the informal appeal process was to:

- Verify information on their property record and correct inaccuracies on the property details
- Bring new details to the attention of the Assessing Office (e.g., damage to property)
- Discover whether they qualify for any exemptions or tax relief programs

The image shows two overlapping forms from the Town of Scarborough. The top form is titled 'TOWN OF SCARBOROUGH APPLICATION FOR ABATEMENT OF PROPERTY TAXES' and includes fields for 'Property Identification', 'Assessed Value', and 'Reasons for Requesting Abatement'. The bottom form is titled 'TOWN OF SCARBOROUGH ASSESSING' and includes a 'Yes' button and a 'No' button. Both forms are dated April 1, 2024.

As of tax commitment, we published further details regarding the appeals process, including:

1. Steps taxpayers should take to prepare for an appeal of their assessment, and
2. Types of evidence they should have for ready for an informal hearing.

We also published a **Property Tax Abatement Application** for formal appeals available up to 185 days from the tax commitment date.

Figure 16 (See Appendix O, Pages 271-274)



FINAL OUTCOMES

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Publish Final Revaluation Outcomes. Documentation reporting on final outcomes of the Revaluation should be made available. Ideally, a priority focus should be placed on easily understood and summarized take-aways that are identified as key interests to local taxpayers, as well as the municipal management and elected officials. Important Revaluation outcome data can include the following:

- Assessed Value Change (Totals, Average, & Median) by property types
- Changes in the Balance of Residential vs Commercial Taxable Value in Town (if applicable)
- Percentage Change in Tax Bills (Range Distributions, Average, & Median) by property types
- Example Illustrations of Assessment and Tax Bill Changes (i.e. if following town-wide averages)

ACTION TAKEN

Each year, the Town of Scarborough Assessing department produces a “Tax Commitment Report” which includes the following data and documentation:

- Final Approved Budget and Tax Rate Computation
- Assessment Statistics (i.e. Tax-Base Breakdown, Assessed to Sales Price Ratios)
- State and County forms (i.e. Municipal Valuation Return)
- TIF/CEA Totals: Annual and Historical Summary

The Assessor included a dedicated section pertaining to the 2024 Revaluation’s Final Outcomes in the Town of Scarborough’s 2024-2025 Tax Commitment Report. For additional public exposure, the Report was uploaded to the town’s website, linked to in town newsletter articles, and featured as agenda materials for public meetings in which Revaluation outcomes were presented.

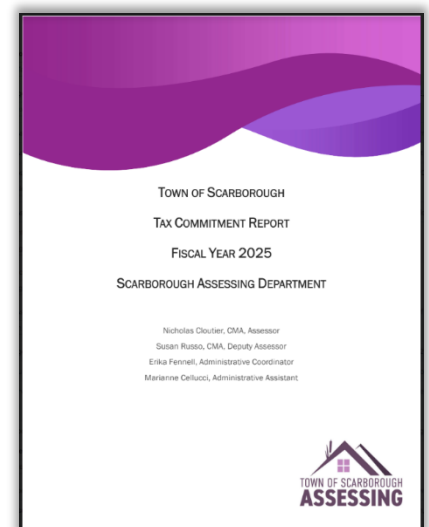


Figure 17 (See Appendix P, Page 276)

EVALUATING PROJECT SUCCESS & CONCLUDING REMARKS



EVALUATING PROJECT SUCCESS

BEST PRACTICE & ACTION TAKEN

BEST PRACTICE

Evaluate the success of your outreach efforts. The evaluation phase is a process that involves collecting and analyzing information about the revaluation communications plan implementation to determine how well it met our goals/objectives (*see page iii*). While it's appropriate to do this at the end of the project, we found it useful to evaluate our effectiveness throughout the duration of our revaluation process. This informed us of public perception and any modifications that were needed to either messaging or outreach methods.

ACTION TAKEN:

The Town of Scarborough has established key performance indicators (KPIs) that it refers to as a measure of our communications efforts.

Key Performance Indicators (KPIs)

The following KPIs helped us gauge how effective we were in reaching and informing residents about the revaluation:

- Website page views
- Newsletter subscribers
- Newsletter engagement (open rate, click rate, links clicked)
- Social media followers (Facebook, Instagram)
- Social media engagement (likes, views, shares, direct messages, reach, comments)
- Event/meeting attendance

“Evaluating Project Success” continues on next page.



EVALUATING PROJECT SUCCESS

BEST PRACTICE & ACTION TAKEN

ACTION TAKEN (*CONTINUED*)

Qualitative Metrics

Along with using KPIs to inform our results, we also valued qualitative metrics as a way to gauge the public sentiment. This included:

- Social media comments
- Media coverage
- Emails to the Town Council and Assessing Department (What are people reacting to? What is the sentiment?)
- Social media commentary on local pages/groups

Findings

The findings focus on lessons learned that may have applicability to others interested in evaluating community outreach efforts:

- We found that regular, and advanced, outreach was effective in meeting our objectives around public reception, increasing credibility, and developing trust
- Using a variety of outreach channels was an effective way to increase reach to a broader audience
- Social media engagement was lower than anticipated. We took this as a positive indicator that the public understood the process and that our messaging was clear
- Media monitoring gave us a pulse of the common questions and misconceptions, which helped contribute to our FAQ page (Example of using evaluation methods throughout project process)

Anecdotal Feedback

We collected subjective/anecdotal feedback from residents/taxpayers, Town Councilors, staff, and fellow assessors—all of whom provided unsolicited insights into how well the project met the needs and expectations of the Town of Scarborough residents. *A full sampling of anecdotes has been provided in Appendix Q, Page 322.*



CONCLUDING REMARKS

BEST PRACTICES SUMMARY

The Town of Scarborough's **2024 Post-Revaluation Report** was developed to formalize the communication tools and best practices used by the Assessing Office to make the community aware of our 2024 Revaluation Project, and provide a means by which we, or anyone reading this report, can raise awareness of other town programs and policies. Our goal was to provide timely and accessible information to foster a positive public profile, through engaged dialogue and education.

This report also represents the Town's willingness to present and adapt messaging across various platforms to meet the needs of the community. The expectation from the community is that the information they receive from the Town is relevant, timely, accurate, and trustworthy. The Town of Scarborough Assessing Office is well-positioned to improve and enhance its communication efforts going forward.

A communications plan proved to be a key element in effectively and efficiently achieving our goal of getting the word out regarding the **2024 Revaluation Project** and proactively responding to taxpayer concerns. We are dedicated to building and maintaining the public's trust using the best practices and channels highlighted in this report to promote openness and transparency, information sharing, and two-way engagement. We are committed to expanding community access to documents, reports, forms, and other materials through our website, Vision Database, GIS, and other methods.

By following best practices and leveraging technology, local governments can effectively communicate with residents and reap the benefits of an engaged and informed community.




We hope our 2024 Post-Revaluation Report is an inspiration to you and helps you achieve your objectives and goals.

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APPENDIX A-1: Editorial Calendar

	EDITORIAL CALENDAR	
Date	Announcement	PR Method
	2023	
Q2 '23		
4/27/2023	New Assessing Revaluation Page	Assessing Website
4/27/2023	New 2024 Assessing Revaluation FAQ Page	Assessing Website
4/28/2023	In-House Townwide Property Revaluation	Town News Post
5/1/2023	Proposed Town-Wide Revaluation (including link to Revaluation FAQs)	Town E-Newsletter
5/1/2023	Proposed Town-Wide Revaluation	Assessing Website
5/11/2023	In the Know: Town-wide Revaluation Proposed in 2024 Budget	Scarborough Leader
5/15/2023	Proposed Town-Wide Revaluation	Scarborough Leader
5/15/2023	Featured Budget Item: Revaluation (Assessor's Video re Statistical Market Update)	Town E-Newsletter
Q3 '23		
8/11/2023	LD 290 "Property Tax Stabilization for Seniors Repealed by Legislature; Two expanded programs will provide some relief for seniors"	Scarborough Leader
8/15/2023	Assessing Department Updates (incl: Tax Commitment; 2024 Property Revaluation; and Certified Ratio and How it Affects Property Tax Bills)	Town E-Newsletter
8/22/2023	New content including Advance Notice Informational One-Sheet, Infographic, Leader Article, Assessor Video, and more.	Assessing Website
9/13/2023	One-Sheet: ADVANCE NOTICE 2024 Scarborough Real Estate Revaluation	Postal Mail (Tax Bill Insert)
9/15/2023	Town-wide Revaluation Planned for Spring 2024	Scarborough Leader
9/15/2023	Scarborough Town-Wide Revaluation this Spring 2024	Town E-Newsletter
9/17/2023	Revaluation 2024 (New Information Uploaded / Revamped Navigation	Assessing Website
9/20/2023	Nick's Revaluation Overview presentation (Part 1) to Town Council Workshop	In-Person - TC Workshop
Q4 '23		
9/18/2023	Town Assessor Gives 2024 Revaluation Overview (Nick)	YouTube
10/1/2023	Scarborough Town-Wide Revaluation this Spring 2024	Town E-Newsletter
10/15/2023	Published Short Blurb Reminder re 2024 Revaluation	Town E-Newsletter

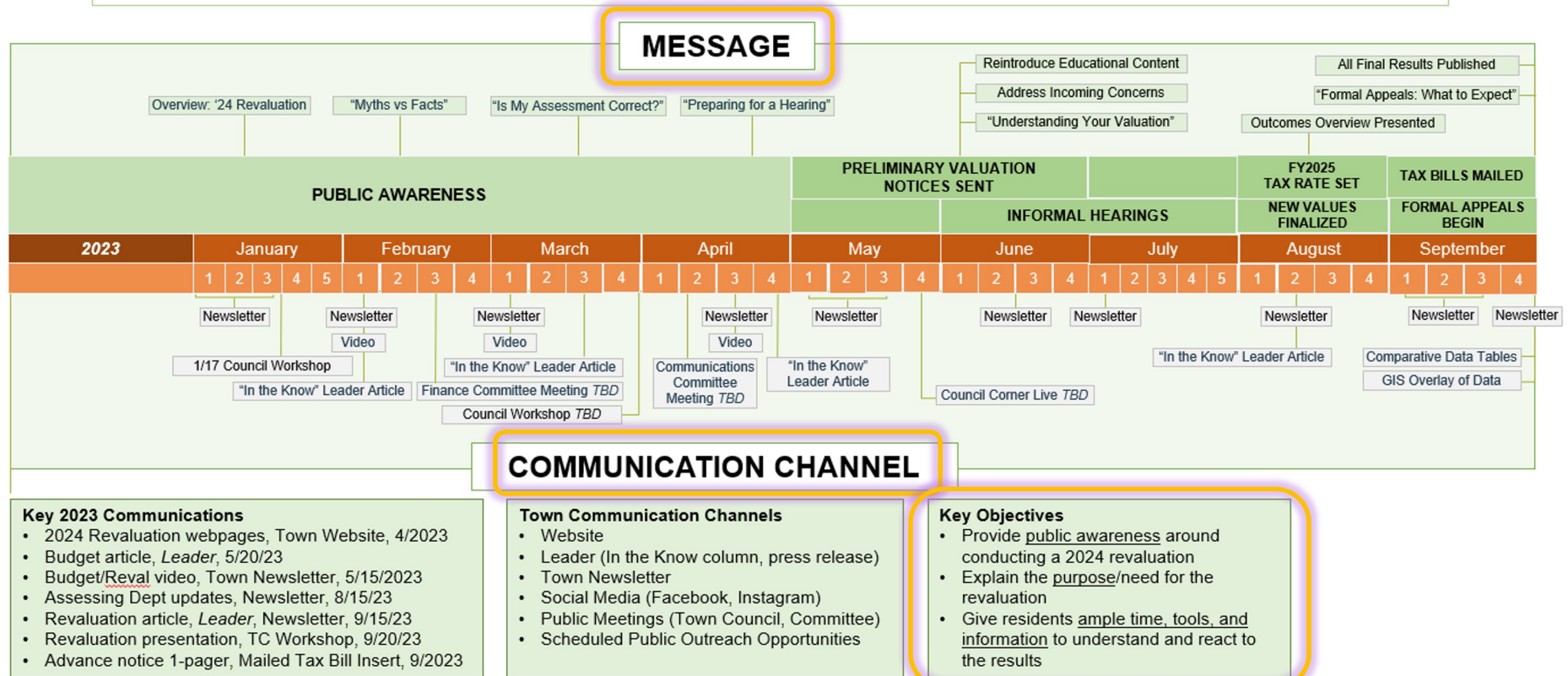
APPENDIX A-1: Editorial Calendar

EDITORIAL CALENDAR		
Date	Announcement	PR Method
2024		
Q1 '24		
1/1/2024	"Gearing Up for Spring '24 Revaluation"	Town E-Newsletter
1/11/2024	Nick attended Finance Committee Meeting - Reval: FY25 Budget Considerations	In-Person
1/17/2024	Letter and blank Income & Expense questionnaires mailed to various businesses (Apartments, Commercial & Industrial, Golf Courses, Hotels/Motels/Inns, Mixed Use, Skilled Nursing, Assisted and Independent)	Postal Mail
1/17/2024	Revaluation Recap: Overview (Part 2) presented by Nick to Town Council	In-Person - TC Workshop
1/17/2024	Income & Expense section of Assessing website published (incl. cover letter, blank questionnaires, FAQs, instructions, glossary of terms)	Assessing Website
1/15/2024	What's in Store for 2024: Revaluation	Town E-Newsletter
1/15/2024	Revaluation Workshop on January 17th	Town E-Newsletter
1/17/2024	Revaluation 2024 Recap: Overview to Town Council	Town Council
1/19/2024	What's in Store for 2024: Revaluation	Town News Post
1/23/2024	Posted Revaluation Workshop video (Nick's portion) to Revaluation 2024 website	Assessing Website
2/1/2024	Heads Up: Revaluation Happening This Spring	Town E-Newsletter
2/1/2024	Heads Up: Revaluation Happening This Spring (Tax Insert Flyer)	Assessing Website
2/1/2024	Revaluation 2024 Town Council Part 2 (Nick's Presentation at Town Council Workshop)	Assessing Website
2/8/2024	Town to Update Property Values this Spring	Scarborough Leader
2/8/2024	FY Budget Considerations (Part 3) presented by Nick to Town Council/Finance Committee	In-Person - TC Fin Comm Meeting
2/13/2024	One-Sheet: Revaluation This Spring	Postal Mail (Tax Bill Insert)
2/8/2024	Revaluation Presentation to Finance Committee	Finance Committee
2/15/2024	Revaluation to Ensure Greater Equity & Compliance	Town E-Newsletter
3/9/2024	Revaluation & Factors that May Impact Your Tax Bill Next Year	Scarborough Leader
3/1/2024	What's in Store for 2024: Revaluation	Town E-Newsletter
3/15/2024	Scarborough Assessor Conducting Town-Wide Revaluation	Portland Press Herald
3/15/2024	Anticipating Impacts on Annual Tax Bills	Town E-Newsletter

APPENDIX A-1: Editorial Calendar

EDITORIAL CALENDAR		
Date	Announcement	PR Method
2024		
Q2 '24		
4/1/2024	Assessor to Give Revaluation Workshop on April 17	Town E-Newsletter
4/3/2024	Assessing Department will be conducting a town-wide property revaluation this spring	Instagram
4/11/2024	"Myth vs Fact" - Revaluation Edition (video)	Facebook / Instagram
4/15/2024	Revaluation Notices Being Sent in May	Town E-Newsletter
4/17/2024	Estimated Revaluation Outcomes (Part 4) presented by Nicholas Cloutier - Council Chambers / Town Hall	In-Person - TC Workshop
4/19/2024	Revaluation & Early Tax Impact Estimates	Scarborough Leader
4/24/2024	In the Know: Overview of upcoming revaluation and early tax impact estimates	Leader / Portland Press Herald
5/1/2024	Revaluation & Early Tax Impact Estimates	Town E-Newsletter
5/15/2024	Revaluation: Notices Mailed by May 31	Town E-Newsletter
5/31/2024	Revaluation Notices & About Your Assessment Flyer Mailed	Postal Mail (Reval Notice & Flyer)
5/22/2024	Revaluation Update: Notices mailed within the next week	Instagram
6/1/2024	Revaluation: Revaluation Notices Mailed Last Week	Town E-Newsletter
6/5/2024	Revaluation Update (Part 5) presented by Nick to Town Council	In-Person - TC Meeting
6/7/2024	Revaluation: Your Property Value Has Been Updated	Facebook
6/15/2024	Revaluation Resources Available Online	Town E-Newsletter
Q3 '24		
8/22/2024	Updated Appeals Information including Property Tax Abatement Application	Assessing Website
9/1/2024	What is My Annual Tax Bill?	Town E-Newsletter
9/10/2024	Tax Commitment Report	Assessing Website
9/12/2024	Town Council Finance Committee Meeting - Nick Tax Commitment Presentation	Town Council Finance Committee
9/15/2024	2024-25 Tax Rate Set, Tax Bills Mailed; Tax Commitment Report made available; Senior Tax Assistance Program Deadline announced	Scarborough Leader
10/2/2024	Town Council Meeting - Assessor presents Final Outcomes of 2024 Revaluation	Town Council

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

SCREENSHOT OF WEBPAGE

Overview

Revaluation Cycle

Timeline & Project Schedule

Public Outreach

Videos

2024 Revaluation ▾

Revaluation FAQ

Educational Materials

Property Search Tools

Income & Expense

Appeals

Assessing FAQ

GIS Parcel Search

Personal Property

Real Estate >

Tax Bills

Tax Maps

Tax Relief

CONTACT US

Lower Level / Room 125
259 U.S. Route 1
P.O. Box 360
Scarborough, ME 04070-0360
Phone: (207) 730-4060

[Assessing Staff Directory](#)

The Assessor's office is conducting a town-wide property revaluation in Spring 2024. A Revaluation is the process of updating all property values in town to reflect their current market value. Revaluations for the Town of Scarborough are planned to occur once every 5th year.

The Town of Scarborough is committed to keeping residents informed throughout the town-wide 2024 Revaluation process. Use the following pages as resources to learn more about revaluations, the timeline for the 2024 Scarborough town-wide revaluation, what it means for you, and more. Information about the town-wide 2024 Revaluation process will continue to be updated and added.

[Revaluation FAQ](#) >

[Public Outreach](#) >

[Educational Materials](#) >

[Property Search Tools](#) >

[Income & Expense](#) >

[Appeals](#) >

Overview

A Revaluation, or Market Update, is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market), as required by law.

Market adjustments are always a challenge. The goal is to appraise thousands of properties, all at one time, to create uniform, equitable and fair assessments. We strive to follow established industry standards for mass appraisal; however, we recognize that there will be situations where the mass appraisal approach may produce an estimate of value that seems somewhat high or low for an individual property. We are committed to working with all property owners to ensure that every property is assessed at a reasonable estimate of its market value as of April 1, 2024.

Please be assured that the Assessor's office will afford all property owners a chance for an informal meeting where you can appeal your new assessed value and ask questions about the assessment process.



In addition to the above resources, you can get answers to frequently asked questions by visiting our [Assessing FAQ](#) and [Revaluation FAQ](#) subpages.

2024 Revaluation

SCREENSHOT OF WEBPAGE

Overview

Revaluation Cycle

Timeline & Project Schedule

Public Outreach

Videos

Revaluation Cycle

The last revaluation was performed by independent contractor, KRT Appraisal in 2019. Post-revaluation public workshops conducted by Town Leadership and Assessing regarding how the revaluation process could be improved upon produced two meaningful outcomes:

1. to conduct regularly scheduled revaluations to ensure that the property tax burden is spread equitably across all taxpayers; and
2. to use in-house Assessing staff, rather than an independent contractor, since Assessing has a "Scarborough-specific" base of knowledge of Town properties and real estate market. In addition to being able to provide a higher level of customer service throughout the process, using Assessing staff will reduce the cost (estimated to be \$44,000, as compared to \$391,000 for the 2018/2019 revaluation performed by KRT Appraisal).

In addition to the above resources, you can get answers to frequently asked questions by visiting our [Assessing FAQ](#) and [Revaluation FAQ](#) subpages.

2024 Revaluation

[SCREENSHOT OF WEBPAGE](#)

Overview

Revaluation Cycle

Timeline & Project Schedule

Public Outreach

Videos

Timeline

- **Last Town-Wide Revaluation:** April 1, 2019
- **Next Town-Wide Revaluation:** April 1, 2024
- **5 Year Cycle:** Future revaluations are planned to occur once every 5th year, unless special circumstances necessitate otherwise. Market update revaluations will be based upon an analysis of all available information, including sales data from the preceding two years. This routine cycle will help to maintain a fairly apportioned property tax burden and provide predictability for taxpayers.

Project Schedule

April 2023 - Ongoing:	Public Communication detailing the revaluation process.
May 2023 - August 2023:	Assessor conducts property/data reviews for improved accuracy and consistency.
August 2023:	FY2024 Tax Commitment (reflecting 4/1/23 Assessments, <u>NOT</u> Revaluation year).
September 2023 - October 2023:	Implement adjustments/corrections to internal Assessing database, as needed/determined by reviews.
November 2023 - April 2024:	Assessor to analyze all sales, commercial income and expense data, and update database cost tables.
May 2024 - June 2024:	Preliminary new valuation notices mailed to property owners.
June 2024 - Aug 2024:	Owners may appeal the appraised valuation of their property through informal hearings.
August 2024:	FY2025 Tax Rate set based on final town-wide taxable valuation and Town Council-approved FY2025 budget.
September 2024:	Tax bills mailed reflecting new assessment and new tax rate.
February 2025:	Formal appeals deadline.

2024 Revaluation

[SCREENSHOT OF WEBPAGE](#)[Overview](#)[Revaluation Cycle](#)[Timeline & Project Schedule](#)[Public Outreach](#)[Videos](#)

Public Outreach Materials

▼ Presentations

[Revaluation 2024 | Town Council | Part 5](#)

Revaluation Update presented by Nicholas Cloutier, Assessor, at Town Council Meeting on 6/5/24

[Revaluation 2024 | Town Council | Part 4](#)

Estimated Revaluation Outcomes presented by Nicholas Cloutier, Assessor, at Town Council Workshop on 4/17/24

[Revaluation 2024 | Town Council | Part 3](#)

FY Budget Considerations presented by Nicholas Cloutier, Assessor, at Town Council Finance Committee Meeting on 2/8/24

[Revaluation 2024 | Town Council | Part 2](#)

Revaluation Recap: Overview presented by Nicholas Cloutier, Assessor, at Town Council Workshop on 1/17/24

[Revaluation 2024 | Town Council | Part 1](#)

Revaluation Overview presented by Nicholas Cloutier, Assessor, at Town Council Workshop on 9/20/23

▼ Flyers & Infographics

[About Your Assessment: Revaluation Overview](#)

Determining your value by conducting your own analysis

[Heads Up: Revaluation Happening This Spring](#)

Understanding the upcoming Spring 2024 Town-Wide Revaluation.

[Advance Notice: 2024 Scarborough Real Estate Revaluation](#)

Information Sheet for Town of Scarborough 2024 Real Estate Revaluation.


[Revaluation Infographic](#)


This infographic depicts how the revaluation could affect your property taxes.


- Overview
- Revaluation Cycle
- Timeline & Project Schedule
- Public Outreach
- Videos


Public Outreach Materials


▼ News & Publications


 Early Tax Impact Estimates > Read Article
Scarborough Leader, 04/26/24


 Revaluation & Factors that May Impact Your Tax Bill Next Year > Read Article
Scarborough Leader, 3/09/24

 Town to Update Property Values this Spring > Read Article
Scarborough Leader, 2/8/24


 Scarborough Town-Wide Revaluation this Spring 2024 > Read Article
Town Newsletter, 09/15/23

 Town-Wide Revaluation Planned for Spring > Read Article
Scarborough Leader, 9/15/23

 Assessing Department Updates > Get Updates
Town Newsletter, 8/15/23 - including Certified Ratio and how it affects property tax bills

 Town-Wide Revaluation Proposed in FY2024 Budget > Read Article
Scarborough Leader, 5/20/23

▼ Archived Communications

 PUBLIC WORKSHOP: In-House Revaluations | Plan for Future Market Updates
Assessor's Report to Town Council on 12/2/20 (**Note:** 3-Year Cycle referenced changed to 5-Year Cycle).

 FY24, Budget Book (Exhibit #7: FY24 Budget – Town-Wide “Market Update” Revaluation)
The 2024 Revaluation was approved by Town Council by recommendation of Town Assessor.

 FY 2023 Budget Book (Exhibit #3: FY23 Budget – Town-Wide “Market Update” Revaluation)
Town-wide revaluation project deferred from 4/1/23 to 4/1/24 by recommendation of Town Assessor.

2024 Revaluation

SCREENSHOT OF WEBPAGE

Overview

Revaluation Cycle

Timeline & Project Schedule

Public Outreach

Videos

Videos

- [Revaluation 2024 Update - Workshop portion of Town Council Meeting - June 5, 2024](#)
Link to YouTube video of the event (starts at approx. the 0:34:00 minute mark)
- [Revaluation 2024 Workshop portion of Town Council Meeting - April 17, 2024](#)
Link to YouTube video of the event (starts at approx. the 0:13:43 minute mark)
- [Revaluation 2024 Update - Finance Committee Meeting - February 8, 2024](#)
Link to YouTube video of the event (starts at approx. the 0:16:53 minute mark)
- [Revaluation 2024 Workshop portion of Town Council Meeting - January 17, 2024](#)
Link to YouTube video of the event (starts at approx. the 0:02:55 minute mark)
- [Revaluation 2024 Presentation Meeting Video - September 20, 2023](#)
Link to YouTube video of the event (starts at approx. the 1:25:00 minute mark)
- [Revaluation 2024 Informational Video](#)
2024 Property Revaluation with Town of Scarborough Assessor - April 2023

In addition to the above resources, you can get answers to frequently asked questions by visiting our [Assessing FAQ](#) and [Revaluation FAQ](#) subpages.



Town-wide Revaluation Proposed in FY2024 Budget

By Allison Carrier, Marketing & Communications Manager

A Revaluation is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market). The Assessor has proposed that an in-house town-wide Statistical Market Update Revaluation ("Statistical Revaluation") commence in the Fall of 2023. The reassessment project will establish market value as of April 1, 2024 and will be reflected in the tax bills issued in the Fall of 2024.

The primary purpose of a revaluation is to create equitable distribution of the tax burden. The Assessor is responsible for ensuring the fair and equitable assessment of all property located within the town. In accordance with state law, as assessed values fall out of alignment with actual market values over time, the Assessor's Office must revalue all properties to ensure fairness to all property owners within the town.

Sales that have taken place in the last three years indicate that the market value of property has increased. When the real estate market has higher prices, the ratio of assessed value-to-sales price grows further out of alignment. When this occurs, the "Certified Ratio" from the State reduces many reimbursements and exemptions. A Revaluation can bring State reimbursements and exemptions back to full value. If we do not conduct a Revaluation, the homestead exemption, as well as several other exemptions and State reimbursements, will continue to decrease.

The last revaluation was performed in 2019 by independent contractor KRT Appraisal. Post- revaluation public workshops were conducted by Town Leadership and Assessing regarding how the revaluation process could be improved upon. One conclusion was to perform more regularly scheduled revaluations, and are now currently proposed to occur once every 5th year, unless special circumstances necessitate otherwise. Market update revaluations will be based upon existing property data and sales data from the preceding 2 years. This routine cycle will help to maintain a fairly apportioned property tax burden and provide predictability for taxpayers.

Another outcome after the 2019 revaluation was to use in-house Assessing staff to conduct future revaluations, rather than an independent contractor. The Assessing department has a Scarborough-specific base of knowledge of Town properties and the real estate market. The department will be also able to provide a higher level of customer service throughout the process and the overall cost is largely reduced. The estimated cost related to the in-house revaluation totals \$44,000, as compared to \$391,000 for the one performed by KRT Appraisal in 2019.

The goal of the 2024 revaluation is to appraise thousands of properties, all at one time, to create uniform, equitable and fair assessments. The Assessing department strives to follow established industry standards for mass appraisal, and is committed to working with all property owners to ensure that every property is assessed at a reasonable estimate of its market value as of April 1, 2024. The Assessor's office will also afford all property owners a chance for an informal meeting where you can appeal your new assessed value and ask questions about the assessment process.

Residents can expect additional details to follow later in 2023. Revaluation communication materials are being developed to ensure taxpayers are appropriately educated and informed of the process, methods, and timeframe. The newly proposed project schedule, along with answers to the most commonly asked questions, can be found on the Assessing Department's [2024 Revaluation](#) and [Revaluation FAQ](#) pages of the Town of Scarborough website. Associated costs are outlined in the [FY24 Budget Book \(Exhibit #7\)](#).

Assessing Department

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

Scarborough Town-Wide Revaluation this Spring 2024

The Assessor's office is conducting a town-wide property revaluation in Spring 2024. A Revaluation is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market). The last revaluation was performed in 2019.

Why conduct a revaluation?

The intent of the revaluation process is to appraise all property at its current market value, creating a more equitable and fair distribution of the tax burden among taxpayers. Sales that have taken place in the last three years indicate that the market value of property has increased. When the real estate market has higher prices, the ratio of assessed value-to-sales price grows further out of alignment. This leads to a reduction of State reimbursements and exemptions that are based on the "Certified Ratio". A Revaluation can bring State reimbursements and exemptions back to full value. If we do not conduct a Revaluation, the homestead exemption, as well as several other exemptions and State reimbursements, will continue to decrease.

Why now?

The 2019 revaluation was performed by independent contractor KRT Appraisal. Post-revaluation public workshops conducted by Town Leadership and Assessing to review the process concluded that revaluations should be performed more regularly. They have since been planned to occur once every 5th year, unless special circumstances necessitate otherwise. This routine cycle will help to maintain a fairly apportioned property tax burden and provide predictability for taxpayers.

In-house vs. contracted service?

Another outcome after the 2019 revaluation was to use in-house Assessing staff to conduct future revaluations, rather than an independent contractor. The Assessing department has a Scarborough-specific base of knowledge of Town properties and the real estate market. The department will be also able to provide a higher level of customer service throughout the process and the overall cost is largely reduced. The estimated cost related to the 2024 in-house revaluation totals \$44,000, as compared to \$391,000 for the one performed by KRT Appraisal in 2019.

How will it be conducted?

The 2024 market update revaluation will be based upon existing property data and sales data from the preceding two years, avoiding on-site property inspections except to confirm validity of data for a sample of properties. The reassessment project will establish market value as of April 1, 2024 and will be reflected in the tax bills issued in the Fall of 2024.

Will my taxes go up?

By itself, a revaluation does not increase or decrease total tax revenue collected by the Town. The amount of taxes raised only changes if the Town, School, and County budgets change. Revaluation itself is a revenue-neutral process—it does not raise more taxes, rather it redistributes the existing tax base according to current property values so that all property owners pay their fair share based on the market values of their property. Your assessed value may go up, but the tax rate will most likely go down. Some owners will see increases, others will see decreases, and some will see no change in their taxes owed. Typically, a sizable tax increase could happen if the property has been undervalued for some time, relative to other properties, or improvements have been made.

APPENDIX C-2: 09/15/23 Town-Wide Revaluation this Spring 2024

Property owners will receive a preliminary notice of the new assessed value of their property upon completion of the revaluation process in Spring 2024. The Assessor's office will afford all property owners a chance for an informal meeting where you can appeal your new assessed value and ask questions about the assessment process before the new assessments go into effect in August 2024.

Learn More

Website: Visit www.scarboroughmaine.org/Revaluation for more information, including commonly asked questions, infographic educational materials and a project schedule. There will continue to be public outreach in the months ahead.

September 20 Presentation: The Town Assessor will present about the 2024 revaluation during a Town Council workshop on Wednesday, September 20 at 5:30pm. Attend in person at Scarborough Town Hall or view remotely.

Assessing Department

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



Town to update property values this spring

By Nicholas Cloutier, Assessor

This spring, the Assessing Department is conducting a town-wide revaluation to ensure greater assessment equity for all of its taxpayers.

A revaluation is the process of updating real 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 five years. Unlike the 2019 revaluation, in which the Town used a contracted company, work will be performed in-house by Town Assessing staff. There will also be no in-home inspections, unless specifically requested, as staff will instead use existing data to revalue all town properties. There is also a concerted effort by the Town to do more public outreach and expand community engagement.

The most common question we've heard from residents is, ***Why is the Town performing a revaluation again, and why now specifically?***

There are two important factors behind the decision to perform more regular revaluations and why it is necessary to do so this year in particular: Fairness and Compliance with State Law.

Fairness: Property owners should pay no more or no less than their fair share of the property tax burden. Currently, some taxpayers may be paying more than their fair share of taxes, while others may be paying less. A revaluation redistributes the existing tax base so all property owners pay their share based on the market values of their property. A revaluation is revenue-neutral. By itself, a revaluation does not increase or decrease total tax revenue collected by the Town. The amount of taxes raised only changes if the Town, School, and County budgets change. Your assessed value may go up, but the tax rate will go down.

Compliance: Scarborough is currently out of compliance with assessment requirements. When this happens, the State reduces many reimbursements and exemptions, which in turn affects taxpayers. Maine State Law requires that assessments be maintained between 70-110% of market value. Scarborough's are currently below 70%. A revaluation will bring assessed values back in alignment with market value, keeping us in compliance and eligible for higher reimbursements and exemptions.

During a revaluation, it is the Assessing Department's job to research and discover values through the 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. We strive to follow the established industry standards for mass appraisals; however, we recognize that there will be situations where the mass appraisal approach may produce an estimate of value that seems somewhat high or low for an individual property. We are committed to working with all property owners to ensure that every property is assessed at a reasonable estimate of its market value as of April 1.

There are often issues other than tax value that concern property owners, such as the amount of change from the last revaluation and affordability of the expected taxes. While these are understandable concerns, the responsibility of the Assessor's Office is to address the assessed value. The key question is, ***"What was the market value of your property on April 1st, 2024?"***



Revaluation & Factors that May Impact Your Tax Bill Next Year

By Nicholas Cloutier, Assessor

Scarborough, Maine, March 2024 – The Scarborough Assessing Department is currently performing the data analysis and review tasks necessary for the upcoming 2024 Revaluation of all properties in town to ensure a fair and thorough revaluation process.

We want taxpayers to be aware that a revaluation is occurring and why it is necessary this year. We believe it is essential to offer transparency to ensure residents are informed about the potential factors that may impact your property's assessed value and, consequently, your tax bills.

In two recent Town meetings, the Assessor presented information to the Town Council (Jan. 17th) and the Finance Committee (Feb. 8th) about the 2024 Revaluation process (presentation slides and video recordings of those meetings are available on the Assessing Department's website under 2024 Revaluation). Here are some key takeaways from those meetings, and factors that could have an impact on residents' 2024-2025 property tax bills. Some factors are directly related to the revaluation, and some are not; however, the combination of any of them will very likely lead to changes in your annual taxes:

- 1) **Annual Budget Changes:** Though this is not a function of the Assessor or a product of the revaluation, the amount of money needed to be raised through property taxes could have an effect on your tax bill. The Town Council will be diligently working on the 2024-2025 Budget process in April-May, so any possible change in approved expenditures or planned revenues has not yet been determined.
- 2) **Relative Increase in Assessed Value:** In its essence, a revaluation is conducted to ensure that all properties are valued accurately, and therefore that all taxpayers pay their fair share. It's possible that your property's assessed value may increase more than other people's, or vice versa. The most common reasons why a given property's assessment may increase more than the town-wide average would be: (A) If your property had any new construction or renovations in the last year; (B) If, in the course of data review, the Assessing Department discovered an error and made a necessary correction to accurately reflect the description, quality, or condition of your property; or (C) If sale prices of properties similar to yours have increased more than other types of properties or other parts of Town.
- 3) **Potential "shift" of the Tax Burden from Commercial to Residential properties:** Although it is still too early in the process for us to know the new assessed values, we have observed that home values have risen faster than commercial real estate in neighboring communities who have performed a revaluation in the last 1-2 years. To be clear, this potential "shift" of the tax burden from Commercial to Residential is still unknown, but is seemingly likely to occur to some extent based on preliminary information. This information will become clearer in May and will be relayed to residents as soon as it's available.

- 4) Elimination of State's Senior Property Tax Stabilization Program: Over 1,800 Scarborough households benefited from the State's former Property Tax Stabilization program, which provided some relief on the 2023-2024 tax bills for eligible Senior taxpayers. The tax savings experienced last year will now once again be the responsibility of the owner. So, even if there were not a revaluation occurring this year, these seniors would experience two years' worth of budget increases in one year. To help soften this unfortunate hardship resulting from the State's decision to end this program, the Town Manager intends to include funding in the FY25 budget request to increase the maximum benefit amount by \$250 for Scarborough's local, income-based, senior Property Tax Assistance Program which benefits over 400 eligible senior households each year. While we await this possible change to the program, 2024 applications will not yet be available for another 1-2 months, which is still well in advance of the October 2024 application deadline. If you have already applied for this program in the past, you will be mailed an application when they are finalized.

The Assessing Department greatly appreciates your patience and understanding as we work to complete the remaining tasks in the revaluation process. As soon as we have a clear picture of the actual new assessment information, we will communicate this promptly. We are committed to keeping you informed about the potential impacts on your tax bills and providing any assistance or clarification you may need. We understand the significance of property taxes and their impact on finances, so we are dedicated to offering support and timely communication. Stay tuned in the coming weeks and months for more information to help you prepare for the next phases of the Revaluation and the FY25 Budget process.

Assessing Department

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Revaluation & Early Tax Impact Estimates

By Nick Cloutier, Scarborough Town Assessor

The Scarborough Assessing Department remains on schedule and is preparing for the next phase of the upcoming 2024 Revaluation. The Assessor presented early estimates of Revaluation outcomes in a Town Council workshop on April 17. Workshop estimates were based on reasonable assumptions for various figures that aren't yet finalized, but are intended to provide taxpayers with advanced notice of likely tax impacts that can be expected. The timing was also intended to align with the FY2025 budget process in order to inform the work of the Town Council and School Board as they undergo budget reviews. The final stages of the Revaluation are not yet complete and the FY25 Budget process is still underway.

Here are four key takeaways from the recent workshop:

1) Estimated Assessed Value Changes:

Early estimates suggest that Residential property owners will, on average, experience a 53% increase in their assessed value to reflect current market value. For example, a home currently assessed at \$400,000 may increase to \$612,000 to more accurately reflect current market value of a probable sale price (for resulting tax impact, see #3). This will bring Scarborough's assessments back into compliance with State law.

2) Commercial vs. Residential Value Changes:

Preliminary estimates are indicating that, overall, residential property values have increased at a higher pace (53%) than commercial property values (43%). This is not an intentional decision, but a result of market dynamics that inform the revaluation to ensure equity and fairness in tax contribution based on current market value of all properties, per State law. If this holds true, residential owners may see a higher increase in taxes compared to commercial properties.

3) Estimated Tax Bill Changes:

Revaluation property tax outcomes won't be finalized until the budget is approved and the annual tax commitment is made. The FY25 Budget approval by Town Council occurs in mid-May and resident voter approval of the school budget is on June 11. The annual Tax Commitment is in late August. The combination of these will inform FY25 Tax Bills (Fall '24 and Spring '25); therefore, the determination of new values for taxation purposes is largely uncertain at this time.

Early estimates suggest that the majority of Residential property owners (excluding households that participated in the State's "Property Tax Stabilization" Program last year) will, on average, experience a 7% increase in their tax bill amount from last year. For reference, last year's tax rate increase in a non-revaluation year was 3.77%. It is important to note that many taxpayers will experience tax changes that are either higher or lower than the estimated average, based on the market value of their property, and their resulting new assessment.

4) Elimination of State's Senior Property Tax Stabilization Program:

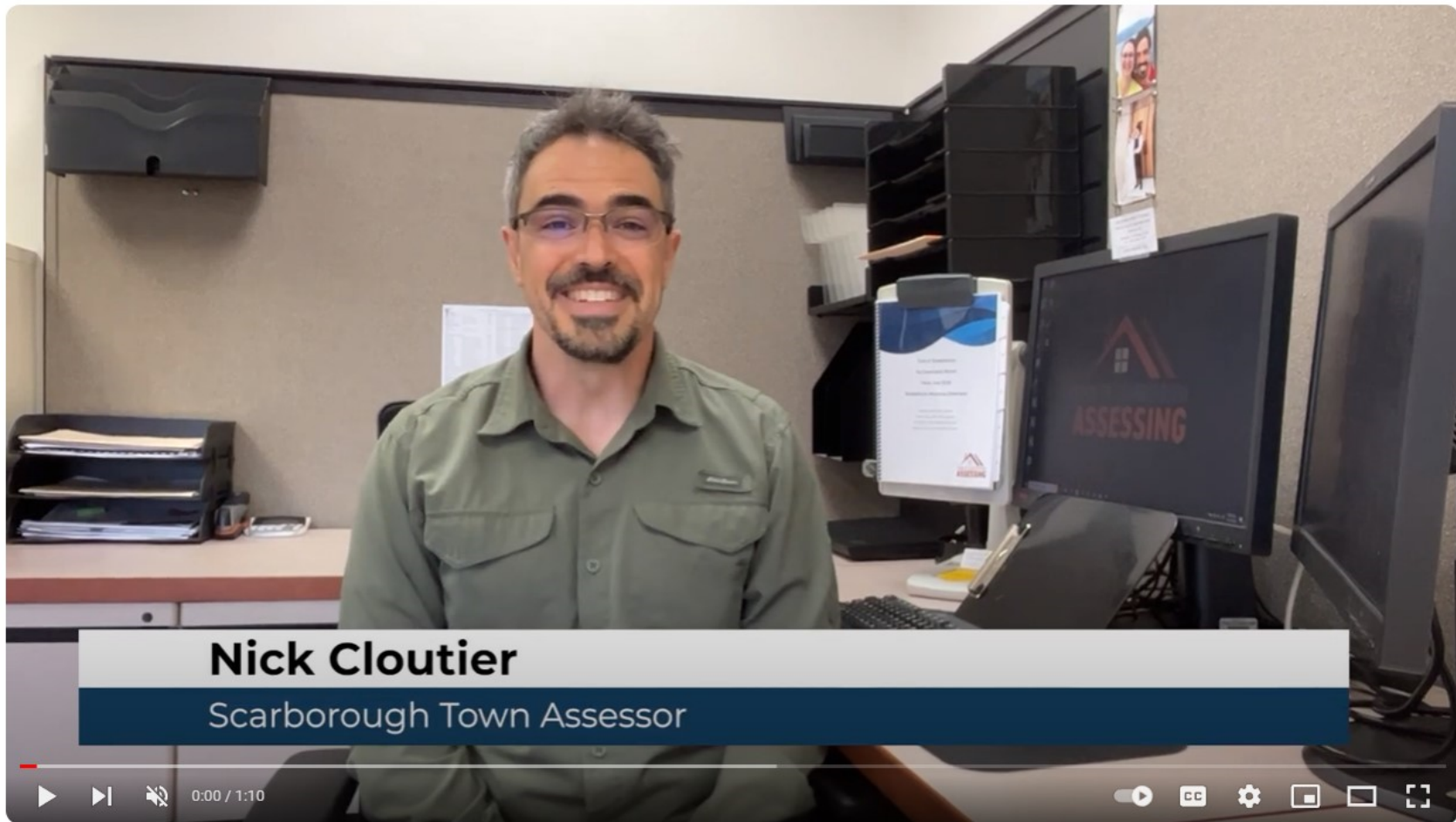
Over 1,800 Scarborough households benefited from the State's former Property Tax Stabilization program, which provided some relief on the 2023-2024 tax bills for eligible Senior taxpayers. The program has been eliminated, and the tax savings experienced last year will once again be the responsibility of the owner. Even if there were not a revaluation occurring this year, these households would experience two years' worth of budget increases in one year. So, the State's repeal of this tax relief program equates to roughly an additional 4% tax increase (beyond the aforementioned 7%), or an estimated 11% increase from last year's "stabilized" tax bill amount.

To help soften the unfortunate financial hardship resulting from the State's decision to end this program, the Town Manager and Town Council have included funding in the FY25 budget to increase the maximum benefit amount from \$750 to \$1,000 for Scarborough's local Property Tax Assistance Program, which benefits over 400 eligible senior households each year. Additionally, the household Federal Adjusted Gross Income (AGI) income limit was raised from \$50,000 to \$60,000 to benefit a wider range of seniors in our community. The age and 10-year residency requirement remain unchanged. Applications will be accepted by the Assessing department until October 15, 2024.

For more about these four factors and the associated tax impact estimates, visit the Town of Scarborough website ("2024 Revaluation" within the Assessing Department). We encourage residents to take part in the FY25 Budget discussion by attending public Town Council workshops in the coming weeks, to ensure that Town Council is informed to best represent residents' priorities before they have their final approval of the proposed Budget on May 15th.

The Assessing department greatly appreciates your patience and understanding as we work to complete the remaining tasks in the revaluation process. We understand the significance of property taxes and their impact on your finances, and are committed to keeping you informed and providing any assistance or clarification. Stay tuned in the coming weeks regarding the next phase of the process, when we mail notices of preliminary new assessments at the end of May along with information regarding available opportunities for informal hearings with the Assessing department from June through August before results are finalized.

APPENDIX D-1: 09/18/23 – Town Assessor Gives 2024 Revaluation Overview (YouTube)



Town Assessor Gives 2024 Revaluation Overview

Instagram

Log In


Sign Up



Visit the website regularly to stay informed, and learn more in an upcoming Town Council Workshop on Wednesday, April 17 at 5:30pm, when the Assessor will provide valuation estimates.

More info at <https://www.scarboroughmaine.org/revaluation>

APPENDIX D-3: 04/29/23 – FY2024 Proposes Funding for Townwide Revaluation (Facebook)



Town of Scarborough, Maine

April 29, 2023 · 🌐

FY2024 Proposes Funding for Townwide Revaluation

Follow

⋮

The FY2024 proposed budget includes a town-wide revaluation to be conducted by the Assessing department. A Revaluation is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market). The Assessor has proposed that an in-house town-wide Statistical Market Update Revaluation commence in the Fall of 2023 for new market values as of April 1, 2024.

Sales that have taken place in the last three years indicate that the market value of property has increased. When the ratio of assessed value to sale price grows out of alignment, the State reduces many reimbursements and exemptions, like the homestead exemption. The Assessor recommends performing a revaluation as outlined in the FY24 Budget (Pg 72 Exhibit #7)

See less

as outlined in the FY24 Budget (Pg 72, Exhibit #7). Learn more about the proposed budget at www.scarboroughmaine.org/budget/fy2024

APPENDIX D-4: 04/11/24 – Myth vs Fact – Revaluation Edition (Facebook)



We're playing "Myth vs Fact"—Revaluation edition. Our Town Assessor Nick Cloutier hopped on camera to clarify some common myths we're hearing...

...

APPENDIX D-5: 04/12/24 – Assessor to Give Revaluation Workshop on April 17 (Facebook)



APPENDIX D-6: 06/03/24 – Revaluation: Revaluation Notices Mailed Last Week (Facebook)



Town of Scarborough, Maine

June 3 · 🌐

The latest Town of Scarborough newsletter gives details on the upcoming election and revaluation notices—our main areas of focus at this time. Other departments are gearing up for the summer season, so there is quite a variety happening within Town offices. Brush up on your beach info and find out about some fun summer programs! Read the newsletter for details on these topics and much more.



MYEMAIL-API.CONSTANTCONTACT.COM

June 1: Revaluation Notices, School Budget Vote, Beaches, & More

Latest updates from the Town of Scarborough June 1, 2024 Town of Scarborough Newsletter ...

APPENDIX D-7: 06/07/24 – Revaluation: Your Property Value Has Been Updated (Facebook)



Town of Scarborough, Maine

June 7 · 🌐

Revaluation: Your property value has been updated

Most property owners should have received notice of their updated property valuations in a notice that was sent last week. The notice includes your individualized (property-specific) assessment stating your new current value, as well as a flyer with details about the process and how to conduct your own research and appeal, if needed. Notices for non-residential, or commercial/industrial properties will be mailed later in June.

Your new assessed value will affect upcoming tax bills due October 2024 and March 2025.

Learn more about how these values were determined and other frequently asked questions at www.scarboroughmaine.org/revaluation



2024 Revaluation (Part 1)

TOWN COUNCIL WORKSHOP
SEPTEMBER 20, 2023



1

2024 Revaluation September 20th, 2023

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?

2

2024 Revaluation
“What”

PURPOSE OF THIS PRESENTATION

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

❖ Website: “2024 Revaluation”

3

2024 Revaluation
“What”

REVALUATION BASICS

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

4

2024 Revaluation

“Why” (Now)

➤ **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

5

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

6

2024 Revaluation
“Why” (Now)

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.

7

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*

8

2024 Revaluation
“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

9

2024 Revaluation
“Why” (Now)

**SALES RATIO
ANALYSIS DATA**

10

2024 Revaluation
“Why” (Now)

RESIDENTIAL PROPERTY (2019 – 2023)



11

2024 Revaluation
“Why” (Now)

COMMERCIAL / INDUSTRIAL (2018 – 2023)



12

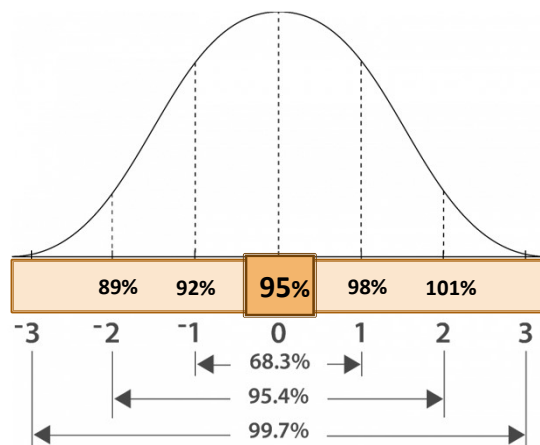
2024 Revaluation "Why" (Now)



13

2024 Revaluation Illustrative Examples

POST-REVAL RATIO OBJECTIVE



14

2024 Revaluation
Illustrative Examples

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**

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2024 Revaluation
Illustrative Examples

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

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2024 Revaluation
Illustrative Examples

How the revaluation could affect your property taxes:



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

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

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2024 Revaluation
Illustrative Examples

Example A:

Previous Assessed Value \$400,000 → Current Assessed Value \$560,000 →  Property Value 40% Increase →  average 50% → Taxes Likely DECREASE

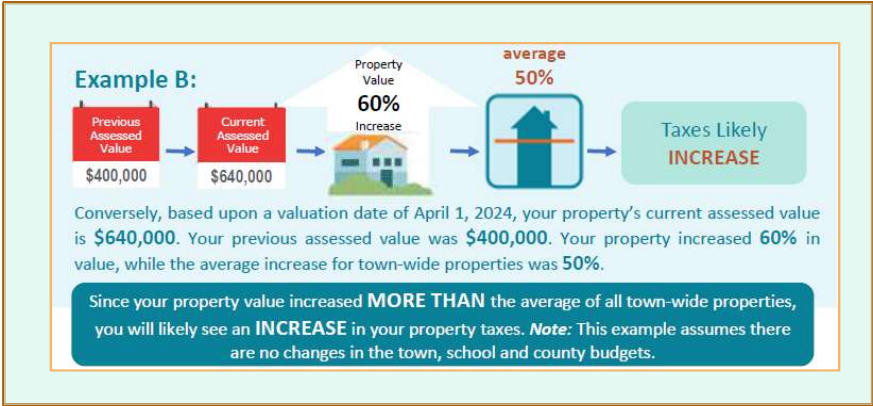
Based upon a valuation date of April 1, 2024, your property is assessed at \$560,000. Your previous assessed value was \$400,000. Your property increased 40% in value, while the average increase for town-wide properties was 50%.

Since your property value increased **LESS THAN** the average of all town-wide properties, you will likely see a **DECREASE** in your property taxes. *Note:* This example assumes there are no changes in the town, school and county budgets.

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

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2024 Revaluation
Illustrative Examples

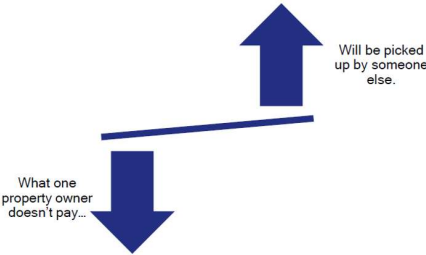


PLEASE NOTE: ACTUAL PERCENTAGES WILL NOT BE KNOWN UNTIL SPRING/SUMMER OF 2024

2024 Revaluation
Illustrative Examples

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”

➤ 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

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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

22

2024 Revaluation
“When”

PROJECT SCHEDULE

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

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2024 Revaluation
Public Communication

MEDIA / OUTREACH

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

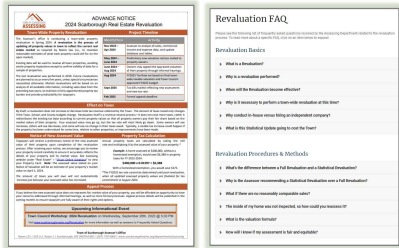
❖ Website: “2024 Revaluation”

24

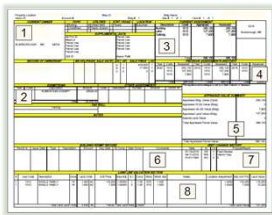
2024 Revaluation
Public Communication

www.scarboroughmaine.org/Revaluation

OVERVIEW & FAQs



SEARCH TOOLS & GUIDES



EDUCATIONAL MATERIALS



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2024 Revaluation
“What’s Next?”

NEXT 3 MONTHS

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

❖ Website: “2024 Revaluation”

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2024 Revaluation (Part 2)

TOWN COUNCIL WORKSHOP
JANUARY 17, 2024

*PART 1: SEPTEMBER 20, 2023



1

2024 Revaluation January 17th, 2024

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

2

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

3

2024 Revaluation
Recap: “Why” (Now)

➤ **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

4

2024 Revaluation
Recap: “Why” (Now)

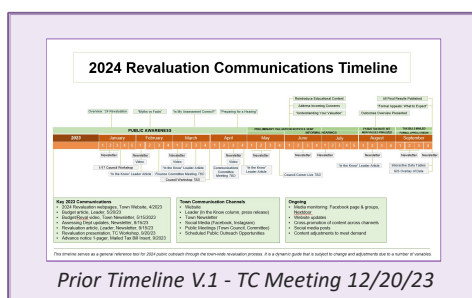
WHAT HAPPENS AS ASSESSED VALUES FALL BEHIND MARKET VALUES?

- 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 |
|----------|
| 2022 |
| 2023 |
| 2024 |
| 2025 |

	Homestead	
Tax Year	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



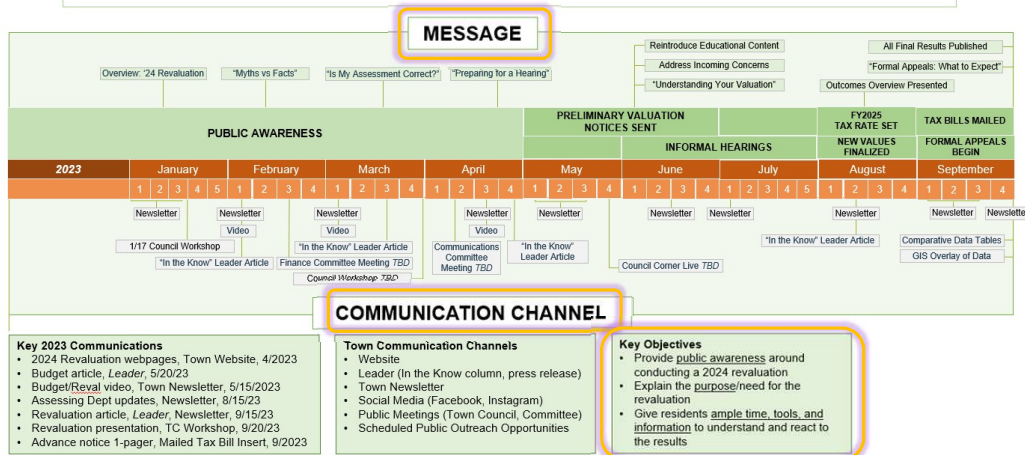
- ✓ Key Messages
- ✓ Objectives

Prior Timeline V.1 - TC Meeting 12/20/23

2024 Revaluation Communication

Timeline V.2 (see Attachments)

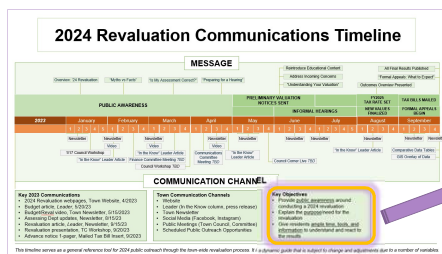
2024 Revaluation Communications Timeline



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.

7

2024 Revaluation Communication



Timeline V.2 (see Attachments)

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

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2024 Revaluation Communication

➤ 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

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2024 Revaluation Recap: Tax Impact Examples

CALCULATION OF TAX RATE

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

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

FY24

\$82.12 M / \$5.14 B = **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 M / \$7.14 B = **0.01150** (\$11.50 per \$1,000)

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

10

2024 Revaluation Recap: Tax Impact Examples

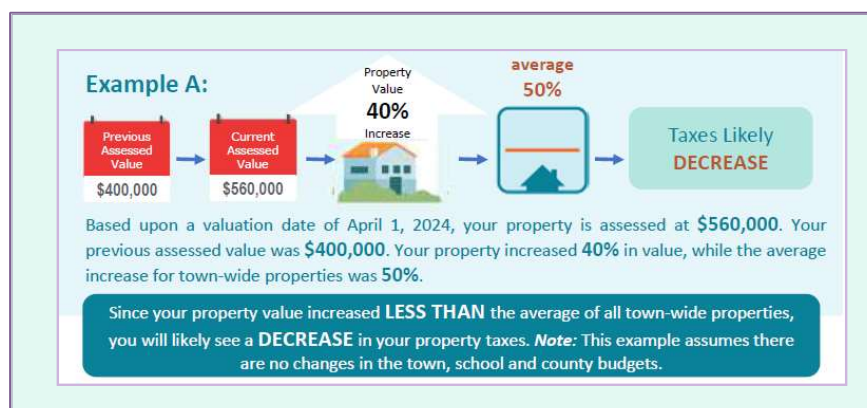
How the revaluation could affect your property taxes:

	Your Property's Value Change	Property Tax Impact
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3.	 HIGHER than Average Change for all properties	Taxes Likely INCREASE

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

11

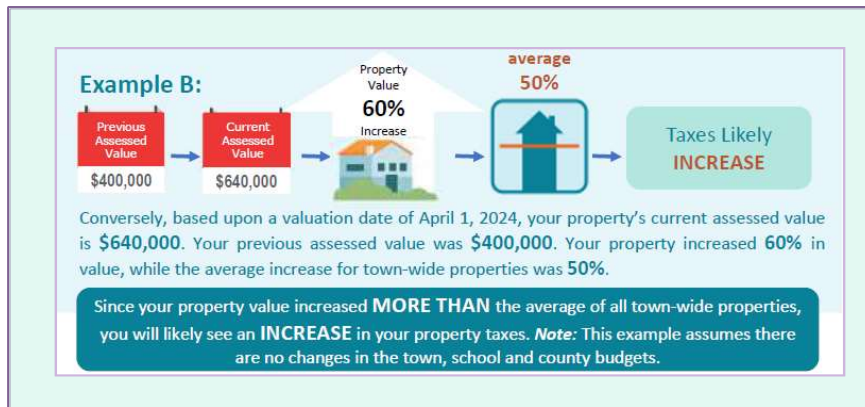
2024 Revaluation Recap: Tax Impact Examples



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

12

2024 Revaluation Recap: Tax Impact Examples



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

13

2024 Revaluation Illustrative Examples

PERCENT OF CHANGE

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

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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]



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2024 Revaluation Tax Impact Examples


PROPERTY VALUE & PROPERTY TAXES

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




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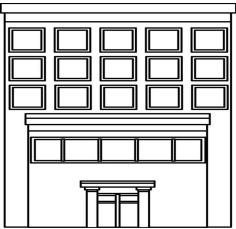
2024 Revaluation
Tax Impact Examples



\$400,000



\$600,000



\$4,000,000

400k + 600k + 4M = 5 Million

\$80,000

★ 17

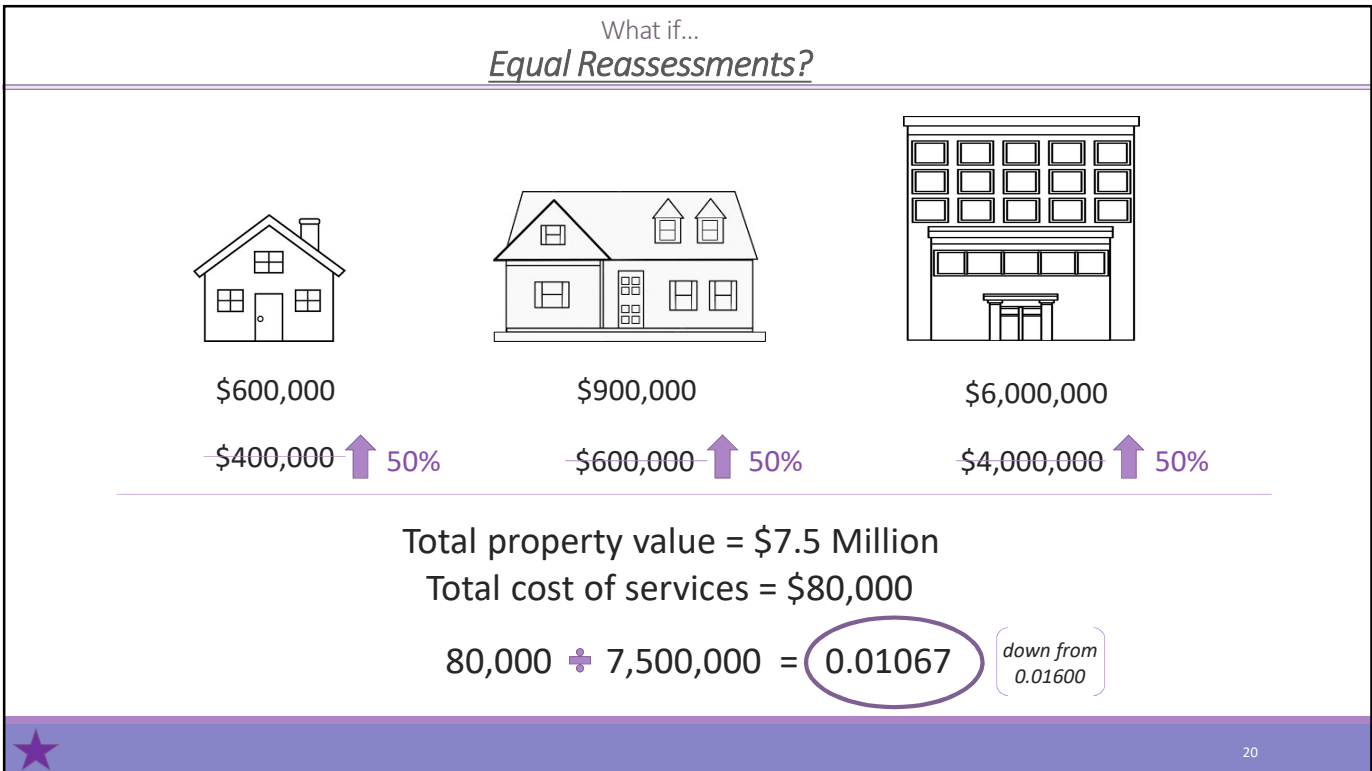
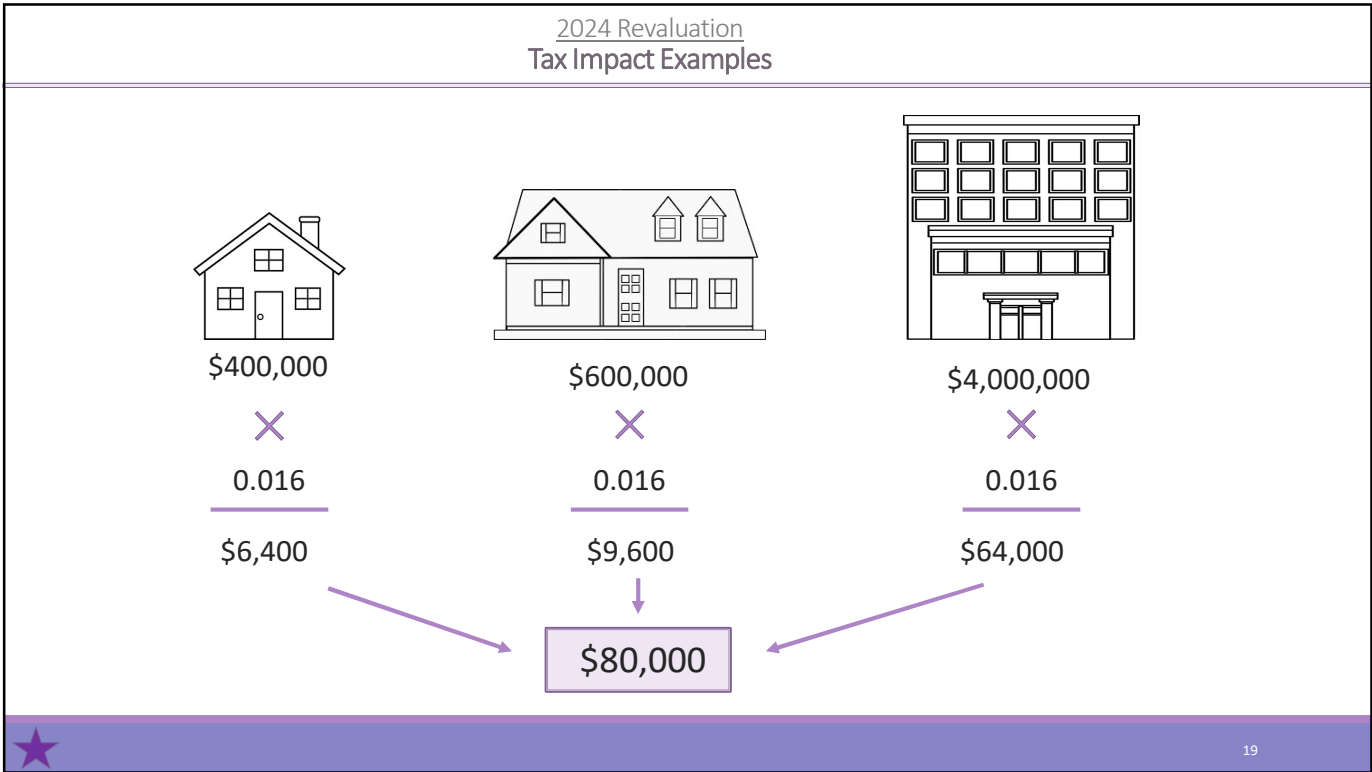
2024 Revaluation
Tax Impact Examples

Total property value = \$5 Million

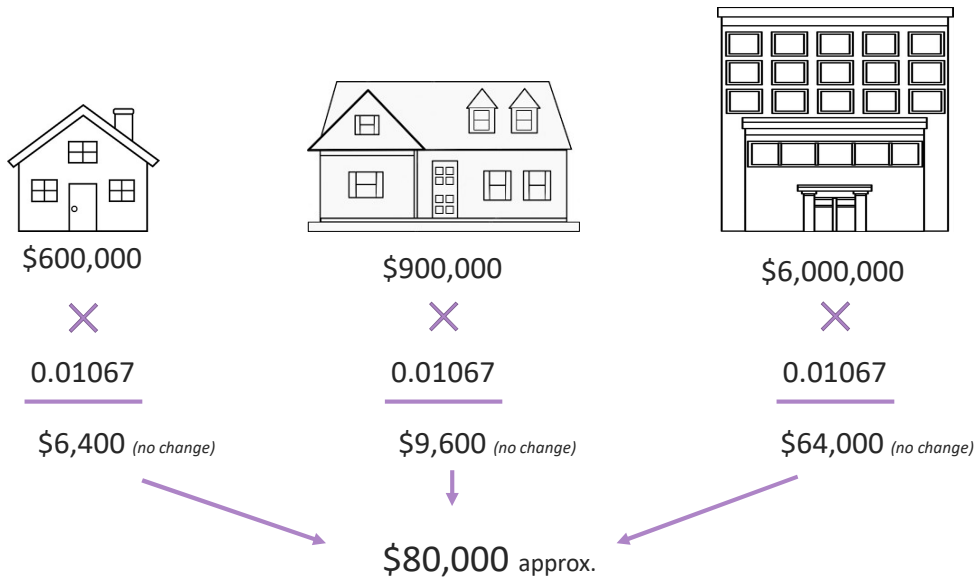
Total cost of services = \$80,000

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

★ 18

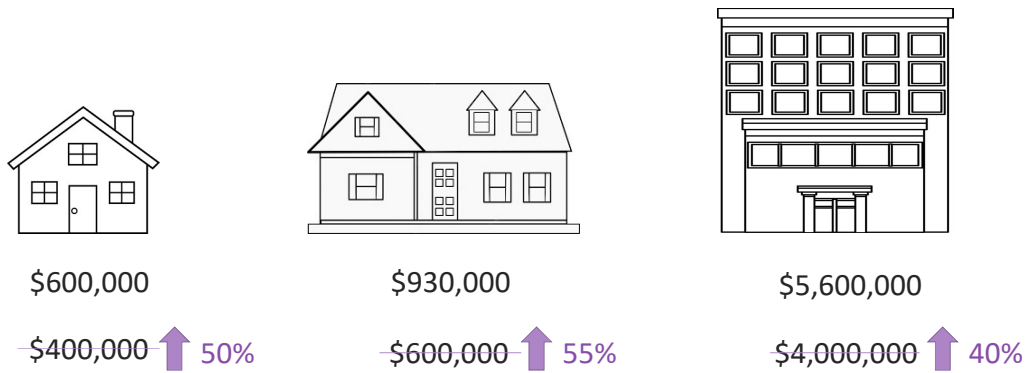


Equal Reassessments = Same Taxes



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What if... Varying Reassessments?

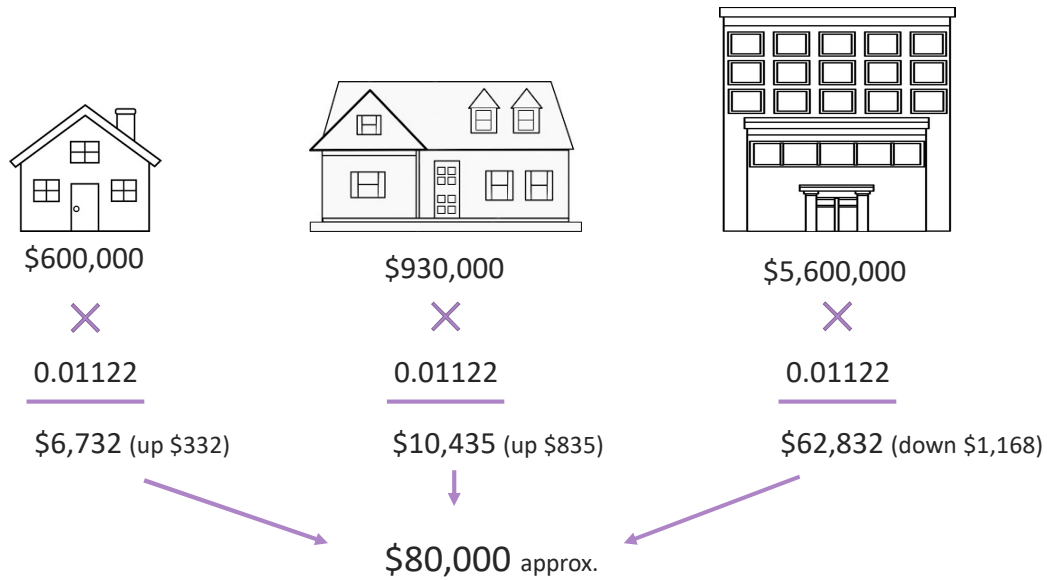


Total property value = \$7.13 Million (Up 42% from 5 Million)
 Total cost of services = \$80,000

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

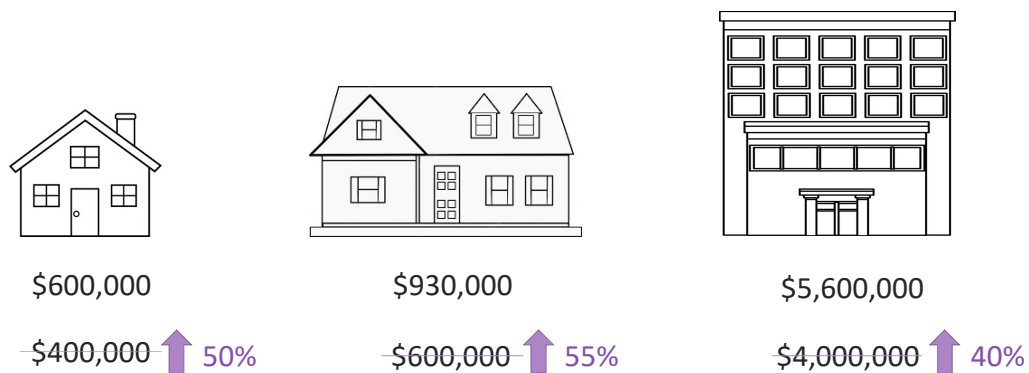
22

Varying Reassessments = Potential Tax Change



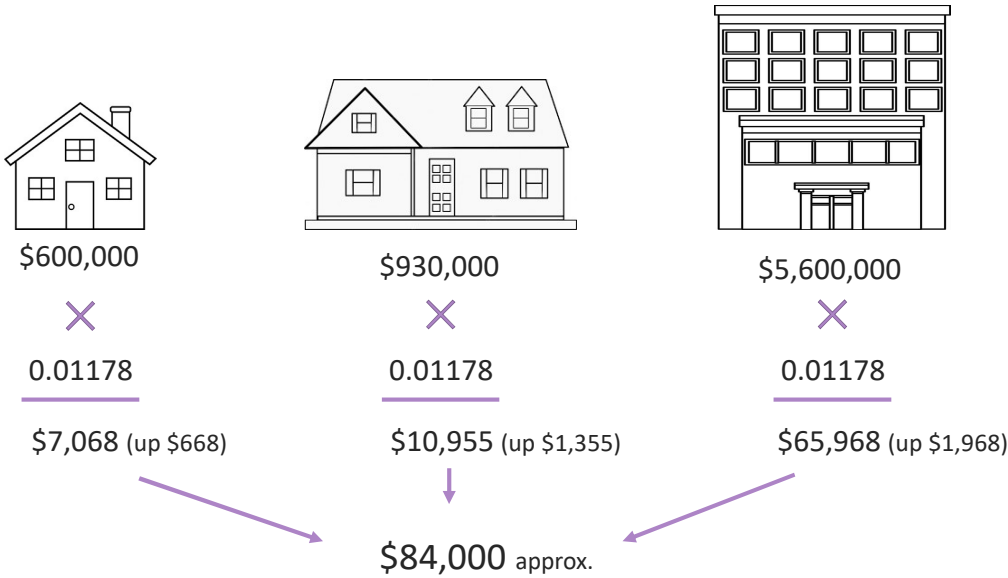
23

What if... Varying Reassessments AND Town Budget Change?



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Varying Reassessments AND Budget Change



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Varying Reassessments AND Budget Change

	\$600,000	\$930,000	\$5,600,000
Taxes Before	\$6,400	\$9,600	\$64,000
Due to Reassessment	\$332	\$835	-\$1,168
Due to Budget Change	\$336	\$520	\$3,136
New Taxes	\$7,068	\$10,955	\$65,968

TOTAL (NET) CHANGE ➡ + \$668 + \$1,355 + \$1,968

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2024 Revaluation
Tax Impact Examples

SECTION SUMMARY

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



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2024 Revaluation
Revaluation Basics (Part 2*)

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

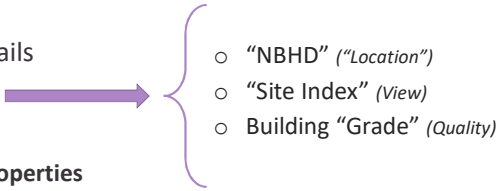
METHODS & STANDARDS

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

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2024 Revaluation
Revaluation Basics (Part 2)

PREPARATION

- **Assessing Dept. Preparation**
 - **Data Accuracy**
 - Objective Details
 - Consistency
1. Review All Sold Properties
2. Review All Un-Sold Properties
- 
- "NBHD" (*Location*)
 - "Site Index" (*View*)
 - Building "Grade" (*Quality*)

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2024 Revaluation
Revaluation Basics (Part 2)

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)

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2024 Revaluation
Revaluation Basics (Part 2)

LAND

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

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2024 Revaluation
Revaluation Basics (Part 2)

BUILDINGS

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

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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

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2024 Revaluation Revaluation Basics (Part 2)

RESIDENTIAL

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

1st Know Your Sales

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

2nd Know Your Cost Tables

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

3rd Ratio Studies

Test, Adjust, Retest!

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2024 Revaluation
Revaluation Basics (Part 2)

COMMERCIAL / INDUSTRIAL / APARTMENTS

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

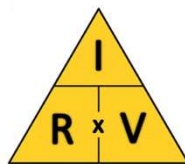
- **Sales:** Less Data
- **Cost:** Marshall & Swift
- **Income:** Driving Motivation

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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.

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2024 Revaluation
Revaluation Basics (Part 2)

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

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2024 Revaluation
Status Update

PROGRESS TO-DATE

January 2024

- Reviews ➡ Adjustments
- Land
- Residential
- Commercial

❖ *Annual Non-Reval Tasks*

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2024 Revaluation
FAQ

FREQUENTLY ASKED QUESTIONS

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



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2024 Revaluation
“What’s Next?”

NEXT 3 MONTHS

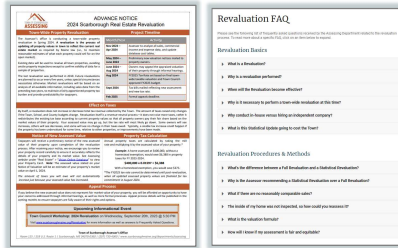
- New Construction
- Review ➡ Corrections
- Residential
- Commercial
- Communication

40

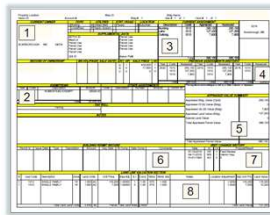
2024 Revaluation Public Communication

www.scarboroughmaine.org/Revaluation

OVERVIEW & FAQs



SEARCH TOOLS & GUIDES



EDUCATIONAL MATERIALS



2024 Revaluation (Part 3)

TOWN COUNCIL FINANCE COMMITTEE MEETING
FEBRUARY 8, 2024

*PART 1: SEPTEMBER 20, 2023

*PART 2: JANUARY 17, 2024

*GO TO WWW.SCARBOROUGHMAINE.ORG/REVALUATION FOR PRIOR PRESENTATIONS



FY25 Budget Considerations

Please Note: For Illustrative Purposes ONLY

Actual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)

Town Council Finance Committee Meeting

Thursday, February 8, 2024

Materials Include Information &/or Estimated Modeling Illustrations on the following:

- ~ Net Budget Change References
- ~ Tax Rate Computation Considerations
- ~ Potential Commercial to Residential "Shift" Modeling
- ~ State Senior Property Tax Stabilization Program: Impact Modeling
- ~ Local Senior Property Tax Assistance Program Information

FY25 Budget Considerations

Town Council Finance Committee Meeting

Thursday, February 8, 2024

Net Budget Change References

Section 1 of 5

FY25 Budget Goal Data

Net Budget Increase if Following Town Policy

(Est. Valuation Growth at 90% of Prior Year's Growth)

- AND -

Tax Rate Change = 3% Increase

Fiscal Year	Total Town Valuation	Total Net Budget	Tax Rate	Rate/\$1,000	Tax Rate Change	Tax Rate % Change
2023	\$4,988,176,876	\$76,768,042	0.01539	\$15.39		
2024	\$5,142,583,176	\$82,127,053	0.01597	\$15.97	\$0.58	3.77%

Prior Year Growth ->	\$154,406,300
X .90 ->	\$138,965,670

Council Policy Est. <i>Prior Year Total, plus 90% of Prior Year Growth</i>	2025	\$5,281,548,846	\$86,881,479	0.01645	\$16.45	\$0.48	3.00%
--	------	-----------------	--------------	---------	---------	--------	--------------

Amount of Net Budget Increase to equal 3% Tax Rate Increase	\$4,754,426
--	--------------------

Net Budget % Increase	5.47%
-----------------------	--------------

Note: if 5% Net Budget Increase, Total = \$86,233,406 and Increase = \$4,106,353

FY25 Budget Goal Data

Average Net Budget Increase in the Past 5 Years

Fiscal Year	Taxable Valuation	% Change in Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy	% Change in Annual Net Budget
2020	\$4,696,461,376	17.05%	14.70	-10.86%	\$69,037,982	4.35%
2021	\$4,727,230,976	0.66%	14.86	1.09%	\$70,246,652	1.75%
2022	\$4,845,682,776	2.51%	15.02	1.08%	\$72,782,155	3.61%
2023	\$4,988,176,876	2.94%	15.39	2.46%	\$76,768,042	5.48%
2024	\$5,142,583,176	3.10%	15.97	3.77%	\$82,127,053	6.98%

4.43%

5 Year Average

FY25 Budget Considerations

Town Council Finance Committee Meeting

Thursday, February 8, 2024

Tax Rate Computation Considerations

Section 2 of 5

Final FY24 Tax Rate Computation Tax Commitment 8-16-2023							
		2023 Budget		2024 Budget			
Municipal Gross		41,592,968		42,987,850		3.4%	
Less: Debt Revenues		(932,164)		(708,503)		-24.0%	
Less: TIF Revenues		(1,567,998)		(928,491)		-40.8%	
Less: TIF Revenues for Operating		(297,914)		(284,512)		-4.5%	
Less: Revenues		(17,199,803)		(18,255,592)		6.1%	
Total Municipal - Revenues		(19,997,879)		(20,177,098)		0.9%	
Municipal (Net Appropriation)		21,595,089		22,810,752		5.6%	
Education Gross		58,801,486		62,052,141		5.5%	
Less: Revenues		(6,851,528)		(7,792,838)		13.7%	
Education (Net)		51,949,958		54,259,303		4.4%	
Adult Learning		184,370		183,149		-0.7%	
Less: Revenues		(104,370)		(120,738)		15.7%	
Adult Learning (Net)		80,000		62,411		-22.0%	
Food Services		2,041,000		2,313,735		13.4%	
Less: Revenues		(2,041,000)		(2,313,735)		13.4%	
Food Service (Net)		-		-		0.0%	
Municipal Capital Program		8,264,872		6,904,300		-16.5%	
School Capital Program		2,313,283		140,456,583		5971.7%	
Total Capital Projects - Gross		10,578,155		147,360,883		1293.1%	
Less: Revenues							
Municipal Capital Program Revenues		(440,319)		(965,000)		119.2%	
Recreation Reserve		-		(300,000)		100.0%	
Working Waterfront Reserve		-		(50,000)			
Town Bond Revenues		(5,288,010)		(3,479,800)		-34.2%	
ARPA Revenues		(1,755,608)		-		-100.0%	
Downtown TIF		(130,000)		(885,000)		580.8%	
Municipal Capital Reserve Use		(17,435)		-		-100.0%	
School Capital Reserve Use		(199,000)		(405,783)		103.9%	
School Bond Revenues		(1,489,283)		(139,047,700)		9236.6%	
Total C.I.P. - Revenues		(9,319,655)		(145,133,283)		1457.3%	
Capital (Net Appropriation)		1,258,500		2,227,600		77.0%	
Total Townwide Operating Budgets		74,883,547		79,360,066		6.0%	
County Assessment		3,119,411		3,193,206		2.4%	
6 month County Assessment transition (Year 1 of 5)		-		287,875		100.0%	
Overlay		333,958		256,425		-23.2%	
Tax Increment Financing Districts		2,019,728		3,347,632		65.7%	
Credit Enhancement Agreements		1,525,197		1,411,477		-7.5%	
Resident Senior Property Tax Relief Fund		340,000		320,000		-5.9%	
Capital Equipment Reserve		-		-		0.0%	
Homestead Exemption Reimbursement		(1,490,804)		(1,554,641)		4.3%	
Business Equipment Tax Exemption (BETE)		(827,989)		(866,808)		4.7%	
State Municipal Revenue Sharing (Estimate)		(3,135,000)		(3,628,179)		15.7%	
Total Net Budget		76,768,048		82,127,053		7.0%	
	Fiscal Year	Taxable Value	Net Budget	Tax Rate	Rate/\$1,000	Change	% Change
Actual	2024	\$5,142,583,176	\$82,127,053	\$0.01597	\$15.97	\$0.58	3.77%
	2023	\$4,988,176,876	\$76,768,042	\$0.01539	\$15.39		

FY25 Budget Considerations

~ Tax Rate Computation Outlook ~

For Illustrative Purposes ONLY

Actual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)

OVERLAY

Budget Consideration	FY 24 Actual	FY 25 <i>Est. If No Reval</i>	FY 25 <i>Est. With Reval</i>	Details
Overlay	\$256,425	Same or Reduce: ≤ \$256 k	Increase: > \$256 k	<p>More abatements expected 1-2 years directly following Revaluations. Via careful review and pre-Commitment hearings with owners, the Assessor will aim to minimize exposure/issues requiring abatements, but they are still likely to occur significantly more than in a non-reval year.</p> <p>Totals of Abatements & Mediated Settlements from Prior Reval: 2018: \$658,000 2019: \$738,000 Total: \$1,396,000</p>

FY25 Budget Considerations

~ Tax Rate Computation Outlook ~

For Illustrative Purposes ONLYActual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)**TIFs & CEAs**

Budget Consideration	FY 24 Actual	FY 25 <i>Est. If No Reval</i>	FY 25 <i>Est. With Reval</i>	Details
TIFs	\$3,347,632	Increase: No Reval Impact	Increase: No Reval Impact	<p>TIFs = Revenue from Captured New Value <u>Retained by the Town</u></p> <p>There is new development & value created in TIF districts YoY, so the amount of captured TIF funds is projected to increase each year.</p> <p>The Reval is not expected to impact this number. Although values will increase the Tax Rate will decrease, so TIF funds would be approx. the same whether or not there was a Reval.</p> <p>Net Neutral:</p> <p>If all captured Town TIF revenues can be used to pay for allowable budget expenditures, it is possible for TIFs to have no Net effect on the budget</p>
CEAs	\$1,411,477	Increase: No Reval Impact	Increase: No Reval Impact	<p>CEAs = Revenue from Captured New Value in TIFs <u>to Developer(s)</u></p> <p>There is new development & value created in TIF districts YoY, so the amount of captured TIF funds (and thus CEA funds) is projected to increase each year.</p> <p>The Reval is not expected to impact this number. Although values will increase the Tax Rate will decrease, so CEA funds would be approx. the same whether or not there was a Reval.</p>

FY25 Budget Considerations

~ Tax Rate Computation Outlook ~

For Illustrative Purposes ONLY*Actual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)*

Homestead & BETE Reimbursements

Budget Consideration	FY 24 Actual	FY 25 <i>Est. If No Reval</i>	FY 25 <i>Est. With Reval</i>	Details
Homestead Reimbursement	\$1,554,641	Decrease: \$1,340,024	Decrease: \$1,125,465	FY24: $(23,500 \times 5,456) \times 0.01597 \times .76^* = 1,556,183$ (but 33 accts < 23,500) FY25-No Reval Rough Est: $(19,500 \times 5,500) \times 0.01644^{**} \times .76 = \$1,340,024$ FY25-w/ Reval Rough Est: $(25,000 \times 5,500) \times 0.01077^{***} \times .76 = \$1,125,465$
BETE Reimbursement	\$866,808	Decrease: \$740,435	Increase: \$888,525	FY24: $(115,483,700 \times .94) \times 0.01597 \times 0.50^* = \$866,808$ FY25-No Reval Rough Est: $(115,483,700 \times .78^{****}) \times 0.01644^{**} \times 0.50 = \$740,435$ FY25-w/ Reval Rough Est: $(165,500,000^{****} \times 100\%) \times 0.01077^{***} \times 0.50 = \$888,525$

Notes:

- * State's Fixed Reimbursement Rates (not reval-related): Homestead = .76 & BETE = .50
- ** 0.01644 = Est. Tax Rate if No Reval and 3% Tax Rate Increase YoY
- *** 0.01077 = Rough Est. of Possible Reval Outcome Tax Rate = See "Shift" Modeling Scenario B
- **** 165.5 M = Rough Est. of Possible Reval Outcome for BETE Value
- ***** .78 = Estimated Certified Ratio if No Reval, which Reimbursements must be adjusted by

FY25 Budget Considerations

Town Council Finance Committee Meeting

Thursday, February 8, 2024

Modeling of Potential Commercial to Residential "Shift"

Section 3 of 5

APPENDIX E-3: 02/8/24 FY Budget Considerations | Town Council Finance Committee Meeting | Part 3

	A	B	C	D	E	F	G	H
1	Modeling Exercise Example Template							
2	<i>Actual/Future Results Will Be Dependant Upon Several Currently Unknown Factors (TBD August 2024)</i>							
3								
4		Taxable Assessed Value					Total	Total
5		Residential	Commercial	Industrial	Personal Prop	Total Taxable	Residential	Non-Residential
7	Actual FY24 (4/1/2023)	3,847,211,900	937,189,576	247,722,500	110,459,200	5,142,583,176	3,847,211,900	1,295,371,276
8	% of Total	74.8%	18.2%	4.8%	2.1%		74.8%	25.2%
10	Est. FY25 (4/1/2024)	B7 x B15	C7 x C15	D7 x D15	E7 x E15	B10+C10+D10+E10	B10	C10+D10+E10
11	% of Total	B10 / F10	C10 / F10	D10 / F10	E10 / F10			
12								
13								
14							Resulting % of Town Valuation	
15	Avg. % Increase (Assessed Value)	#	#	#	#			
16		Residential	Commercial	Industrial	Personal Prop			
18	Avg % Tax Bill Change, If Net Budget Change equals ____*					Residential	Commercial	
19		_____ %	_____ %	_____ %	_____ %	G10 / F10	H10 / F10	
20								
21	<u>Figures Needed to Produce Modeling Outcomes</u>							
22								
23	* _____ : Est % Change of Tax Levy (Net Budget: FY24 to FY25)							
24								
25	Avg % Change in Assessed Value for:							
26	Residential : <u>#</u>				Industrial : <u>#</u>			
27	Commercial : <u>#</u>				Pers. Prop. : <u>#</u>			
28								
29								

Potential "Shift" - Modeling Exercise Examples
If YoY Net Budget Change in FY25 = 0% or No Change

*** For Illustrative Purposes ONLY ***

Actual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)

	Avg. % Increase (Assessed Value)	Resulting % of Town Valuation				Residential	Commercial	Resulting Mill Rate	Total Town Value	Townwide Assess Change
		60%	50%	50%	20%					
A		Residential	Commercial	Industrial	Personal Prop	Residential	Commercial			
	Avg % Tax Bill Change	2.0%	-4.4%	-4.4%	-23.5%	76.3%	23.7%	10.18	8.07 B	57%
*	If 0 % Net Budget Increase									
	Avg. % Increase (Assessed Value)	Resulting % of Town Valuation				Residential	Commercial	Resulting Mill Rate	Total Town Value	Townwide Assess Change
		60%	45%	45%	20%					
B		Residential	Commercial	Industrial	Personal Prop	Residential	Commercial			
	Avg % Tax Bill Change	2.8%	-6.9%	-6.9%	-22.9%	76.9%	23.1%	10.26	8.00 B	56%
*	If 0 % Net Budget Increase									
	Avg. % Increase (Assessed Value)	Resulting % of Town Valuation				Residential	Commercial	Resulting Mill Rate	Total Town Value	Townwide Assess Change
		60%	40%	40%	20%					
C		Residential	Commercial	Industrial	Personal Prop	Residential	Commercial			
	Avg % Tax Bill Change	3.5%	-9.4%	-9.4%	-22.3%	77.5%	22.5%	10.33	7.95	55%
*	If 0 % Net Budget Increase									

Potential "Shift" - Modeling Exercise Examples
If YoY Net Budget Change in FY25 = 5% Increase

*** For Illustrative Purposes ONLY ***

Actual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)

	Avg. % Increase (Assessed Value)	Resulting % of Town Valuation				Residential	Commercial	Resulting Mill Rate	Total Town Value	Townwide Assess Change
		60%	50%	50%	20%					
A		Residential	Commercial	Industrial	Personal Prop	Residential	Commercial			
	Avg % Tax Bill Change	7.1%	0.4%	0.4%	-19.7%	76.3%	23.7%	10.69	8.07 B	57%
	* <i>If 5% Net Budget Increase</i>									
	Avg. % Increase (Assessed Value)	Resulting % of Town Valuation				Residential	Commercial	Resulting Mill Rate	Total Town Value	Townwide Assess Change
		60%	45%	45%	20%					
B		Residential	Commercial	Industrial	Personal Prop	Residential	Commercial			
	Avg % Tax Bill Change	7.9%	-2.2%	-2.2%	-19.1%	76.9%	23.1%	10.77	8.00 B	56%
	* <i>If 5% Net Budget Increase</i>									
	Avg. % Increase (Assessed Value)	Resulting % of Town Valuation				Residential	Commercial	Resulting Mill Rate	Total Town Value	Townwide Assess Change
		60%	40%	40%	20%					
C		Residential	Commercial	Industrial	Personal Prop	Residential	Commercial			
	Avg % Tax Bill Change	8.7%	-4.9%	-4.9%	-18.5%	77.5%	22.5%	10.85	7.95	55%
	* <i>If 5% Net Budget Increase</i>									

FY25 Budget Considerations

Town Council Finance Committee Meeting

Thursday, February 8, 2024

Modeling of State Senior Property Tax Stabilization Program Impact

Section 4 of 5

FY25 Budget Considerations

~ Other / Misc. ~

State's Senior Property Tax Stabilization Program

(1-Year Program Only)

~ No Reval Impact ~

Approved Applicants	Total Tax Savings	Average	Median	Range
1,835	\$412,523	\$225	\$207	\$0 - 2,613

Notes:

For the majority of Applicants, Savings equated to not experiencing the following:

a) FY24 Tax Rate Increase of 3.77% or 0.58 Mill Rate change (aka .00058 tax rate change)

b) 6% Exemption Reductions (i.e. Homestead from 25,000 to 23,500, or ~ \$23.50)

i.e. \$375,000 [taxable assessed, after Exemptions] x 0.00058 = \$217.50 + \$23.50 = \$241

FY25 Budget Considerations

~ Other / Misc. ~

For Illustrative Purposes ONLY*Actual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)***State's Senior Property Tax Stabilization Program**

Modeling Example/Estimate of Potential FY25 Impact

FY 24 w/ "Freeze"	Assessed Value	Taxable Assessed if 23,500 Homestead	Total FY24 Taxes (0.01597 Rate)	Owner's Taxes Due	State's Portion	YoY % Change of Owner's Tax Bill
	400,000	376,500	\$6,013	\$5,771	\$241	0%

FY 25 If No Reval (Est. ONLY)	Assessed Value	Taxable Assessed if 19,500 Homestead	Tax Rate if 3% Rate Change	Owner's Taxes Due	Owner's Increase Vs. "Freeze" Year	% Change of Owner's Tax Bill
	400,000	380,500	0.01644	\$6,255	\$484	8.39%

FY 25 With Reval (Est. ONLY)	Assessed Value if 60% Increase	Taxable Assessed if 25,000 Homestead	Tax Rate if "B" from "Shift" Model	Owner's Taxes Due	Owner's Increase Vs. "Freeze" Year	% Change of Owner's Tax Bill
	640,000	615,000	0.01077	\$6,624	\$852	14.77%

Example 1 of 3: If 4/1/23 Assessed Value = 400,000

FY25 Budget Considerations

~ Other / Misc. ~

For Illustrative Purposes ONLY*Actual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)***State's Senior Property Tax Stabilization Program**

Modeling Example/Estimate of Potential FY25 Impact

FY 24 w/ "Freeze"	Assessed Value	Taxable Assessed if 23,500 Homestead	Total FY24 Taxes (0.01597 Rate)	Owner's Taxes Due	State's Portion	YoY % Change of Owner's Tax Bill
	300,000	276,500	\$4,416	\$4,232	\$183	0%

FY 25 If No Reval (Est. ONLY)	Assessed Value	Taxable Assessed if 19,500 Homestead	Tax Rate if 3% Rate Change	Owner's Taxes Due	Owner's Increase Vs. "Freeze" Year	% Change of Owner's Tax Bill
	300,000	280,500	0.01644	\$4,611	\$379	8.96%

FY 25 With Reval (Est. ONLY)	Assessed Value if 60% Increase	Taxable Assessed if 25,000 Homestead	Tax Rate if "B" from "Shift" Model	Owner's Taxes Due	Owner's Increase Vs. "Freeze" Year	% Change of Owner's Tax Bill
	480,000	455,000	0.01077	\$4,900	\$668	15.79%

Example 2 of 3: If 4/1/23 Assessed Value = 300,000

FY25 Budget Considerations

~ Other / Misc. ~

For Illustrative Purposes ONLY*Actual/Future Results Will Be Dependant Upon Several Unknown Factors (TBD August 2024)***State's Senior Property Tax Stabilization Program**

Modeling Example/Estimate of Potential FY25 Impact

FY 24 w/ "Freeze"	Assessed Value	Taxable Assessed if 23,500 Homestead	Total FY24 Taxes (0.01597 Rate)	Owner's Taxes Due	State's Portion	YoY % Change of Owner's Tax Bill
	600,000	576,500	\$9,207	\$8,849	\$357	0%

FY 25 If No Reval (Est. ONLY)	Assessed Value	Taxable Assessed if 19,500 Homestead	Tax Rate if 3% Rate Change	Owner's Taxes Due	Owner's Increase Vs. "Freeze" Year	% Change of Owner's Tax Bill
	600,000	580,500	0.01644	\$9,543	\$694	7.84%

FY 25 With Reval (Est. ONLY)	Assessed Value if 60% Increase	Taxable Assessed if 25,000 Homestead	Tax Rate if "B" from "Shift" Model	Owner's Taxes Due	Owner's Increase Vs. "Freeze" Year	% Change of Owner's Tax Bill
	960,000	935,000	0.01077	\$10,070	\$1,221	13.79%

Example 3 of 3: If 4/1/23 Assessed Value = 600,000

FY25 Budget Considerations

Town Council Finance Committee Meeting

Thursday, February 8, 2024

Local Senior Property Tax Assistance Program

Section 5 of 5

FY25 Budget Considerations

~ Tax Rate Computation Outlook ~

Scarborough's Senior PTAP

~ No Reval Impact ~

FY24 Actual Outcomes

	Eligible Applicants	Benefit Sum
Owner	395	\$ 290,896.23
Rental	28	\$ 20,327.65
Total	423	\$ 311,223.88

Full*	401	\$ 300,750.00
Partial	22	\$ 10,473.88

Notes

* FY24 Max or Full Benefit Amount per Household = \$750

~ Increased from \$600 to \$750 in 2020

~ Household Income Limit = \$50,000 AGI

CHAPTER 313-A

TOWN OF SCARBOROUGH

PROPERTY TAX ASSISTANCE

ORDINANCE



Adopted November 4, 2015

Amended June 7, 2017

Amended November 1, 2017

Amended April 18, 2018

Amended June 24, 2020

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CHAPTER 313-A

TOWN OF SCARBOROUGH PROPERTY TAX ASSISTANCE ORDINANCE

Section 1. Purpose

The purpose of this Ordinance is to establish a program to provide property tax assistance to persons 62 years of age and over who reside in the Town of Scarborough.

Section 2. Definitions

Homestead: A homestead is a dwelling owned or rented by the person seeking tax assistance under this Ordinance or held in a revocable living trust for the benefit of that person. The dwelling must be occupied by that person as a home.

Qualifying applicant: A qualifying applicant is a person who is determined by the Tax Assessor or her/his designee, after review of a complete application submitted under Section 4 of this Ordinance, to be eligible for a payment under the terms of this Ordinance. [amended 11/01/17]

Section 3. Criteria for Participation

In order to participate in the Property Tax Assistance Program, an applicant shall demonstrate all of the following:

- a. The applicant shall be 62 years of age or more by last day on which an application may be filed under Section 4 of this Ordinance.
- b. The applicant shall have been a resident of the Town of Scarborough with a Homestead therein for the ten years immediately preceding the last day on which an application may be filed under Section 4 of this Ordinance.
- c. The federal adjusted gross income of the applicant (plus that of any other adult members of the applicant's household) does not exceed \$50,000.

Section 4. Application and Payment Procedures

Persons seeking to participate in the Property Tax Assistance Program shall submit a written request to the Tax Assessor no later than October 15th. Applications are required every year to participate in this program. The Tax Assessor shall provide an application form for the program, which shall include the applicant's name, homestead address and contact information. At the time of application, Applicants must provide adequate evidence of eligibility. The Assessor may accept a statement under oath. No confidential income records, including tax returns, will be kept by the Town. The Tax Assessor shall review and determine if the application is complete and accurate and if the applicant is eligible to participate in the Program. The Tax Assessor shall notify an applicant if an application is determined to be incomplete. The Tax Assessor's decision on eligibility to participate in the Program shall be final.

Section 5. Determination of eligibility and amount of eligibility [Amended 11/07/17 - 06/07/17 – 04/18/18]

1. Eligibility for Homeowners

If the Tax Assessor determines that the applicant is eligible to participate in the Program, he/she shall determine the amount of the benefit paid. The amount shall be the least of the following:

- a. The amount, if any, by which (i) the taxes assessed for fiscal year of the Town beginning on July 1 of the preceding calendar year exceeds (ii) 5% of the federal adjusted gross income of the applicant (plus that of any other adult members of the applicant's household); or

- b. A pro-rata share of the available monies in the Program Fund, including any amount in the Property Tax Assistance Reserve Account, allocated based on the amount of the refunds determined under sub-section a for all eligible applicants; or
- c. \$750.00. [Amended 06/07/17, Amended 06/24/2020]

In the case of applicants who did not file federal income tax returns, the Tax Assessor, upon presentation of adequate information returns and other information, shall calculate the federal adjusted gross income.

2. Eligibility for Renters

In the case of renters, the tax assessed for purposes of Section 5.1.a(i) shall be deemed to include 18% of the rent payable from own funds by applicant (and other adult members of applicant's household) in the preceding calendar year. The Tax Assessor, upon presentation of adequate documents and other information, shall determine the amount of rent. [Amended 04/18/18]

Section 6. Annual Report to the Town Council

The Tax Assessor shall report in writing to the Town Council no later than their first regular meeting in December each year the projected payments and number of eligible applicants requesting assistance for the program fund.

Section 7. Program Fund - Limitations On Payments

In the event that a lack of funding results in no payment or less than the full payment to a qualifying applicant, the request will not carry over to the next year.

Section 8. Creation of the Program Fund

The Program Fund from which payments shall be made under the terms of this Ordinance shall be created as follows:

As funds are available, the Town Council shall annually appropriate monies from the general fund or other sources to support this program. Any surplus monies available after all payments have been made shall revert to the Property Tax Assistance Reserve Account.

Section 9. Timing of Payments

A person who qualifies for payment under this Program shall be mailed a check for the full amount no later than December 15th for the year in which participation is sought.

Section 10. Limitations upon payments

Only one qualifying applicant per household shall be entitled to payment under this Program each year. The right to file an application under this Ordinance is personal to the applicant and does not survive the applicant's death, but the right may be exercised on behalf of an applicant by the applicant's legal guardian or attorney-in-fact. If an applicant dies after having filed a timely complete application that results in a determination of qualification, the amount determined by the Tax Assessor shall be disbursed to another member of the household as determined by the Town Assessor in consultation with the Town Manager. If the applicant was the only member of a household, then no payment shall be made under this Ordinance.

Section 11. Effective Date and Repeal of Prior Ordinance

This ordinance repeals and replaces Chapter 313, the Town of Scarborough Property Tax Assistance Ordinance adopted on April 18, 2007 as amended such that this Chapter applies to applications for property tax assistance received after October 15, 2015 under this chapter for payments paid beginning in calendar year 2016 related to taxes assessed in fiscal year July 1, 2015 through June 30, 2016, and thereafter.

Town of Scarborough
Property Tax Assistance Program
Determination of Eligibility and Benefits

(This version for Tax Filing Owners)

- | | |
|---|------------------------------|
| 1. Name: _____ | Phone: _____ |
| 2. Address: _____ | E-Mail: _____ |
| 3. Date of Birth: _____ | Document Seen: _____ |
| Applicants must be 62 on 10/15/2016 | _____ ME Driver's License/ID |
| Born on/before 10/15/1954 | _____ US Passport |
| | _____ Other _____ |
| 4. Resident of Scarborough | Document Seen: _____ |
| For at least 10 years on 10/15/2016 | _____ Assessing Record |
| | _____ Other |
| | _____ Oath |
| 5. Federal Adjusted Gross Income | |
| From filed Form 1040, 1040-A, or 1040-EZ | _____ |
| 6. Additional income of other adults in household | _____ |
| 7. Total Income (Line 5 plus Line 6) | _____ |
| 8. Income Limit | \$50,000 |
| a. If line 7 exceeds line 8: STOP: No benefit paid | |
| 9. Benefit Threshold | _____ |
| 5% of Line 7 | |
| 10. Real Estate Tax Assessed | _____ |
| July 1, 2015 through June 30, 2016 (FY 2016) | _____ |
| 11. Excess of Tax Assessed over Benefit Threshold | _____ |
| Line 10 minus Line 9. If line 10 does not exceed | |
| Line 9: STOP: No benefit paid | |
| 12. Benefit Cap | \$500 |
| 13. Benefit Determined (Check Mailed by 12/15/2016) | _____ |
| Lesser of Excess Tax of Benefit Cap | |
| (Lesser of Line 11 or Line 12) | |

Oath: I certify that the information contained herein is accurate to the best of my knowledge and belief, under penalties of perjury.

Signed: _____

Prepared / Approved by _____ Date: _____

2024 Revaluation (Part 4)

TOWN COUNCIL WORKSHOP

APRIL 17, 2024

*PART 1: SEPTEMBER 20, 2023

*PART 2: JANUARY 17, 2024

*PART 3: FEBRUARY 8, 2024

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



1

2024 Revaluation April 17th Workshop

OUTLINE

- **Estimated Reval Outcomes**
~ Tax Impacts & “Factors”
- **FY25 Budget**
- **FAQs & FYIs**
- **What’s Next...**

2

2024 Revaluation
April 17th Workshop

KEY ?S



3

Factors
Estimated Revaluation Outcomes

FACTORS

That May Impact Your Taxes This Year

Scope of Reval

1. **Relative Assessment Change**
2. **Commercial ➡ Residential “Shift”?**

*Not a Product
of the Reval*

3. **FY25 Budget**
4. **State’s Property Tax “Stabilization” Program**

4

Factor 1
Relative Assessment Change

RESIDENTIAL

- **Single Family**
- **Condo**
- **Manufactured Homes**
- **Vacant Land**

Other Property Types

COMMERCIAL & INDUSTRIAL REAL ESTATE
&
"PERSONAL PROPERTY" (BUSINESS EQUIPMENT+)

5

Factor 1
Relative Assessment Change

EST. ASSESSED VALUE CHANGE

Macro: Overall



Sales Data Analysis

.....

Micro: Each Property



Reviews, Corrections, Adjustments



"Grade"
(Quality)



"Depreciation"
(Condition)



"NBHD"
(Location)



"Site Index"
(View)

6

Factor 1 Relative Assessment Change

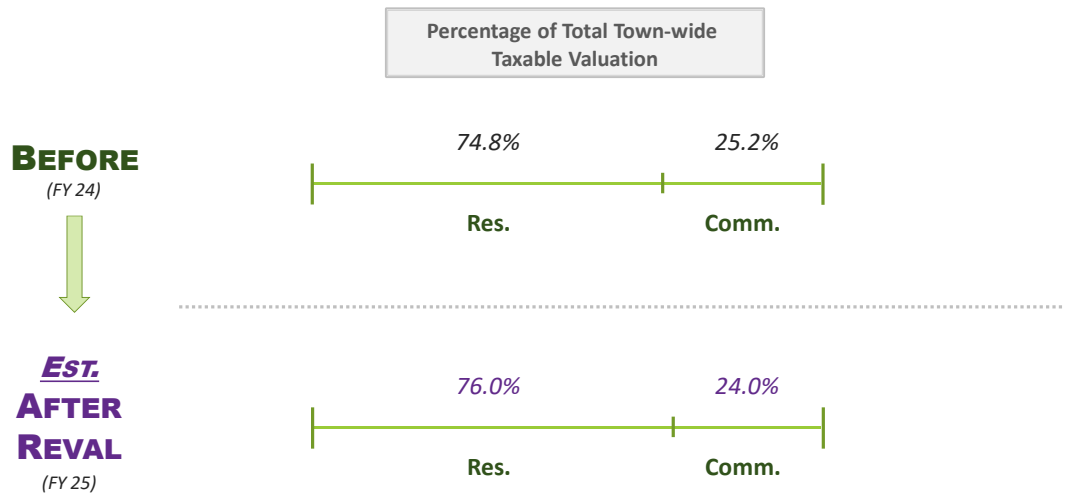
EST. ASSESSED VALUE CHANGE

	Estimated % Change in Assessed Value	
	AVERAGE	MEDIAN
SF Home	53%	54%
Condo	55%	52%
Manuf. Home	51%	40%
Vacant Land	50%	44%

Res. Overall	
Estimated % Change in Assessed Value	
AVERAGE	MEDIAN
53%	53%

7

Factor 2 Commercial ➔ Residential “Shift”



8

Factor 2

Commercial ➔ Residential “Shift”

"Shift" - Estimate				
If YoY Net Budget Change in FY25 = <u>5% Increase</u>				
(Est. as of 4/17/23)				
Avg. % Increase (Assessed Value)	53%	45%	47%	20%
	Res	Comm	Indust	Pers Prop
Est. Avg. % Tax Bill Change	6.7%	1.1%	2.5%	-16.3%
+43% Combined				
Resulting % of Town Valuation				
Resulting Mill Rate Total Town Value Townwide Assess Change				
Residential Commercial				
76.0% 24.0%				
11.14 7.74 B 50.5%				

9

Factor 2

Commercial ➔ Residential “Shift”

	Taxable Assessed Value					Total Residential	Total Non-Residential
	Residential	Commercial	Industrial	Personal Prop	Total Taxable		
FY24 (4/1/2023)	3,847,211,900	937,189,576	247,722,500	110,459,200	5,142,583,176	3,847,211,900	1,295,371,276
% of Total -->	74.8%	18.2%	4.8%	2.1%		74.8%	25.2%
<u>EST.</u> FY25 (4/1/2024)	5,886,234,207	1,358,924,885	364,152,075	132,551,040	7,741,862,207	5,886,234,207	1,855,628,000
% of Total -->	76.0%	17.6%	4.7%	1.7%		76.0%	24.0%

Factor 3

FY25 Budget

	Fiscal Year	Taxable Valuation	% Change in Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy	% Change in Annual Budget
Actual Now	2024	\$5,142,583,176	3.10%	15.97	3.77%	\$82,127,053	6.98%
Est. Projection	2025	\$7,741,862,207	50.54%	11.14	-30.24%	\$86,233,406	5.00%

Assumption used for all "Tax Impact" Estimates to follow

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Factors 1, 2, & 3 Tax Impact Estimates

EST. TAX BILL CHANGE

(Not Including State's "Stabilization" Program Impact)

	Estimated % Change in Tax Bill	
	AVERAGE	MEDIAN
SF Home	6.7%	7.3%
Condo	7.8%	5.9%
Manuf. Home	5.7%	3.5%
Vacant Land	4.6%	0.7%

Res. Overall

Estimated % Change in Taxes	
AVERAGE	MEDIAN
6.7%	6.9%

Homes Only*

AVERAGE	MEDIAN
6.8%	7.1%

(*Excluding Vacant Land)

Note: Estimates Assume 5% Net Budget Increase FY25

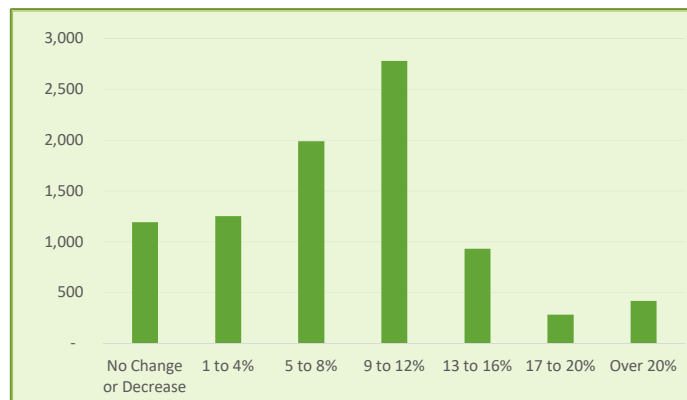
11

Factors 1, 2, & 3 Tax Impact Estimates

EST. TAX IMPACTS: RESIDENTIAL PROPERTIES

(Not Including State's "Stabilization" Program Impact)

Tax Bill Change Range	Est # Properties	Est % Res Owners
No Change or Decrease	1,193	13%
1 to 4%	1,253	14%
5 to 8%	1,990	22%
9 to 12%	2,778	31%
13 to 16%	932	11%
17 to 20%	283	3%
Over 20%	418	5%



Note: Estimates Assume 5% Net Budget Increase FY25

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Factors 2, 3, & 4 Tax Impact Estimates

SIMPLIFIED SUMMARY OF IMPACT FACTORS

Factor	Est. Avg Tax Impact	
	If Not in State Program	Stabilization Program Participants
5% Net Budget Increase (with est. YoY value growth)	2.25%	2.25%
Revaluation (Est. Avg Impact)	4.75%	4.75%
State's Property Tax Stabilization Program Ended	n/a	4.0% *
Total Est. Avg Tax Increase (Per figures above **)	7.0%	11.0%

← > 1,800 Households

* State Program Participants' Avg Savings Last Year: 3.77% Tax rate increase deferred (15.39 vs. 15.97) **AND** Full Value Exemptions "frozen" (i.e. Homestead/Vet) vs. Reduced by State "Certified Ratio" for others

**Note: More Specific Estimates for State Program participants outlined on Next Pages, which vary from simplified version above

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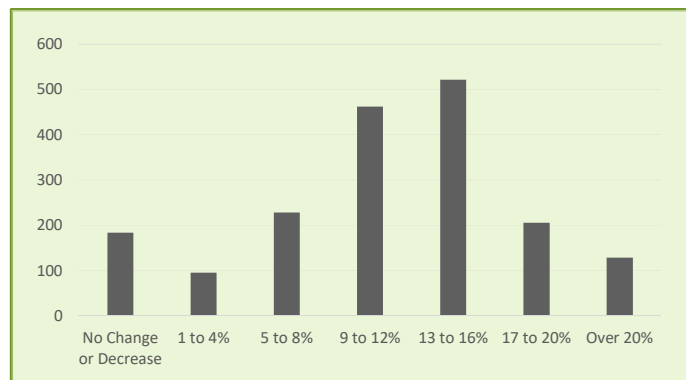
All 4 Factors Combined Tax Impact Estimates

STATE'S STABILIZATION PROGRAM PARTICIPANTS

Estimated % Change in Taxes	
AVERAGE	MEDIAN
11.9%	12.0%

Est. Tax Bill Change **Including**
State Program Impact

"Stabilization" Participant's Tax Bill Change Range	Est # Properties	Est % Res Owners
No Change or Decrease	183	10%
1 to 4%	95	5%
5 to 8%	228	13%
9 to 12%	462	25%
13 to 16%	521	29%
17 to 20%	205	11%
Over 20%	128	7%



Note: Estimates Assume 5% Net Budget Increase FY25

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All 4 Factors Combined Tax Impact Estimates

EXAMPLE FY25 YoY Tax Impacts

		> 6,700 Households			> 1,800 Households		
		If Not in State Program			Stabilization Program Participants		
FY24	FY24 Assessed	400,000	600,000	800,000	400,000	600,000	800,000
	Homestead Exe	(23,500)	(23,500)	(23,500)	(25,000)	(25,000)	(25,000)
	Taxable Value	376,500	576,500	776,500	375,000	575,000	775,000
	Tax Rate	0.01597	0.01597	0.01597	0.01539	0.01539	0.01539
	Annual Taxes	\$6,013	\$9,207	\$12,401	\$5,771	\$8,849	\$11,927
FY25	FY25 Assessed *	612,000	918,000	1,224,000	612,000	918,000	1,224,000
	Homestead Exe	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
	Taxable Value	587,000	893,000	1,199,000	587,000	893,000	1,199,000
	Est Tax Rate *	0.01114	0.01114	0.01114	0.01114	0.01114	0.01114
	Est Annual Taxes	\$6,539	\$9,948	\$13,357	\$6,539	\$9,948	\$13,357
YoY Tax Change		\$526	\$741	\$956	\$768	\$1,099	\$1,430
Taxes % Change		8.8%	8.1%	7.7%	13.3%	12.4%	12.0%

**Note: Examples above Assume Est. Avg Assessed Increase (+53%) & Est. Tax Rate after Reval (0.01114) if 5% Net Budget Increase in FY25*
Note: Stabilization Participant Examples assume last year's "Freeze" of FY23 Tax Rate (15.39) & FY23's Full Value Homestead Exemption (25,000)

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April 17th Revaluation Workshop Concluding Points

FAQs & FYIs

- Tax Impact
- Storm Damage
- FEMA Flood Maps
- Different Parts of Town
- Exemptions Calc
- Why is my Assessment Increasing?

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April 17th Revaluation Workshop
Concluding Points

What's Next?

- **Notices: *End of May***
- **Informal Hearings: *June - August***
- **FY25 Budget Process: *Now - June***
- **Tax Commitment: *Late August***
- **How Owners Can Prepare?**

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



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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)

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2024 Revaluation Assessment Notices

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.

TAX YEAR	ASSESSMENT	TAX RATE	ANNUAL TAXES
2023-2024 (FY 24)	Prior Assessed Value: Exemptions: Taxable Value: 	15.9125/1,000 or x 0.0159125	*Total:
2024-2025 (FY 25)	*New Assessed Value: Exemptions: Taxable Value: 	Est. 11.85/1,000 or x 0.01185	Est. Total:

*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 Total (\$2,020,000.00) 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
201 US Route One | PO Box 501 | Scarborough, Maine 04107 | P: (207) 751-4500 | www.scarboroughmaine.org

Notice Letter

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

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2024 Revaluation Assessment Notices

TOWN OF SCARBOROUGH, MAINE
ASSESSING

ABOUT YOUR ASSESSMENT

REVALUATION OVERVIEW

The Assessor's Office conducted a team-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., the current reasonable estimate 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 one of approximately 100 communities with assessment requirements through Maine State law. When this happens, the State reduces many nonrenewable 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 to use:

Property Records Historical records maintained for all Scarborough properties in a building permit, inspection, map, etc.	Valuer Database Information on assessments, property features, current sales data, and ownership.
ANALYSIS OF ALL AVAILABLE DATA	
GIS Parcel Viewer Interactive application providing property characteristics information and geographic data for town parcels.	Property Sales Database of real estate sales considered in the Revaluation (4/1/23-4/1/24).

The resources above are publicly available. Go to www.scarboroughmaine.org/propertysearch.aspx to access these tools and open information. If you do not wish to be published online, you may be able to find the information at the Assessor's Office or on our state website.

Have questions about the revaluation?
Visit www.scarboroughmaine.org/revaluation
Call: (207) 751-4500 (toll-free) 7:00 a.m. and 7:00 p.m. Monday through Friday
Email: reval@scarboroughmaine.org

TOWN OF SCARBOROUGH, MAINE

"About Your Assessment" Flyer

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

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2024 Revaluation
Assessment Notices

Property Search Tools



Overview

Vision Database

Property Sales

GIS Parcel Viewer

Historical Records

www.scarboroughmaine.org/property-search-tools

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2024 Revaluation
Status Updates

Status Updates

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

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2024 Revaluation
Status Updates

FAQs

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

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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

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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%

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2024 Revaluation
FAQ Explanation: Example 2

Address: SCHOONER RD



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

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%

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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%

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2024 Revaluation
FAQ Explanation: Example 4

Address: MEMORY LN



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

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%

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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%

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2024 Revaluation
FAQ Explanation

“Re-Sold” Property Examples Summary

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

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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***

TOWN OF SCARBOROUGH

E-NEWSLETTER

2023

Published on April 28, 2023

In-House Townwide Property Revaluation

The FY2024 proposed budget includes a town-wide revaluation to be conducted by the Assessing department.

A Revaluation is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market). The Assessor has proposed that an in-house town-wide Statistical Market Update Revaluation (“Statistical Revaluation”) commence in the Fall of 2023. The reassessment project will establish market value as of April 1, 2024 and will be reflected in the tax bills issued in the Fall of 2024.



The primary purpose of a revaluation is to create equitable distribution of the tax burden. The Assessor is responsible for ensuring the fair and equitable assessment of all property located within the town. In accordance with state law, as assessed values fall out of alignment with actual market values over time, the Assessor’s Office must revalue all properties to ensure fairness to all property owners within the town.

Sales that have taken place in the last three years indicate that the market value of property has increased. When the real estate market has higher prices, the ratio of assessed value-to-sales price grows further out of alignment. When this occurs, the “Certified Ratio” from the State reduces many reimbursements and exemptions. A Revaluation can bring State reimbursements and exemptions back to full value. If we do not conduct a Revaluation, the homestead exemption, as well as several other exemptions and State reimbursements, will continue to decrease.

The last revaluation was performed in 2019 by independent contractor KRT Appraisal. Post-revaluation public workshops were conducted by Town Leadership and Assessing regarding how the revaluation process could be improved upon. One conclusion was to perform more regularly scheduled revaluations, and are now currently proposed to occur once every 5th year, unless special circumstances necessitate otherwise. Market update revaluations will be based upon existing property data and sales data from the preceding 2 years. This routine cycle will help to maintain a fairly apportioned property tax burden and provide predictability for taxpayers.

Another outcome after the 2019 revaluation was to use in-house Assessing staff to conduct future revaluations, rather than an independent contractor. The Assessing department has a Scarborough-specific base of knowledge of Town properties and the real estate market. The department will also be able to provide a higher level of customer service throughout the process and the overall cost is largely reduced. The estimated cost related to the in-house revaluation totals \$44,000, as compared to \$391,000 for the one performed by KRT Appraisal in 2019.

The goal of the 2024 revaluation is to appraise thousands of properties, all at one time, to create uniform, equitable and fair assessments. The Assessing department strives to follow established industry standards for mass appraisal, and is committed to working with all property owners to ensure that every property is assessed at a reasonable estimate of its market value as of April 1, 2024. The Assessor's office will also afford all property owners a chance for an informal meeting where you can appeal your new assessed value and ask questions about the assessment process.

Residents can expect additional details to follow later in 2023. Revaluation communication materials are being developed to ensure taxpayers are appropriately educated and informed of the process, methods, and timeframe. The newly proposed project schedule, along with answers to the most commonly asked questions, can be found on the Assessing Department's [2024 Revaluation](#) and [Revaluation FAQ](#) pages of the Town of Scarborough website. Associated costs are outlined in the [FY24 Budget Book \(Exhibit #7\)](#).

REVALUATION

*Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.*

Published on May 15, 2023



Featured Budget Item: Revaluation

The FY2024 proposed budget includes a town-wide revaluation to be conducted by the Assessing department. A Revaluation is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market). The Assessor has proposed that an in-house town-wide Statistical Market Update Revaluation commence in the Fall of 2023 for new market values as of April 1, 2024.

Sales that have taken place in the last three years indicate that the market value of property has increased. When the ratio of assessed value-to-sale price grows out of alignment, the State reduces many reimbursements and exemptions, like the homestead exemption. The Assessor recommends performing a revaluation as outlined in the [FY24 Budget](#) (Pg 72, Exhibit #7).

REVALUATION

*Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.*

Published on August 15, 2023

Assessing Department Updates

Tax Commitment

The 2023-2024 Tax Commitment is approaching in the next week, representing the 4/1/2023 assessment date. Bills will be mailed out by the first week of September and are due by October 16th.

2024 Property Revaluation

As part of our continued effort for advanced communication, the Assessor's Office would like to ensure that all taxpayers are aware of the planned 2024 Town-wide Revaluation. The updated values will not be implemented until the fiscal year 2024-2025 tax commitment. An information sheet designed to strengthen your understanding of the Town's 2024 Revaluation Project will be included with your tax bill.



Certified Ratio and How it Affects Property Tax Bills

Each year, the State tracks property sales by type of property and municipality. The sale amounts are compared to the assessed value, and an "equalization ratio" is determined for each town. This is an effort to estimate the market value of the properties within each town. The process measures assessed value relative to actual selling price. Per Maine State Statute, property exemptions must be reduced to the percentage provided by the State of Maine.

Scarborough's current certified ratio is at 94%. This ratio is used to calculate the Homestead, Veteran's and other exemptions. For example, the \$25,000 Homestead Exemption was reduced to \$23,500 for the fiscal year 2023-2024 ($25,000 \times .94 = 23,500$); and the Veteran's exemption was reduced to \$5,600 from \$6,000. Without a revaluation, these exemptions would continue to drop, as would applicable State reimbursements and funding. A market update will ensure that all eligible residents receive property tax exemptions at full value.

ASSESSING DEPARTMENT

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

Published on September 15, 2023

Scarborough Town-Wide Revaluation this Spring 2024

The Assessor's office is conducting a **town-wide property revaluation in Spring 2024**. A Revaluation is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market). The last revaluation was performed in 2019.



Why conduct a revaluation?

The intent of the revaluation process is to appraise all property at its current market value, creating a more equitable and fair distribution of the tax burden among taxpayers. Sales that have taken place in the last three years indicate that the market value of property has increased. When the real estate market has higher prices, the ratio of assessed value-to-sales price grows further out of alignment. This leads to a reduction of State reimbursements and exemptions that are based on the "Certified Ratio". A Revaluation can bring State reimbursements and exemptions back to full value. If we do not conduct a Revaluation, the homestead exemption, as well as several other exemptions and State reimbursements, will continue to decrease.

Why now?

The 2019 revaluation was performed by independent contractor KRT Appraisal. Post-revaluation public workshops conducted by Town Leadership and Assessing to review the process concluded that revaluations should be performed more regularly. They have since been planned to occur once every 5th year, unless special circumstances necessitate otherwise. This routine cycle will help to maintain a fairly apportioned property tax burden and provide predictability for taxpayers.

In-house vs. contracted service?

Another outcome after the 2019 revaluation was to use in-house Assessing staff to conduct future revaluations, rather than an independent contractor. The Assessing department has a **Scarborough-specific base of knowledge** of Town properties and the real estate market. The department will be also able to provide a **higher level of customer service** throughout the process and the **overall cost is largely reduced**. The estimated cost related to the 2024 in-house revaluation totals \$44,000, as compared to \$391,000 for the one performed by KRT Appraisal in 2019.

How will it be conducted?

The 2024 market update revaluation will be based upon existing property data and sales data from the preceding two years, avoiding on-site property inspections except to confirm validity of data for a sample of properties. The reassessment project will establish market value as of April 1, 2024 and will be reflected in the tax bills issued in the Fall of 2024.

APPENDIX F-4: 09/15/23 Scarborough Town-Wide Revaluation this Spring 2024

Will my taxes go up?

By itself, a revaluation does not increase or decrease total tax revenue collected by the Town. The amount of taxes raised only changes if the Town, School, and County budgets change. Revaluation itself is a revenue-neutral process—it does not raise more taxes, rather **it redistributes the existing tax base according to current property values** so that all property owners pay their fair share based on the market values of their property. **Your assessed value may go up, but the tax rate will most likely go down.** Some owners will see increases, others will see decreases, and some will see no change in their taxes owed. Typically, a sizable tax increase could happen if the property has been undervalued for some time, relative to other properties, or improvements have been made.

Property owners will receive a preliminary notice of the new assessed value of their property upon completion of the revaluation process in Spring 2024. The Assessor's office will afford all property owners a chance for an informal meeting where you can appeal your new assessed value and ask questions about the assessment process before the new assessments go into effect in August 2024.

Learn More

Website: Visit www.scarboroughmaine.org/Revaluation for more information, including commonly asked questions, infographic educational materials and a project schedule. There will continue to be public outreach in the months ahead.

September 20 Presentation: The Town Assessor will present about the 2024 revaluation during a Town Council workshop on **Wednesday, September 20 at 5:30pm**. Attend in person at Scarborough Town Hall or view remotely (links on the [Town Calendar](#)).

REVALUATION

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

APPENDIX F-5: 10/01/23 Scarborough Town-Wide Revaluation this Spring 2024

Published on October 1, 2023



Scarborough Town-Wide Revaluation this Spring 2024

A Revaluation is the process of updating all property values in town to reflect their current market value. It will be conducted by our Assessor's office. See the [Revaluation page](#) on our website for more information.

TOWN OF SCARBOROUGH E-NEWSLETTER 2024

Published on January 1, 2024

Gearing Up for Spring '24 Revaluation

The Assessing department will be conducting a town-wide property revaluation this spring. **A revaluation is the process of updating all property values in town to reflect their current market value** (i.e., to maintain reasonable estimates of what each property could sell for on the open market). The primary purpose is to create equitable distribution of the tax burden in order to ensure fairness to all property owners within town.



The project has been in preparation since the last revaluation was performed in 2019, and more steadily since being officially approved in the FY2024 budget last June. The Assessing department developed a thorough [Revaluation area](#) of the Town of Scarborough website last spring and continues to add updates and links to ongoing outreach materials here. Visit the website regularly to stay informed, and learn more in an **upcoming Town Council Workshop on January 17 at 6:00pm**, when the Assessor will provide more information about the 2024 Revaluation.

REVALUATION

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

Published on January 15, 2024

Revaluation Workshop on January 17th

Nick Cloutier, our Town Assessor, will be presenting about the upcoming springtime revaluation to the Town Council this **Wednesday, January 17 at 6:00pm**. If you're wondering, *What is a revaluation? Why are we doing this now? How will it affect me and my taxes?*, this is a good time to learn more. Attend in-person or watch online ([Zoom](#), [YouTube](#)). If you can't make it, there is a [Revaluation FAQ](#) on our website. We'll also continue to share more helpful information about the revaluation in our newsletters.



REVALUATION

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

APPENDIX F-8: 02/01/24 Heads Up: Revaluation Happening This Spring

Published on February 1, 2024

Heads Up: Revaluation Happening This Spring

The Assessing department is gearing up for a town-wide revaluation happening this spring, the first since 2019. Not only is it required by state law, it will also help us receive higher reimbursements and exemptions from the State. Preliminary new valuations will be mailed to homeowners in May/June, so we're still a few months away. In the meantime, learn more on the [Revaluation FAQ](#) page of our website. We'll also continue to share more helpful information about the revaluation in our newsletters.



REVALUATION

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

Published on February 15, 2024

Revaluation to Ensure Greater Equity & Compliance

The Assessing department is conducting a town-wide revaluation this spring. A revaluation is the process of **updating real 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).

Why is the Town performing a revaluation, and why now?

There are two important factors behind the decision to perform more regular revaluations and why it is necessary to do so this year in particular:

Fairness: Property owners should pay no more or no less than their fair share of the property tax burden. Currently, some taxpayers may be paying more than their fair share of taxes, while others may be paying less. A revaluation redistributes the existing tax base so all property owners pay their share based on the market values of their property. A revaluation is revenue-neutral. By itself, a revaluation does not increase or decrease total tax revenue collected by the Town. The amount of taxes raised only changes if the Town, School, and County budgets change. Your assessed value may go up, but the tax rate will go down.

Compliance: Scarborough is currently out of compliance with assessment requirements. When this happens, the State reduces many reimbursements and exemptions, which in turn affects taxpayers. Maine State Law requires that assessments be maintained between 70-110% of market value. Scarborough's are currently below 70%. A revaluation will bring assessed values back in alignment with market value, keeping us in compliance and eligible for higher reimbursements and exemptions.



What's Next?

Preliminary new valuations will be mailed to property owners in May-June. You will then be able to review your updated property card to ensure it is accurate and free of errors. If corrections are needed, please contact us. If you believe the new assessed value does not represent fair market value of your property, you will be able to schedule an informal hearing to review details and ask questions. If after the informal appeal you still disagree with the findings, you may file a formal appeal. More details to follow in the coming months.

REVALUATION

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

Published on March 1, 2024

Assessing Department Reminders

April 1 Tax Relief Deadlines

The Assessing Department oversees property tax relief programs and exemptions for eligible individuals and properties. Most programs are administered through the State, while others are applied at the local level. See all Programs on the [Tax Relief](#) page of our website. All applications **must be filed on or before April 1st** unless indicated otherwise. Please check the application for the appropriate deadline date. All applications are available [online](#) or in the Assessing office, located on the lower level of Town Hall (come through the back entrance of Town Hall). Please contact their office at (207) 730-4063 if you have any questions.

TAX RELIEF

*Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.*

Published on March 11, 2024

Revaluation and Next Year's Taxes

The Scarborough Assessing Department is currently performing the data analysis and review tasks necessary for the upcoming 2024 Revaluation of all properties in town to ensure a fair and thorough revaluation process. We want taxpayers to be aware that a revaluation is occurring and why it is necessary this year. We believe it is essential to offer transparency to ensure residents are informed about the potential factors that may impact your property's assessed value and, consequently, your tax bills.



In two recent Town meetings, the Assessor presented information to the Town Council (Jan. 17th) and the Finance Committee (Feb. 8th) about the 2024 Revaluation process (presentation slides and video recordings of those meetings are available on the Assessing Department's website under [2024 Revaluation](#)). **Here are some key takeaways from those meetings, and factors that could have an impact on residents' 2024-2025 property tax bills.** Some factors are directly related to the revaluation, and some are not; however, the combination of any of them will very likely lead to changes in your annual taxes:

1) Annual Budget Changes: Though this is not a function of the Assessor or a product of the revaluation, the amount of money needed to be raised through property taxes could have an effect on your tax bill. The Town Council will be diligently working on the 2024-2025 Budget process in April-May, so any possible change in approved expenditures or planned revenues has not yet been determined.

2) Relative Increase in Assessed Value: In its essence, a revaluation is conducted to ensure that all properties are valued accurately, and therefore that all taxpayers pay their fair share. It's possible that your property's assessed value may increase more than other people's, or vice versa. The most common reasons why a given property's assessment may increase more than the town-wide average would be: (A) If your property had any new construction or renovations in the last year; (B) If, in the course of data review, the Assessing Department discovered an error and made a necessary correction to accurately reflect the description, quality, or condition of your property; or (C) If sale prices of properties similar to yours have

3) Potential "shift" of the Tax Burden from Commercial to Residential properties: Although it is still too early in the process for us to know the new assessed values, we have observed that home values have risen faster than commercial real estate in neighboring communities who have performed a revaluation in the last 1-2 years. To be clear, this potential "shift" of the tax burden from Commercial to Residential is still unknown, but is seemingly likely to occur to some extent based on preliminary information. This information will become clearer in May and will be relayed to residents as soon as it's available.

4) Elimination of State's Senior Property Tax Stabilization Program: Over 1,800 Scarborough households benefited from the State's former Property Tax Stabilization program, which provided some relief on the 2023-2024 tax bills for eligible Senior taxpayers. The tax savings experienced last year will now once again be the responsibility of the owner. So, even if there were not a revaluation occurring this year, these seniors would experience two years' worth of budget increases in one year. To help soften this unfortunate hardship resulting from the State's decision to end this program, the Town Manager

APPENDIX F-11: 03/01/24 Revaluation & Factors that May Impact Your Tax Bill Next Year

increased more than other types of properties or other parts of Town.

intends to include funding in the FY25 budget request to increase the maximum benefit amount by \$250 for Scarborough's local, income-based, senior Property Tax Assistance Program which benefits over 400 eligible senior households each year. While we await this possible change to the program, 2024 applications will not yet be available for another 1-2 months, which is still well in advance of the October 2024 application deadline. If you have already applied for this program in the past, you will be mailed an application when they are finalized.

The Assessing Department greatly appreciates your patience and understanding as we work to complete the remaining tasks in the revaluation process. As soon as we have a clear picture of the actual new assessment information, we will communicate this promptly. **We are committed to keeping you informed about the potential impacts on your tax bills and providing any assistance or clarification you may need.** We understand the significance of property taxes and their impact on finances, so we are dedicated to offering support and timely communication. Stay tuned in the coming weeks and months for more information to help you prepare for the next phases of the Revaluation and the FY25 Budget process.

REVALUATION

*Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.*

Published on March 15, 2024

Anticipating Impacts on Annual Tax Bills

As we approach the revaluation of all properties in town and the upcoming budget season, the Assessor expects a combination of a few factors that will uniquely affect residents' 2024-2025 property tax bills:

- Annual budget changes
- Relative increase in assessed value
- Potential "shift" of the tax burden from commercial to residential properties
- Elimination of the State's Senior Property Tax Stabilization Program



Town Assessor Nick Cloutier further explains these factors in a [full article](#) on our website. **We are committed to keeping you informed about the potential impacts on your tax bills and providing any assistance or clarification you may need.** We understand the significance of property taxes and their impact on finances, so we are dedicated to offering support and timely communication. Stay tuned in the coming weeks and months for more information to help you prepare for the next phases of the Revaluation and the FY25 Budget process.

REVALUATION

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

Published on April 1, 2024

Assessor to Give Revaluation Workshop on April 17

The Assessing office is conducting a town-wide property revaluation in Spring 2024 to meet State compliance and ensure fairness in the tax burden distribution. While the Town has been anticipating this for many months, we are now nearing the stage of finalizing new property valuations. **We expect to mail notification letters to property owners by the end of May.**

As this approaches, there will be a **Revaluation Workshop on Wednesday, April 17 at 5:30pm**. The Assessor has presented about the revaluation in a Town Council workshop and finance committee meetings already, but this workshop will be more specific. He will provide estimates of anticipated outcomes and estimated tax bill impacts. The workshop is open to the public and will also be available to watch on the Town's YouTube page.



REVALUATION

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

Published on April 15, 2024




Revaluation Notices Being Sent in May

The Assessing office is conducting a town-wide property revaluation to meet State compliance and ensure fairness in the tax burden distribution. While the Town has been anticipating this for many months, we are now nearing the stage of finalizing new property valuations. **We expect to mail notification letters to property owners by the end of May.**

TOWN OF SCARBOROUGH, MAINE

MYTH VS. FACT: Revaluation

Town-Wide • Spring 2024

MYTH		FACT
My house is already at fair market value because that's what I paid for it.		A revaluation updates all property values in town to reflect the current real estate market.

Learn more at www.scarboroughmaine.org/revaluation



Our Town Assessor Nick Cloutier hopped on camera to clarify a common myth we're hearing about the revaluation that's underway ([view video](#) on Facebook). **MYTH:** "My house is already at fair market value because that's what I paid for it." **Here's why that's not true:** A revaluation updates all property values in town to reflect the current real estate market. This helps create an equal distribution and fairness in town, because some bought their properties more recently at a different market value than others. More myth busters to come...

REVALUATION

Contact the Assessing office with any questions at (207) 730-4060
or assessing@scarboroughmaine.org.

Published on May 1, 2024

Revaluation: Early Tax Impact Estimates



The Assessor presented early estimates of Revaluation outcomes in a Town Council workshop on April 17. Workshop estimates were based on reasonable assumptions for various figures that aren't yet finalized, but are intended to provide taxpayers with advanced notice of likely tax impacts that can be expected. The timing was intended to align with the FY2025 budget process in order to inform the work of the

Town Council and School Board as they undergo budget reviews. That said, the final stages of the Revaluation are not yet complete and the FY25 Budget process is still underway. Here are key takeaways from the presentation:

Estimated Assess Value Changes: Early estimates suggest that Residential property owners will, on average, experience a 53% increase in their assessed value to reflect current market value. For example, a home currently assessed at \$400,000 may increase to \$612,000 to more accurately reflect current market value of a probable sale price (for resulting tax impact, see #3). This will bring Scarborough's assessments back into compliance with State law.

Estimated Tax Bill Changes: The determination of new values for taxation purposes is largely uncertain at this time, however, early estimates suggest that the majority of Residential property owners (excluding households that participated in the State's "Property Tax Stabilization" Program last year) will, on average, experience a 7% increase in their tax bill amount from last year. For reference, last year's tax rate increase in a non-revaluation year was 3.77%. It is important to note that many taxpayers will experience tax changes that are either higher or lower than the estimated average, based on the market value of their property, and their resulting new assessment.

Commercial vs. Residential Value

Changes: Preliminary estimates are indicating that, overall, residential property values have increased at a higher pace (53%) than commercial property values (43%). This is not an intentional decision, but a result of market dynamics that inform the revaluation to ensure equity and fairness in tax contribution based on current market value of all properties, per State law. If this holds true, residential owners may see a higher increase in taxes compared to commercial properties.

Elimination of State's Senior Property Tax

Stabilization Program: Over 1,800 Scarborough households benefited from the State's former Property Tax Stabilization program, which provided some relief on the 2023-2024 tax bills for eligible Senior taxpayers. The program has been eliminated, and the tax savings experienced last year will once again be the responsibility of the owner. Even if there were not a revaluation occurring this year, these households would experience two years' worth of budget increases in one year. The State's repeal of this tax relief program equates to roughly an additional 4% tax increase (beyond the aforementioned 7%), or an estimated 11% increase from last year's "stabilized" tax bill amount.

REVALUATION

Published on May 15, 2024

Revaluation: Notices Mailed by May 31

The Assessor's Office has completed new assessments for its townwide revaluation being conducted this spring. **Notices will be mailed to all residential property owners by the end of May** (commercial property owners will receive notices in early June). The notices will indicate your new assessed value as of April 1, 2024 and will also include an estimate of projected 2024-25 property taxes (subject to change; will be finalized in late August).



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). The Assessor's Office determined new values from a thorough analysis of all available information, especially current sales data. The mailed notice will provide guidance for how to conduct your own analysis and how to cross-check your new valuation and property record for accurate information.

The Assessor's Office is committed to working with property owners to ensure every property is assessed at a reasonable estimate of its fair market value. They will also be sharing information about how to request/schedule an informal review with the Assessing staff, which will take place from June-August.

REVALUATION

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

Published on June 1, 2024

Revaluation Notices Mailed Last Week

After an ongoing process this spring, the Town has completed its revaluation of all properties in Scarborough. A revaluation is the process of **updating real estate property values to reflect their current market value**, and ensures a fair distribution of taxes among all property owners.

Property owners have been notified of their new value by mail and should be receiving it by this week. The notice includes your individualized (property-specific) [assessment](#) stating your new current value, as well as a [flyer](#) with details about the process and how to conduct your own research and appeal, if needed. Notices for non-residential, or commercial/industrial properties will be mailed later in June.



How Were New Values Determined?

The Assessor's Office appraised thousands of properties all at one time as part of their full analysis. They used:

- **Property Records:** Historical records maintained for all Scarborough properties
- **Vision Database:** Information on assessments, property features, sales data
- **GIS Parcel Viewer:** Property tax information and geographic data for town parcels
- **Property Sales:** Database of real estate sales

The Town's [online database](#) (called Vision) was updated and now reflects new revaluation information for most residential properties. Find this and more [property search tools](#) on our website.

→ **Conduct your own analysis:** Review your property record to ensure information is accurate, and compare your property with similar properties that have sold in the past two years.

What's Next

Your new assessed value will affect upcoming tax bills due October 2024 and March 2025. **Tax bills will be finalized when the annual tax commitment is made in August.**

The Assessor's Office will be reviewing appeals from June-August for those who believe their new value does not represent fair market value. More information about scheduling an informal review hearing is available on [our website](#).

REVALUATION

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

Published on June 15, 2024

Revaluation Resources Available Online

The town revaluation is complete and residential property owners received their new values by mail in late May. You can review your property record to ensure information is accurate, and compare your property with similar properties that have sold in the past two years. The Town's [online database](#) (called Vision) reflects new revaluation information. Find this and more [property search tools](#) on our website.

A revaluation of commercial properties has just been completed as well. These new assessments will be uploaded to the online Vision database within the next week and notices mailed in the next two weeks.



What's Next

Your new assessed value will affect upcoming tax bills due October 2024 and March 2025. **Tax bills will be finalized when the annual tax commitment is made in August.**

The Assessor's Office will be reviewing appeals from June-August for those who believe their new value does not represent fair market value. More information about scheduling an informal review hearing is available on [our website](#).

REVALUATION

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



ADVANCE NOTICE

2024 Scarborough Real Estate Revaluation

Town-Wide Property Revaluation

The Assessor's office is conducting a town-wide property revaluation in Spring 2024. **A revaluation is the process of updating all property values in town to reflect the current real estate market** as required by Maine law (i.e., to maintain reasonable estimates of what each property could sell for on the open market).

Existing data will be used to revalue all town properties, avoiding onsite property inspections except to confirm validity of data for a sample of properties.

The last revaluation was performed in 2019. Future revaluations are planned to occur every five years, unless special circumstances necessitate otherwise. Market revaluations will be based on an analysis of all available information, including sales data from the preceding two years, to maintain a fairly apportioned property tax burden and provide predictability for taxpayers.

Project Timeline

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

Effect on Taxes

By itself, a revaluation does not increase or decrease total tax revenue collected by the Town. The amount of taxes raised only changes if the Town, School, and County budgets change. Revaluation itself is a revenue-neutral process—it does not raise more taxes, rather it redistributes the existing tax base according to current property values so that all property owners pay their fair share based on the market values of their property. Your assessed value may go up, but the tax rate will most likely go down. Some owners will see increases, others will see decreases, and some will see no change in their taxes owed. Typically, a sizable tax increase could happen if the property has been undervalued for some time, relative to other properties, or improvements have been made.

Notice of New Assessed Value

Taxpayers will receive a preliminary notice of the new assessed value of their property upon completion of the revaluation process. After receiving your notice, we encourage you to review your property record carefully to ensure it accurately reflects the details of your property and its market value. See Assessing website under "Real Estate" > "[Vision Online Database](#)" to view your Property Card. **Note:** The assessed value stated on your Notice of Valuation will be an estimate of your property's market value on April 1, 2024.

The amount of taxes you will owe will not automatically increase just because your assessed value has increased.

Property Tax Calculation

Annual property taxes are calculated by taking the mill rate and multiplying it by the assessed value of your property.*

Example: A home assessed at \$400,000, without a homestead exemption, would owe \$6,388 in property taxes for FY 2023-2024.

$$\text{\$400,000} \times 0.01597 = \text{\$6,388}$$

With a homestead exemption, you would save \$375.

**The FY2025 tax rate cannot be determined until post-revaluation, when all updated assessed property values are finalized for tax commitment in August 2024.*

Appeal Process

If you believe the new assessed value does not represent fair market value of your property, you will be afforded an opportunity to have your concerns addressed through informal hearings, as well as more formal processes. Appeal process details will be published in the coming months to ensure taxpayers are fully aware of their rights and options.

Upcoming Informational Event

Town Council Workshop: 2024 Revaluation on Wednesday, September 20th, 2023 @ 5:30 PM

Visit www.scarboroughmaine.org/Revaluation for more information as well as answers to Frequently Asked Questions.

Town of Scarborough Assessor's Office

Room 125 | 259 U.S. Route 1 | Scarborough, ME 04070-0360 | (207) 730-4060 | www.scarboroughmaine.org/departments/assessing

TOWN OF SCARBOROUGH

REVALUATION THIS SPRING

The Assessing department is conducting a town-wide property revaluation this spring. A revaluation is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market).



WHY?

FAIRNESS

Property owners should pay no more or no less than their fair share of the property tax burden. Currently, some taxpayers may be paying more than their fair share of taxes, while others may be paying less. A revaluation redistributes the existing tax base so all property owners pay their share based on the market values of their property.

Did you know?

A revaluation is revenue-neutral. By itself, a revaluation does not increase or decrease total tax revenue collected by the Town. The amount of taxes raised only changes if the Town, School, and County budgets change. Your assessed value may go up, but the tax rate will go down.

COMPLIANCE

Scarborough is currently out of compliance with assessment requirements; when this happens, the State reduces many reimbursements and exemptions.

Did you know?

Maine State Law requires that assessments be maintained between 70-110% of market value. Scarborough's are currently below 70%. A revaluation will bring assessed values back in alignment with market value, keeping us in compliance and eligible for higher reimbursements and exemptions.

BACKGROUND

First Revaluation in 5 Years

Scarborough last conducted a revaluation in 2019. Here's how the upcoming revaluation will be different:

- ✓ Work performed in-house by Town Assessing Staff, not a contracted company
- ✓ No in-home inspections, unless specifically requested; existing data will be used to revalue all town properties
- ✓ More community engagement and public outreach efforts

WHAT'S NEXT?

MAY-JUNE: NOTICE OF VALUATION



Preliminary new valuations will be mailed to property owners. Review your updated property card to ensure it is accurate and free of errors. If corrections are needed, please contact us.

REVIEW PROCESS



If you believe the new assessed value does not represent fair market value of your property, you will be able to schedule an informal hearing to review details and ask questions. If after the informal appeal you still disagree with the findings, you may file a formal appeal. Details to come.

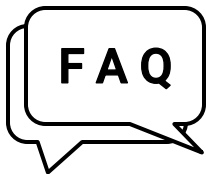
Look at the back for some of our Frequently Asked Questions

Go to www.scarboroughmaine.org/Revaluation

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



TOWN OF
SCARBOROUGH, MAINE



FREQUENTLY ASKED QUESTIONS & TIMELINE

Q: How does the Assessor determine my property's value?

The Assessor considers **three standard approaches** in determining the fair market value of a property:

- 1) The **sales comparison (market) approach** bases a valuation on sales data of similar types of properties in town;
- 2) The **cost approach** bases a valuation on what it would cost to replace your property minus any depreciation;
- 3) The **income approach** bases a valuation on what the potential future income would be for that property.

Q: My assessment went up, does this mean I'll be paying more on my tax bill this year?

Maybe. During a revaluation year, the tax rate often goes down when the total valuation of all property in town is higher. Adjustments to the tax rate may reduce or eliminate the impact of a higher valuation. However, a tax rate reduction may not fully compensate for a significant property valuation increase. This can only be determined once a tax rate is set for the upcoming year in August.

Q: Why did my new assessment go up even if I didn't make any improvements to my home?

Home values have changed significantly since the last revaluation process 5 years ago. **Your assessment will be based on the market value as of April 1, 2024.** If your home value went up it is likely because homes around you are selling at a higher value in recent years.

Q: Why did my taxes go up?

Annual property tax bills can increase for a variety of reasons. For example: 1) any home improvement or renovation could potentially increase the assessed value of your property; 2) a data correction to accurately reflect the description of the property could increase the assessed value; 3) a revaluation of town properties to bring them to current market value could increase the assessed value, relative to other properties; and/or 4) an increase in the town budget can raise your tax bill.

Q: Can I multiply the current tax rate times my new value (per thousand) to determine my new tax bill?

No. The tax rate represents the amount per every \$1,000 of your property's value (or millage rate). The Town has not yet set a new tax rate for the 2024-2025 fiscal year. The current mill rate is based on property values from the 2019 revaluation. Multiplying the current mill rate times your new assessed property value will likely result in a number much higher than your prospective tax liability. The tax rate is determined by taking the total Tax Levy (combined municipal, school, and county budgets minus all revenues) and dividing it by the total Taxable Valuation. **In short, Tax Levy/Taxable Valuation = Tax Rate.**

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



ABOUT YOUR ASSESSMENT

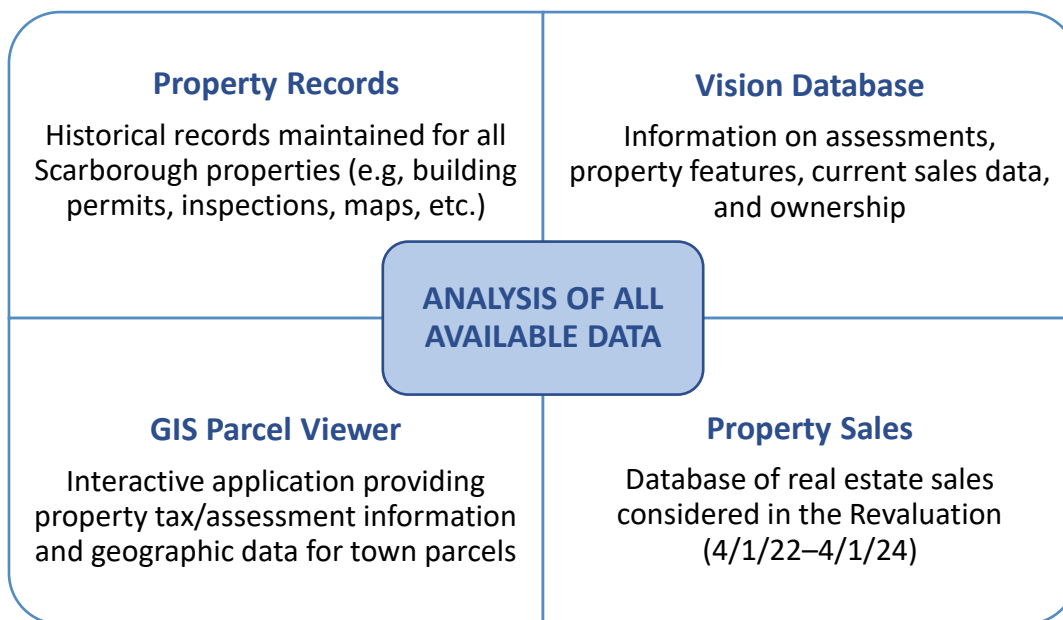
REVALUATION OVERVIEW

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:



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: 207-730-4000 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/revalfaq.

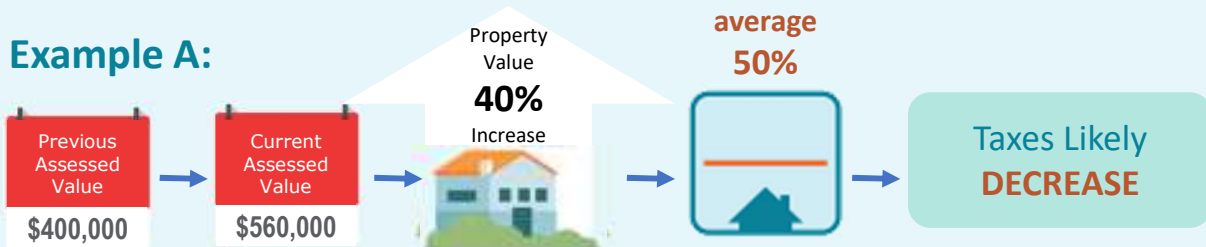
APPENDIX H-1 UNDERSTANDING THE IMPACT OF A CHANGE IN YOUR ASSESSMENT ON PROPERTY TAXES

Remember that your property's assessment determines your share of taxes assuming the budgetary requirements for the town, school and county do not change.

How the revaluation could affect your property taxes:

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

Example A:



Based upon a valuation date of April 1, 2024, 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 **50%**.

Since your property value increased **LESS THAN** the average of all town-wide properties, you will likely see a **DECREASE** in your property taxes. **Note:** This example assumes there are no changes in the town, school and county budgets.

Example B:



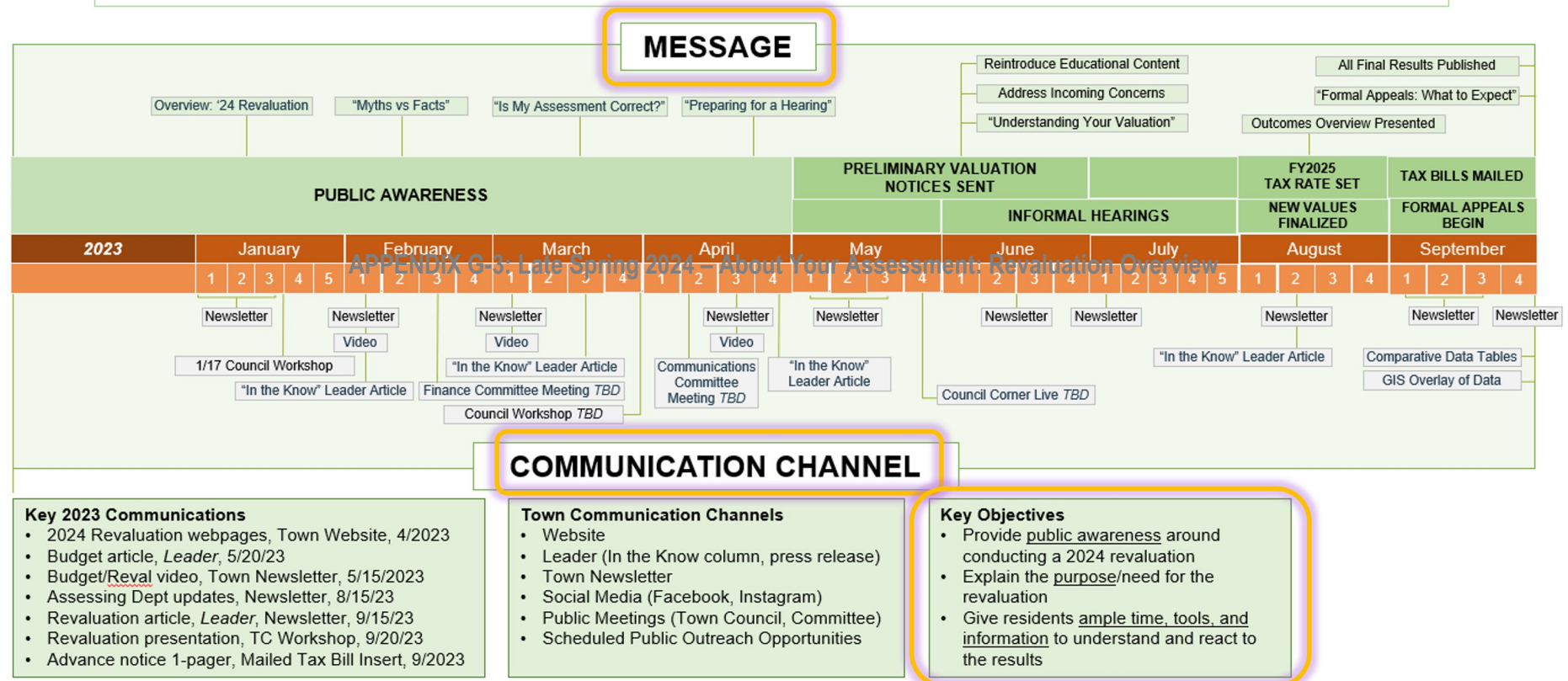
Conversely, based upon a valuation date of April 1, 2024, your property's current assessed value is **\$640,000**. Your previous assessed value was **\$400,000**. Your property increased **60%** in value, while the average increase for town-wide properties was **50%**.

Since your property value increased **MORE THAN** the average of all town-wide properties, you will likely see an **INCREASE** in your property taxes. **Note:** This example assumes there are no changes in the town, school and county budgets.

Please Note: Actual percentages will not be known until Spring of 2024.

APPENDIX H-2: 2024 Revaluation Communications Timeline

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

Overview

Revaluation Cycle

Timeline & Project Schedule

Public Outreach

Videos

Videos

- [Revaluation 2024 Update - Workshop portion of Town Council Meeting - June 5, 2024](#)
Link to YouTube video of the event (starts at approx. the 0:34:00 minute mark)
- [Revaluation 2024 Workshop portion of Town Council Meeting - April 17, 2024](#)
Link to YouTube video of the event (starts at approx. the 0:13:43 minute mark)
- [Revaluation 2024 Update - Finance Committee Meeting - February 8, 2024](#)
Link to YouTube video of the event (starts at approx. the 0:16:53 minute mark)
- [Revaluation 2024 Workshop portion of Town Council Meeting - January 17, 2024](#)
Link to YouTube video of the event (starts at approx. the 0:02:55 minute mark)
- [Revaluation 2024 Presentation Meeting Video - September 20, 2023](#)
Link to YouTube video of the event (starts at approx. the 1:25:00 minute mark)
- [Revaluation 2024 Informational Video](#)
2024 Property Revaluation with Town of Scarborough Assessor - April 2023

TOWN OF SCARBOROUGH

2024 Revaluation FAQ

Please see the following list of frequently asked questions (also known as FAQs) received by the Assessing Department related to the revaluation process.

Revaluation Basics

What is a Revaluation? A Revaluation is the process of conducting the Data Collection and Market Analysis necessary to equalize the values of all properties within a Municipality for the purpose of a fair distribution of the tax burden. The purpose of a Revaluation is not to raise or lower the tax assessments or tax base of a municipality. The main purpose of a Revaluation is to establish fairness and equity among all property owners and all property types.

Why is a revaluation performed? A revaluation is done to equalize the values within a municipality to ensure a fair distribution of the tax burden. It is not done to raise taxes. Property values change over time, but they do not all change at the same rate. Market value may have increased more for some neighborhoods and property types than for others, while others still may have decreased in value. A revaluation is done to make sure assessed values reflect changes that have occurred in the real estate market.

When will the Revaluation become effective? The Revaluation will be effective for the April 1, 2024 assessment date and reflected in the 2024-2025 Tax Commitment in August, 2024.

Why is it necessary to perform a town-wide revaluation at this time? Sales that have taken place in the last three years indicate that the market value of property has increased. When the real estate market has higher prices, the ratio of assessed value to sale price grows further out of alignment; when this occurs, the “Certified Ratio” from the State reduces many reimbursements and exemptions. A Revaluation can bring State reimbursements and exemptions back to full value. If we do not conduct a Revaluation the homestead exemption, as well as several other exemptions and State reimbursements, will continue to decrease.

What is this Statistical Update going to cost the Town? The estimated cost related to the “in-house” revaluation totals \$44,000, as compared to \$391,000 for the one performed by KRT Appraisal in 2019. The statistical update was originally planned for 4/1/23, but was deferred to 4/1/2024 by recommendation of the Town’s Assessor (see [FY23 Budget Book \(Exhibit #3\)](#)). The newly proposed timeline and associated costs are outlined in [FY24 Budget Book \(Exhibit #7\)](#).

Revaluation Basics *(continued)*

Why conduct in-house versus hiring an independent company? After the 2019 revaluation performed by KRT Appraisal, post-revaluation public workshops were conducted by Town Leadership and Assessing regarding how the revaluation process could be improved upon, which produced two meaningful outcomes:

1. to perform regularly scheduled revaluations; currently proposed to occur once every 5th year, unless special circumstances necessitate otherwise. Market update revaluations will be based upon existing property data and sales data from the preceding 2 years. This routine cycle will help to maintain a fairly apportioned property tax burden and provide predictability for taxpayers.
2. to use in-house Assessing staff, rather than an independent contractor, since Assessing has a “Scarborough-specific” base of knowledge of Town properties and real estate market. In addition to being able to provide a higher level of customer service throughout the process, using Assessing staff will reduce the cost.

Revaluation Procedures & Methods

What’s the difference between a Full Revaluation and a Statistical Revaluation?

- **Full Revaluations** involve the interior and exterior inspection and re-measurement of all properties, which necessitates entry into each residence or building.
- **Statistical Revaluations** use existing data to revalue all town properties, avoiding onsite property inspections except to confirm validity of data for a sample of properties. Sales are then analyzed to determine new town-wide values. With respect to each of these processes, the resulting valuation is exactly the same—the only difference is one is costlier to perform, while the other is cost-efficient.

Why is the Assessor recommending a Statistical Revaluation over a Full Revaluation? By using the statistical approach to analyze existing data and recent real estate sales, the Assessor can readily determine whether the assessments represent 100% of the fair market value and if they are equitable among property owners and property types. If assessment inequities exist, it may be necessary for the Assessor to make appropriate adjustments to maintain fairness and equity.

Revaluation Procedures & Methods *(continued)*

What if there are no reasonably comparable sales? All factors that may affect the market value of your property will also be considered, such as the cost to replace your building(s) less any depreciation, plus the value of the land could be used to estimate the market value. For income producing properties, the income and expenses may be considered.

The inside of my home was not inspected, so how could you reassess it? The Assessor's Office maintains a complete record of each property. Information is kept current through permit inspections, sales inspections, periodic re-inspection and exterior reviews; these records are available for your review in our office or on our [Vision Online Database](#). The details on your property card are used to determine your new value. We encourage you to review your property card for accuracy.

What is the valuation formula? Valuations formulas are complex. We use a proprietary relational database program that is commonly used for assessment purposes. Many data points are entered, including location, buildability, size, quality of construction, depreciation, amenities, outbuildings, etc. Then elements are priced out using various mathematical equations resulting in a total that should be a rough approximation of market value. The real question is whether the final total is in the ballpark (*within 10%*) of market value.

How will I know if my assessment is fair and equitable? There are two very good methods of determining this. First, compare your property to similar, nearby properties that sold in the previous year. Your value should be in line with these sale prices. Second, if no recent sales are available, compare your assessment to other similar properties in your area using the data available in the Assessor's Office or on the town website. Your value should be in line with these similar properties. Remember, very few properties are exactly alike. Your value should be comparable, but it seldom will be exactly the same as what seems to be a similar property.

Will a Revaluation increase taxes? Although a Revaluation may result in an adjustment to nearly each individual assessment; it does not mean that property taxes will increase. Please remember, assessments are only the base that is used to determine the individual tax burden of each and every taxable property. The overall operating budget, which is the amount that the Municipality must raise to operate the local government and support the many services each of us has come to expect is what truly affects individual property taxes.

Is the Town doing this to raise more money? No. The Town, School and County budgets determine the amount to be raised via taxation, regardless of the change in property values. Revising valuations ensures that the property tax burden is distributed according to a more accurate estimate of value.

Impact on Property Taxes

What will my new taxes be? We cannot say at this time, as the final tax rate (corresponding to the revaluation year) will not be set until the tax commitment in August, 2024. Your assessed value may have gone up, but the tax rate will most likely go down resulting in a moderate increase in taxes, or potentially even a decrease. (Keep in mind that the tax rate is based in part on Town, School and County budgets). Typically, if you see a big increase, it is because your property has been undervalued for some time or you've made improvements.

When will I know how much my next tax bill will be? A notice stating the proposed assessed value will be mailed to each property owner. The goal is for this phase to be completed by May of 2024. The mill rate (the rate used to calculate property taxes due) is determined after the municipal, county, and school budgets and values are finalized. We commit taxes at the end of August and tax bills go out by the beginning of September; it is only at that time that we can tell you what your tax bill will be.

Assessed Value / Market Value

Will I be given advance notice if my property's assessment is going to change? Every year, the Assessing office provides advanced notice via mailed letters to all owners whose property will experience an increase of more than \$25,000. These notifications are usually sent in late June or early July, which provides time to review and discuss with the Assessing office before values are committed for taxes in late August.

In a revaluation year, advanced notifications of preliminary property valuations will be provided to ALL property owners. In the months leading up to the 2024 revaluation process, the Assessing office will communicate expectations for the timeframe of these notifications.

Why did my assessed value increase after a Town-wide revaluation? There can be several reasons, such as:

- The property was undervalued before
- Your location has improved in value
- We had been using mistaken information about the property
- Changes in the real estate market

Assessed Value / Market Value *(continued)*

Will all property values change? It is likely that most property values will change, however, they will not all change at the same rate. Market value may have increased more for some neighborhoods and property types than for others. The values of some neighborhoods and property types may have even stayed the same or decreased in the current market. The purpose of the revaluation is to make sure that the assessments reflect those changes in market value.

Do all assessments change at the same rate? Not necessarily. Individual properties within the same neighborhood differ in characteristics and different neighborhoods command different values. In one area, the sales may indicate a substantial increase in value, while another neighborhood may see a lesser change in property values. Different types of properties within the same neighborhood may show different value changes. For example, older homes may be rising in value more slowly than newer homes in the same neighborhood, or one-story homes may be in more demand than two story homes, or vice versa. There are numerous factors that will cause values to differ between properties including, but not limited to, location, condition, size, age, quality, and building style.

Does the “5 Year Revaluation Cycle” mean my property’s assessment will only change once every 5 years? Not necessarily. There are a number of reasons why individual properties or groups of related properties could experience a change in their assessment in any given year, whether or not there is a town-wide revaluation. Some common examples include:

- **New Value Created.** Construction of new buildings; renovations or additions to pre-existing buildings; subdivisions of larger parcels into smaller lots.
- **Property Changes.** Change in a property’s permitted use; physical damage to a building.
- **New Information.** Survey displaying different acreage than lot size on record or an area designated as wetlands; review of deeds outlining an encumbrance like an easement; discovery of errors or inconsistencies requiring correction.

What is fair market value? Market value is defined as the amount a typical, well-informed buyer would be willing to pay a willing seller for a property. For a sale to be considered a qualified sale used to determine market value, it must be an arm’s length transaction -- the buyer and seller must not be related, the buyer must not be under pressure to buy and the seller must not be under pressure to sell, the property must be on the market for a reasonable length of time, the payment must be in cash or equivalent, and the financing must be typical for that type of property.

Assessed Value / Market Value *(continued)*

What is market value and who determines my property value? People (including you); the person who sold your house to you; and the person who is willing to buy it from you determine the market value of your property. Some people will pay more than fair market value for property, while others may have purchased their property at a bargain price, or some property may have been purchased years ago when prices and values were considerably different. The true test is what your property is worth now in today's real estate market. Is your property's assessment in line with recent sales prices of similar properties?

Hearings & Appeals

What if I disagree with the assessment value of my property? If you believe the assessment on your property is in excess of its Fair Market value, you are afforded the opportunity to appeal. You should first notify the Assessor's Office to set up an informal hearing. When questioning the assessment value, ask yourself three questions:

1. Is my data correct? (living area, bedrooms, baths, lot size, etc.)
2. Is my value in line with others on the street?
3. Is my value in line with recent sale prices in my neighborhood or comparable areas?

What if I don't agree with my new assessed value? If you believe the new assessed value does not represent fair market value of your property, you will be afforded an opportunity to have your concerns addressed through informal hearings, as well as more formal processes. Details regarding the appeal process will be published in the coming months to ensure taxpayers are fully aware of their rights and options.

What is an Informal Hearing? Towards the end of the Revaluation Project, every property owner will receive a notice of their proposed valuation based on the analysis performed. When a property owner has a question or concern about the proposed valuation, they are asked to schedule a date and time to discuss the valuation process and get answers to any questions they may have. An informal hearing is not a forum to discuss taxes; it is strictly meant to answer questions on the property valuations.

Property owners are asked to come prepared with questions and should have already compared their property to other similar sale properties in their neighborhood. Once the hearing is finished, a determination will be made on the need for further review and if changes are warranted.

Hearings & Appeals *(continued)*

If I disagree with my assessment after a hearing, what are my options? If you still feel entitled to relief after meeting or speaking with the Assessor, you should file a formal appeal in accordance with ***Maine State Statute, Title 36, §843: Appeals.***




Should I pay my taxes if I choose to appeal? Yes. You should pay your taxes under protest for two (2) major reasons:

1. To avoid interest being added and avoid any court costs including attorney's fees, if your non-payment is referred for collection.
2. So you will not lose your right of appeal for nonpayment as required by law.

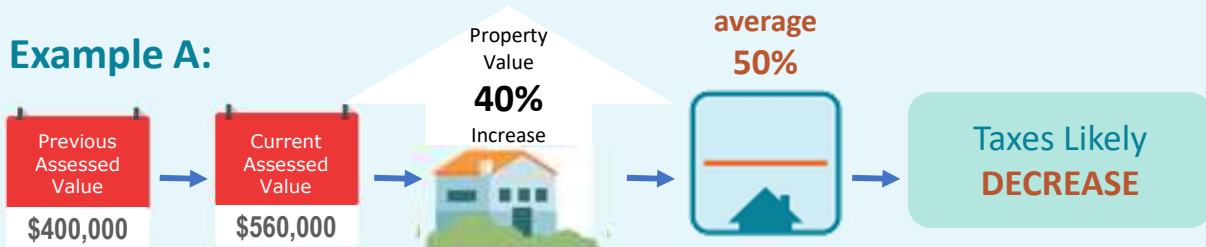
APPENDIX K-1 UNDERSTANDING THE IMPACT OF A CHANGE IN YOUR ASSESSMENT ON PROPERTY TAXES

Remember that your property's assessment determines your share of taxes assuming the budgetary requirements for the town, school and county do not change.

How the revaluation could affect your property taxes:

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

Example A:



Based upon a valuation date of April 1, 2024, 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 **50%**.

Since your property value increased **LESS THAN** the average of all town-wide properties, you will likely see a **DECREASE** in your property taxes. **Note:** This example assumes there are no changes in the town, school and county budgets.

Example B:



Conversely, based upon a valuation date of April 1, 2024, your property's current assessed value is **\$640,000**. Your previous assessed value was **\$400,000**. Your property increased **60%** in value, while the average increase for town-wide properties was **50%**.

Since your property value increased **MORE THAN** the average of all town-wide properties, you will likely see an **INCREASE** in your property taxes. **Note:** This example assumes there are no changes in the town, school and county budgets.

Please Note: Actual percentages will not be known until Spring of 2024.



Understanding Your **ASSESSMENT**

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



ARE YOU CONCERNED ABOUT YOUR PROPERTY TAXES?

To express your concern effectively, you must understand the two parts of the property tax system: **VALUATION** and **TAXATION**.

Your assessor's office estimates the value of your property; your taxing authority determines the amount your property will be taxed. It is the combination of these two parts that determines how much you will pay in taxes. This pamphlet deals with the first part—how the assessor's office estimates the value of your property.



WHAT IS THE ROLE OF THE ASSESSOR?

The assessor is responsible for estimating the value of your property, expressed as its taxable or assessed value. That assessed value determines the overall share of taxes you pay. Because your assessment affects your property taxes, it is important that your assessed value be accurate and fair. It is also important that you understand how the value of your property is estimated and what can cause it to change.

HOW IS YOUR PROPERTY VALUE ESTIMATED?

The assessor estimates the value of your property by first examining and collecting information on the physical characteristics of the property. For residential properties, physical characteristics include the square footage of land and improvements, the number of bedrooms and bathrooms in a home, whether or not the improvements include a garage, and the quantity and quality of amenities such as swimming pools and fireplaces. For income producing properties, the assessor estimates the amount of income the property can generate. On other properties, nonphysical characteristics such as easements can affect the value of improvements. Location also is a key characteristic affecting value. Using a mass appraisal system, the assessor analyzes sales, income, and cost data to arrive at an estimate of value. The assessor relies on sales, income or cost data to estimate the value. The assessor may find that particular properties cannot be analyzed effectively through mass appraisal methods and require individual appraisals.

WHAT CAUSES PROPERTY VALUES TO CHANGE?

A property's value can change for many reasons. The most obvious is that the physical characteristics of the property changes: a bedroom, garage, or swimming pool is added, or part of the property is destroyed by flood or fire. Sometimes, a change in use can affect the property's value, such as an apartment building being converted to condominiums. The most frequent cause of a change in value is a change in the market. If a town's major industry leaves, property values can decline. As neighborhoods are discovered by young home-buyers, prices gradually rise as properties are remodeled. A shortage of houses in a desirable neighborhood can send prices higher. A recession may cause more expensive home to stay on the market for a long time, while prices rise for more affordable homes. In a stable neighborhood with no extraordinary pressure from the market, inflation alone can increase property value.

Q: If assessed value rises, do taxes have to rise?

A: Not necessarily. That depends on how much in local property tax is needed or requested by local tax authorities.

Q: If assessed value falls, do taxes have to fall?

A: Not necessarily and for the same reason as given at left.

WHAT ARE THE GROUNDS FOR AN APPEAL?

If you believe the estimated value of your property is inaccurate, you will want to learn the following:

- How the assessor values property
- How to gather information about your property and similar properties
- How the appeal process works and the deadlines involved in that process

You also have a responsibility to furnish accurate information about your property to the assessor.

An assessment appeal is an attempt to prove that your property's estimated market value is either inaccurate or unfair. You may appeal when you can prove at least one of three things:

- Items that affect value are inaccurate on your property record. You have one bath, not two. You have a carport, not a garage. Your home has 1,600 square feet, not 2,000 square feet.
- The estimated market value is too high. You have evidence that similar properties have sold for less than the estimated market value of your property.
- The estimated market value of your property is accurate but inequitable because it is higher than the estimated value of similar properties in your neighborhood.

Note: All questions regarding tax rates and budgets must be addressed to the officials who determine budgets. However, the assessor's office can give you information about exemptions and other forms of relief.

THE APPEAL PROCESS—*Step-by-Step*

1 Procedures and Deadlines

When you receive your assessment notice, read it for instructions about deadlines and filing procedures. If they are not clear, call the assessor's office for information. Be sure you understand and follow instructions. A missed deadline or incorrect filing can cause an appeal to be dismissed.

2 Informal Review

The first step in an appeal is usually an informal meeting with someone in the assessor's office (sometimes this informal review is handled by telephone or mail or online). Information on the mechanics and deadlines for setting up an appointment should be included with your assessment notice, along with similar information for the entire appeal process.

The information in the assessor's office, including the property characteristics and assessments of similar properties, is public in most jurisdictions. This information can be helpful in preparing your appeal.

3 Preparation

Is the property description correct? If not, make sure all necessary corrections are made to the county record. Check the building square footage, the size of your lot, the construction materials, the condition, and all other features that have a bearing on value. Gather as much information as you can on similar properties.



4 The Meeting

The purpose of the informal review should be:

- To verify the information on your property record
- To make sure you understand how your value was estimated
- To discover if the value is fair compared with the values of similar properties in your neighborhood
- To find out if you qualify for any exemptions
- To be sure you understand the entire appeal process

The person conducting the meeting should review your property record with you and give you information about comparable properties. Present any information you have gathered. The person conducting the meeting may not commit to a change in value at this meeting. Find out when you can expect to hear from the office. View the assessor's office as an ally, not an adversary. Employees of the office are trained to be calm, polite, and helpful. If you are calm and polite, they can concentrate on giving you the information you need for an appeal.

5 Formal Appeal

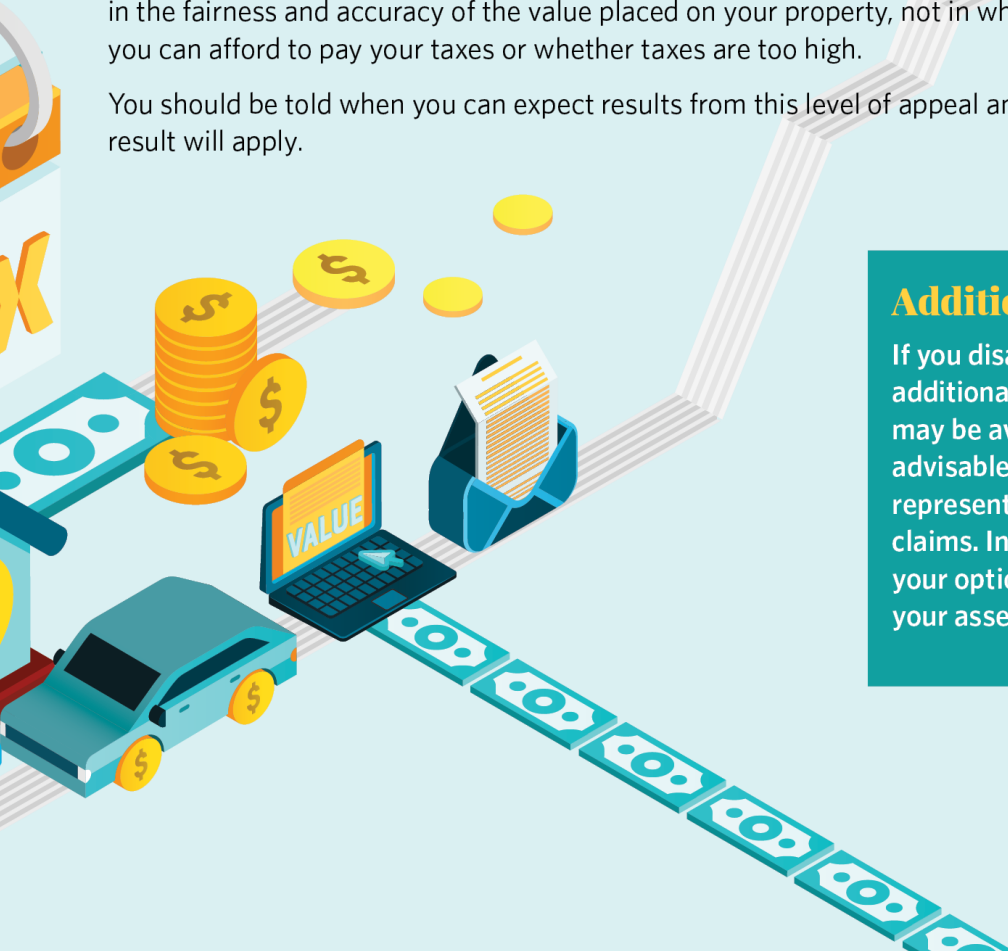
Many appeals are settled at the local level. If you are not satisfied with the results of your informal review, you have several more opportunities. The first level of formal appeal is usually to a local board. Your appeal is more likely to be successful if you present evidence that comparable properties in the same area are assessed for less than yours. Copies of property records on similar properties, with records of their estimated market values or sales prices, are your best defense. Note any differences between your property and the comparables and point out these differences. A recent appraisal of your own property can be good evidence of its value. The appeal board is interested only in the fairness and accuracy of the value placed on your property, not in whether you can afford to pay your taxes or whether taxes are too high.

You should be told when you can expect results from this level of appeal and to what and how many tax years the result will apply.



Additional Levels of Appeal

If you disagree with the local board's decision, additional administrative or legal remedies may be available. In some cases, it may be advisable for you to seek legal or professional representation in pursuing your claims. Information concerning your options is available from your assessor's office.



WHAT IS THE ROLE OF TAXING AUTHORITIES?

Governing bodies that have the authority to levy property taxes, such as cities and school districts, complete the property tax equation. Their decisions determine whether the overall property tax rises, falls, or stays the same. Subject to limitations set out in state statutes, these governing bodies establish annual budgets that form an important part of the tax calculation. The total of all budgets in a jurisdiction is divided by the total assessed value of all property in the jurisdiction to calculate the mill rate. That rate is then multiplied by the assessed value of your property to calculate your tax bill.

For example, suppose taxing authorities decide to raise \$1 million in property taxes and the assessor estimates the total assessed value of all taxable property in your community at \$100 million. The property tax rate would be calculated by dividing the amount of tax to be raised by the total assessed value:



$$\frac{\$1 \text{ million}}{\$100 \text{ million}} = 1\%$$



If your home's assessed value is **\$100,000**, your property tax bill will be:

$$1\% \times \$100,000 = \$1,000$$

For another example, suppose the total assessed value of your community doubles from \$100 million to \$200 million and the amount to be raised stays the same. The tax rate will be:



$$\frac{\$1 \text{ million}}{\$200 \text{ million}} = 0.5\%$$



Your taxes will remain the same, even though your home has doubled in value, will be the same:

$$0.5\% \times \$200,000 = \$1,000.$$

Sometimes, property owners are lucky enough to experience growth in the value of their properties while others remain the same or even fall. In these instances, property owners may experience higher taxes even if all other factors stay the same. For example, suppose your home doubles in value from \$100,000 to \$200,000 but the amount requested by the taxing authority remains the same at \$1 million and the total assessed value of your community remains the same at \$100 million. Then the tax rate will be:



$$\frac{\$1 \text{ million}}{\$100 \text{ million}} = 1\%$$



However, your taxes will increase from:

$$1\% \times \$100,000 = \$1,000 \text{ to } 1\% \times \$200,000 = \$2,000.$$

Assume the total assessed value in the jurisdiction doubles and the taxing authority decides to keep the mill rate the same at 1%. The total amount of taxes collected will double along with each tax bill.



$$\frac{\$2 \text{ million}}{\$200 \text{ million}} = 1\%$$



$$1\% \times \$200,000 = \$2,000.$$

QUESTIONS?

Your assessor is often the best source for answering questions concerning property valuation. In addition, many communities have taxpayer advocacy groups that can assist you. You can try consulting the International Association of Assessing Officers, an association of assessing officers from around the United States and the world.



**Was this
brochure
helpful?**

Send questions or comments to:
info@iaao.org

Find more information at:
www.iaao.org



About IAAO

The International Association of Assessing Officers

is a global community of mass appraisal experts who promote excellence in property appraisal, assessment administration and property tax policy through professional development, research and standards.

314 W. 10th Street • Kansas City, MO • 64105-16616 • 800-616-IAAO (4226)

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How to Find Your Property Card

Did you know that you can access a copy of your tax assessment property card online or request one from the Assessing Department? The property card provides you with information the town has gathered about your property over time that affects the value of your property (i.e., count of bedrooms/bathrooms, attic is not finished; shed is no longer there/was removed). Other information may include special features or notations about any improvements made to the existing structure.



Have you ever looked at your tax assessment property card?

If you haven't, you may want to review it. Occasionally, we hear from people that their property tax card has inaccurate information listed and requires further review or corrections. Your property card may not have any errors; however, you won't know that until you take a look at it.

As you review this card, note any discrepancies, and raise these issues with the Assessing Department. The Assessor will either make the correction and/or conduct a review of the property to ensure your assessment data reflects accurate information about your property.

Where can I find my property card?

You can easily find your tax assessment **Property Card** (a/k/a **"Field Card"**) online. Enter some basic information and you will have your property card up in no time at all.

Step 1 – Go to the **Town of Scarborough** website (www.scarboroughmaine.org)

Step 2 – Find **"Assessing"** page under **"Departments"** at top of screen

Step 3 – Click on “**Vision Online Database**” under “**Popular Links**” on right side of page

Assessing

The Assessing Department is responsible for the annual valuation of all real and personal property in the Town of Scarborough. The Assessing Department maintains property information for approximately 10,000 real estate accounts and 1,000 business personal property accounts. This involves inspecting properties, updating tax maps, tracking ownership changes, and analyzing sales to estimate the current market value of all property. You can view your property information, and your current assessment, on the [Vision Online Assessing Database](#).

Fiscal Year 2022–2023 Information

- The mill rate is \$15.39 per \$1,000 of valuation for Fiscal Year 2023. The Fiscal Year runs from July 1, 2022 to June 30, 2023.
- Tax bills are due October 17, 2022 (4.0%) and March 15, 2023 (interest rate 4.0%)
- Assessments are as of April 1, 2022 and were committed on August 25, 2022. The current assessment ratio for Scarborough is certified at 100%.
- [2022-2023 Assessor's Report to the Town Council](#) (PDF)
- [Tax Commitment Report - Fiscal Year 2023](#) (PDF)

POPULAR LINKS

[View Property Tax Bill](#) >

[Vision Online Database](#) >

[Access Registry of Deeds](#) >

[Learn About Tax Relief](#) >

Step 4 – You will be brought to another screen. Click the blue button titled “**Enter Online Database**”

Scarborough, ME




Welcome

[Enter Online Database](#)

You may be prompted to install Silverlight (a free product from Microsoft) after you enter. Follow all the prompts to run the plug-in installer. In some cases, you may need to refresh or restart your browser. If you have any questions please call Vision customer support at 800-628-1013 x2.

Step 5 – Type in your address where it says “**Property Lookup**” in the “Search” field. Once you begin typing in your address it will present your address in a drop down for you to select.

Scarborough, ME




[Search](#) [Street Listing](#) [Sales Search](#) [Back](#) [Home](#)

Property Lookup

Search:

Address

 Search

Enter an Address

Step 6 – Your **Summary Tax Record** will appear.

*****PLEASE NOTE*****: **THIS IS NOT YOUR FIELD CARD** and may not provide you with the level of detail you need to help you understand how your assessed value is calculated. The Summary Tax Record will indicate your assessment for the most recent Tax Commitment Year; however, many of the features of your property such as, rooms, sheds, pools etc. will not show you how your assessed value is calculated. It is recommended that you review your “**Field Card**” (a/k/a “**Property Card**”).

Step 7 – Your **Field Card** is obtained by clicking on the **Field Card** option in the upper right-hand corner of the Summary Tax Record which is highlighted in orange.

Scarborough, ME



[Search](#) [Street Listing](#) [Sales Search](#) [Back](#) [Home](#)

5 CANNON LN



You're in. You are now looking at your **Field Card (a/k/a "Property Card")** which details all the characteristics of your home which are critical to determining the assessed value of your home.

SAMPLE CARD

FRONT SIDE

Property Location		Map ID	Blkg #	Blkg Name	Card #																																				
Vision ID: 3219			1	1	1 of 1																																				
CURRENT OWNER Name: SCARBOROUGH ME 04074 Address: 5 CANNON LN City: SCARBOROUGH ME 04074 State: ME 04074 Zip: 04074																																									
SUPPLEMENTAL DATA Parcel Use: Residential Land Use: Residential Zoning: R10 Assessed Value: 127,200 Market Value: 127,200 Taxable Value: 127,200																																									
RECORD OF OWNERSHIP <table border="1"> <thead> <tr> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>1866</th> <th>Code</th> <th>Assessed</th> <th>1866</th> <th>Code</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>1010</td> <td>250,100</td> <td>2019</td> <td>1010</td> <td>250,100</td> <td>2018</td> <td>1010</td> <td>250,100</td> </tr> <tr> <td>2019</td> <td>1010</td> <td>127,200</td> <td>2018</td> <td>1010</td> <td>127,200</td> <td>2017</td> <td>1010</td> <td>127,200</td> </tr> <tr> <td>2018</td> <td>1010</td> <td>7,800</td> <td>2017</td> <td>1010</td> <td>7,800</td> <td>2016</td> <td>1010</td> <td>7,800</td> </tr> </tbody> </table>						Year	Code	Assessed	1866	Code	Assessed	1866	Code	Assessed	2020	1010	250,100	2019	1010	250,100	2018	1010	250,100	2019	1010	127,200	2018	1010	127,200	2017	1010	127,200	2018	1010	7,800	2017	1010	7,800	2016	1010	7,800
Year	Code	Assessed	1866	Code	Assessed	1866	Code	Assessed																																	
2020	1010	250,100	2019	1010	250,100	2018	1010	250,100																																	
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2018	1010	7,800	2017	1010	7,800	2016	1010	7,800																																	
APPROXIMATE VALUE SUMMARY Assessed Brdg. Value (Cent): 250,100 Assessed W. Brdg. Value (Bldg): 7,800 Assessed Land Value (Bldg): 127,200 Special Land Value: 0 Total Appraised Parcel Value: 385,100																																									
BUILDING PERMIT RECORD <table border="1"> <thead> <tr> <th>Permit No.</th> <th>Issue Date</th> <th>Page</th> <th>Description</th> <th>Amount</th> <th>Blkg Date</th> <th>% Comp.</th> <th>Code</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>01-10-2019</td> <td>01-10-2019</td> <td>1</td> <td>Field Review</td> <td>0</td> <td>01-10-2019</td> <td>100%</td> <td>AC</td> <td>0</td> </tr> </tbody> </table>						Permit No.	Issue Date	Page	Description	Amount	Blkg Date	% Comp.	Code	Notes	01-10-2019	01-10-2019	1	Field Review	0	01-10-2019	100%	AC	0																		
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LAND USE VALUATION SECTION <table border="1"> <thead> <tr> <th>Use Code</th> <th>Description</th> <th>Zone</th> <th>Land Units</th> <th>Unit Price</th> <th>Size Adj.</th> <th>Cond.</th> <th>Notes</th> <th>Location Adj.</th> <th>Adj. Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1010</td> <td>SINGLE FAMILY</td> <td>16</td> <td>1,000.00</td> <td>0</td> <td>1.00</td> <td>Notes</td> <td>1.0000</td> <td>7,800</td> <td>127,200</td> </tr> </tbody> </table>						Use Code	Description	Zone	Land Units	Unit Price	Size Adj.	Cond.	Notes	Location Adj.	Adj. Unit Price	Land Value	1	1010	SINGLE FAMILY	16	1,000.00	0	1.00	Notes	1.0000	7,800	127,200														
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1	1010	SINGLE FAMILY	16	1,000.00	0	1.00	Notes	1.0000	7,800	127,200																															

BACK SIDE

Property Location		Map ID	Blkg #	Blkg Name	Card #																																																																																																																																																								
Vision ID: 3219			1	1	1 of 1																																																																																																																																																								
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What is listed on my property card?

There is a lot of information listed on your property card. We won't list them all out, but here are the items most people are interested in seeing:

- Current Owner/Record of Ownership
- Exemptions
- Current Assessment
- Appraised Value Summary
- Visit/Change History
- Construction Detail
- Building Sub-Area Summary

How do I interpret my property card?

At first glance, the real estate assessment **Property Card (a/k/a “Field Card”)** can be intimidating. There is a wealth of information that can be difficult to decipher for someone who does not work in real estate. However, we have designed an improved visual [“How to Interpret Your Property Card”](#) guide to educate those who wish to understand the layout and content of the Town of Scarborough Property Card. When you locate your property card, you should review it carefully.

***How to
Interpret Your
Property Card:
A Visual Guide***

Why should I check my property card?

If your property card lists inaccurate data, it may cause your property to be assessed at an incorrect amount. That may mean you could be paying more in property taxes than you should. We know this information can be overwhelming and at times difficult to absorb but it is necessary for you to have complete transparency of information in order to ensure the assessed value of your home and property is accurate.

Check out your property card today to ensure the information is accurate. You can also compare your assessment to your tax bill and other properties in your neighborhood. If you believe any of the information on your Property Card is inaccurate, you should report these errors to the Assessing Department as soon as possible either by writing, emailing Nick Cloutier, Assessor, at (ncloutier@scarboroughmaine.org) or calling (207) 730-4060.

Our mailing address is:

Town of Scarborough
P.O. Box 360
Scarborough, ME 04070

Remember, the Assessing Department is here to serve you and is always willing to respond to any and all of your questions regarding your tax assessment and the assessing process.



How to Interpret Your Property Card

OBJECTIVE: At first glance, the real estate assessment Property Card (a/k/a “Field Card”) can be intimidating. There is a wealth of information that can be difficult to decipher for someone who does not work in real estate. However, this guide was designed to educate those who wish to understand the layout and content of the Town of Scarborough Property Card.

BACKGROUND: The Town of Scarborough uses the Vision Appraisal Computer-Assisted-Mass-Appraisal, or CAMA, system for maintaining property information and for developing the real estate market model. The Property Card has two sides of critical information, most of which contribute to the value to your assessment, including land values; the quantity and quality of construction elements and condition of your home; and descriptions of features both inside and outside your home like a shed or barn or detached garage etc.

FRONT SIDE

The front side of the Property Card is divided into several sections, each numbered for reference:

- 1. Current Owner and Record of Ownership:** Includes owner name, address, and a table of past owners with sale dates and prices.
- 2. Exemptions:** A table listing any property tax exemptions (e.g., Homestead, Veteran's, Blind Person's) and their effective dates.
- 3. Appraised Value Summary:** A table summarizing the assessed values for the building, outbuilding, and land.
- 4. Building Record:** A table listing building permits, including description, date, and value.
- 5. Land Value:** A table listing land parcels, including description, date, and value.
- 6. Building Record:** A table listing building permits, including description, date, and value.
- 7. Building Record:** A table listing building permits, including description, date, and value.
- 8. Building Record:** A table listing building permits, including description, date, and value.

BACK SIDE

The back side of the Property Card contains detailed information about the property's construction and features:

- 9. Construction Details:** A table listing construction elements (e.g., Foundation, Walls, Roof, Siding) and their assessed values.
- 10. Building Sketch:** A hand-drawn sketch of the building, showing its layout and features.
- 11. Photo:** A photograph of the property, showing the building and surrounding area.
- 12. Building Record:** A table listing building permits, including description, date, and value.
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- 100. Building Record:** A table listing building permits, including description, date, and value.

The front side of the card contains a number of elements that are used to describe and value the property. Examples include:

- **Current Owner and Record of Ownership**, this includes the relevant owner names, deed book and page reference, sale date, and price.
- **Exemptions**, lists any exemptions you are receiving such as a Homestead, Veteran's, or Blind Person's property tax exemption. These exemptions reduce the taxable value of your property.
- **Appraised Value Summary**, totals the Building, Extra Features, Outbuilding, and Land value.

The back side of the card contains construction details, building sketch and photo, outbuildings and extra features, etc.

In the following pages, each major component of the record card is explained in detail.

FRONT SIDE: The information on the front side of the Property Card (a/k/a “Field Card”) is legal and historical data about ownership, past sales of the property, previous assessments, inspection history, and current land valuation details. (The areas of the card described below correspond with the number on the sample card attached).

Section 1: Current Owner/Record of Ownership

Section #1, **Current Owner and Record of Ownership**, lists the ownership information as of the most recent sale date known to the Assessing Department, along with mailing address information obtained from deeds recorded at the Cumberland County Registry of Deeds.

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION		
<div style="border: 1px solid black; padding: 10px; text-align: center; font-size: 2em; margin-bottom: 10px;">1</div> <div>SCARBOROUGH ME 04074</div>	2	Rolling	4	Drilled Well	1	Paved		
		Undefined	6	Septic System				
SUPPLEMENTAL DATA								
Alt Prcl ID			Parcel Use					
Map/Lot			Parcel Use					
Parcel Use			Parcel Use					
Parcel Use			Parcel Use					
Parcel Use			Parcel Use					
Parcel Use			Parcel Use					
GIS ID			Assoc Pid#					
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
					Q	I	416,625	1
					Q	V	77,500	1
					U	V	0	11

The **Record of Ownership** section shows the ownership history and sales of a given parcel. This includes the names, book and page reference, sale date, and price.

- The “**Q/U**” column indicates whether a sale is qualified or unqualified for our sales analysis.
- The “**V/I**” column indicates whether the parcel is vacant or improved.
- The “**VC**” column indicates the verification code of the sale (1 is an “Arms-Length Transaction,” while 2 is a sale between “Related Parties”).

All sales are reviewed to identify arms-length transactions that can be used to represent the market. An **arms-length transaction** in real estate refers to situations in which there is a transfer of property and the buyer and seller act independently of one another. This kind of transaction ensures that both parties act in their self-interest to get the best deal, and that neither party exerts pressure over the other. Examples of sales that are not considered arms-length transactions are:

Those where the buyer and sellers are related parties such as family members (e.g. estates, divorce), or Bank approved short sales, auctions, where a seller may have gone into a nursing home, sales involved in bankruptcy, foreclosure, seller relocation transfers or other factors preventing a seller from a normal and usual marketing of the property.

Section 2: Exemptions

Section #2, **Exemptions**, lists any exemptions you are receiving such as a Homestead, Veteran's, or Blind Person's property tax exemption. If applicable, these exemptions reduce the taxable value of your property.

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2		HOMESTEAD EXEMPT	25000.00					
		Total	25,000.00					
				TAX ROLL				
Tracing								
NOTES								

Section 3: Current Assessment

Section # 3, **Current Assessment**, summarizes the information on your property card and shows the total value of the property. "**Appraised Value**" and "**Assessed Value**" will be the same unless the parcel is enrolled in a State current use program.

CURRENT ASSESSMENT				3219 Scarborough, ME
Description	Code	Appraised	Assessed	
Building	1010	250,100	250,100	
Land	1010	127,200	127,200	
Outbldg	1010	7,800	7,800	
3	Total	385,100	385,100	

The **Current Assessment** is split into the Building, Land, and Outbuilding value. The Total Assessment is the sum of these values.

Section 4: Previous Assessments

Section #4, **Previous Assessments**, shows the assessment history for a parcel for the past three (3) years. As with the **Current Assessment**, it is split into the Building, Land, and Outbuilding value.

PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	1010	250,100	2019	1010	250,100	2018	1010	
	1010	127,200		1010	127,200		1010	
	1010	7,800		1010	7,800			
Total		385100	Total		385100	Total		529500

4

Section 5: Appraised Value Summary

Section #5, **Appraised Value Summary**, totals the appraised Building, Extra Features, Outbuilding, and Land value. This should be the same as the **Current Assessment** unless the parcel is enrolled in a State current use program.

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	250,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,800
Appraised Land Value (Bldg)	127,200
Special Land Value	0
Total Appraised Parcel Value	385,100
Total Appraised Parcel Value	385,100

5

Note: The difference between Section 5 and Section 3 is that the Building Value and Extra Features value are separated.

Section 6: Building Permit Record

Section #6, **Building Permit Record**, lists the recent building permit activity. It includes the Permit ID, description of the permit, the inspection and completion dates. The comments section is where we write our summary of the permitted work.

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
								6

Section 7: Visit/Change History

Section #7, **Visit/Change History**, is where we track visits by a town official or Assessor to your property and the reason why the visit was conducted, along with any in-office reviews/changes or corrections to your property. It shows the date, initials of the office member, and code for the change or visit. These codes include but are not limited to inspections, building permit changes, and reviews/corrections.

VISIT / CHANGE HISTORY			
Date	Id	Cd	Purpost/Result
07-15-2019	DR	11	Field Review
04-11-2019	WS	1	Interior Insp
			7

Section 8: Land Line Valuation

Section #8, **Land Line Valuation**, provides the information necessary for land valuation. The land is assigned a “**Use Code**” according to various classifications (i.e., single- or multi-family residences, mixed use properties, type of commercial and industrial properties, vacant land, and exempt properties), but this in itself does not impact the value.

The land value of a property is derived from the sales data. The value is largely determined by its permitted uses and its location within the Town and within its neighborhood, and then is adjusted for any unique influences such as wetlands or easements.

LAND LINE VALUATION SECTION														
B	Use Code	Description	Zone	Land Units	Unit Price	Size Adj.	S.I.	Cond.	Nbhd.	Nbhd. Adj.	Notes	Location Adjustment	Adj Unit Price	Land Value
1	1010	SINGLE FAMILY	16	1.000 AC	115,000	1.00000	1	1.00	R70	1.000	<div>8</div>	1.0000	115,000	115,000
1	1010	SINGLE FAMILY	16	1.630 AC	7,500	1.00000	0	1.00	R70	1.000		1.0000	7,500	12,200
Total Card Land Units				2.630 AC	Parcel Total Land Area: 2.6300				Total Land Value				127,200	

Below is a close-up snapshot of Section #8 that provides a detailed breakdown of the land assessment:

LAND LINE VALUATION SECTION											
B	Use Code	Description	Zone	Land Units	Unit Price	Size Adj.	S.I.	Cond.	Nbhd.	Nbhd. Adj.	
1	1010	SINGLE FAMILY	16	1.000 AC	115,000	1.00000	1	1.00	R70	1.000	
1	1010	SINGLE FAMILY	16	1.630 AC	7,500	1.00000	0	1.00	R70	1.000	
Total Card Land Units				2.630 AC	Parcel Total Land Area: 2.6300						

Notes	Location Adjustment	Adj Unit Price	Land Value
8		1.0000	115,000
		1.0000	7,500
Total Land Value			127,200

Please see the next page for descriptions

Section 8: Land Line Valuation (*continued*)

“Land Units” shows the acreage of the property. The first acre of a parcel is considered the baselot and is associated with any improvements to the property. Any acreage beyond the baselot is considered rear land and is assessed at a lower unit price.

“Unit Price” shows the price per acre.

“Size Adjustment” shows the effect of the land curve on the lot. The land curve captures how the price of land increases or decreases relative to the base lot size, which is derived from sales data and zoning districts.

“S.I.” stands for Site Index and accounts for differences in land value within the same Neighborhood.

“Cond” stands for Condition Factor. This is where you would see an adjustment for unique influences. You can usually see what the adjustment is for under “Notes.”

“Nbhd” and **“Nbhd Adj”** indicate the Neighborhood, or Market Area, of a property and the effect that has on the value of the land.

Multiplying the Land Units by the Unit Price, Size Adjustment, Condition Factor, and Neighborhood Adjustment will determine your final land value.

Please Note: If you own a condominium, you will have a land value based on your percentage ownership of the common land.

PROPERTY CARD – BACK SIDE

The back side of the Property Card (a/k/a “Field Card”) shows all of the details used in valuing the structure(s), including outbuildings (e.g., sheds, detached garages) and extra features (e.g., fireplaces, hot tubs). A sketch of the principal structure with the measurements used for the replacement cost calculation is also shown. Abbreviations used in the sketch are explained in the **Building Sub-Area Summary Section** at the bottom of the card (see Section 11). Each section of the guide corresponds with each numbered section on the card.

Section 9: Construction Detail

Section #9, **Construction Detail**, shows the elements of construction for the building. This information influences the new construction cost of the property as determined by published construction industry data and modified by the sales analysis. Each element has a code and a description. The cost per square foot is the base rate adjusted for certain elements.

CONSTRUCTION DETAIL		
Element	Cd	Description
Style	04	Cape Cod
Model	01	Residential
Grade	05	Average +20
Stories	1.75	
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Type	03	Gable/Hip
Roof Cover	03	Asph/F GlS/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2	09	Soft Wood
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	01	None
Bedroom(s)	2	2 Bedrooms
Full Bath(s)	2	
Half Bath(s)	0	
Extra Fixture(s)	0	
Total Rooms	7	
Bath Quality	1	Modern
Kitchen Quality	1	Modern

9

Section 9: Construction Detail *(continued)*

This section identifies the special features of your property with the most important being the style of your home. If the style of your home (Cape, Colonial, split etc.) is incorrect, then the foundation for your Adjusted Base Rate could be recorded incorrectly and that would directly impact the Assessed Value of your property. Other categories within this section that could have an effect on your valuations are the number of bedrooms, bathroom, kitchens, etc.

The principal elements are described below:

Style – The style of a property shows the type of building and determines the base rate, which is the current estimated new construction cost per square foot.

Grade – The grade of a property measures the construction quality of the property given the workmanship, materials, finishes, and customization. The grade of a house generally does not change except in the case of major renovations.

Interior Wall and Floor – The type of wall and floor influence the cost of construction. Please note that “**Floor 1**” and “**Floor 2**” do not refer to a first and second floor, but the primary and secondary flooring types in a property. For example, if you have a ranch that is about half carpet and half vinyl, “**Floor 1**” will be carpet and “**Floor 2**” will be vinyl.

Heat and AC – The type of heating system you have affects your value, while AC affects your value by the same factor regardless of the system. Heat fuel does not affect your assessment.

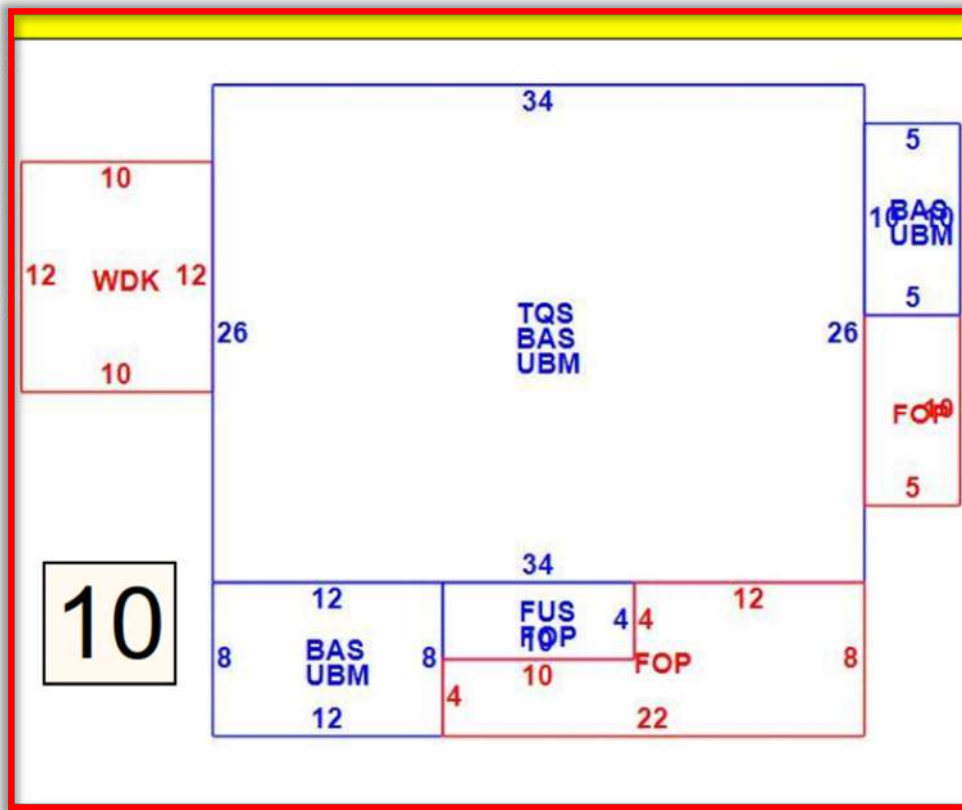
Bedrooms – Bedroom count only affects your value if you have two or fewer bedrooms.

Bathrooms – A full bath is a bathroom with three fixtures, generally a toilet, a sink, and a shower or bath. A half-bath has two fixtures. Three-quarters baths are considered full baths for assessing purposes because of the number of fixtures. If you have two sinks, a separate shower and tub, or any other additional plumbing fixture, it is considered an “extra fixture” and is listed as a separate element.

Bath and Kitchen Quality – This element indicates the style relative to the age of the property. In some cases, because of our software conversion, quality has defaulted to 1: Modern. This has no bearing on your assessment.

Section 10: Sketch

Section #10, **Sketch**, shows the footprint (i.e., diagram/sketch) of the principal structure.



The sketch shows the actual exterior measurement of the buildings, including all floor levels and indicates attached items such as garages, patios, porches, or decks. The different areas are identified by codes described in Section #11: **Building Sub-Area Summary**.

Section 11: Building Sub-Area Summary

Section #11, **Building Sub-Area Summary**, explains in further detail each part of the structure identified in the sketch. Primary living areas count at 100% of gross area and make up the bulk of the building value. All other spaces count at less than 100% of gross area.

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff. Area	Unit Cost	Undeprec Value
BAS	First Floor	1,030	1,030	1,030	135.45	139,518
FOP	Porch, Open, Framed	0	226	57	34.16	7,721
FUS	Upper Story, Finished	40	40	40	135.45	5,418
TQS	Three Quarter Story	663	884	663	101.59	89,807
UBM	Basement, Unfinished	0	1,030	206	27.09	27,904
WDK	Deck, Wood	0	120	18	20.32	2,438
Ttl Gross Liv / Lease Area		1,733	3,330	2,014		

A size adjustment factor is used to adjust the base rate. All else being equal, a smaller structure will cost more per square foot and a larger structure will cost less per square foot. The size adjustment factor accounts for this trend, but it does not appear on the card.

Section 12: Cost/Market Valuation

Section #12, **Cost/Market Valuation**, shows the calculation of the depreciated building cost, which is your final building value.

COST / MARKET VALUATION	
Rcn	284,206
AYB	2004
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
Economic Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	250,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

12

First, the **Adjusted Base Rate** is calculated by multiplying the base rate, adjusted for certain construction elements, by the size adjustment and the grade factor. This is multiplied by the Effective Area of the property. Any flat value items are added to this number. The resulting value is the **Replacement Cost New (RCN)**.

The **Replacement Cost New** is depreciated based on the age and condition of the property. This is represented by the **"Depreciation Code"** (Excellent, Very Good, Good, Average, Fair, Poor, or Very Poor). **"Depreciation %"** shows the amount of depreciation taken off. Unusual circumstances will sometimes require an additional discount for Functional or Economic Obsolescence.

"Percent Good" shows the final percentage that is multiplied against the Replacement Cost New. This results in the **Replacement Cost New Less Depreciation (RCNLD)**. This is your final building value.

Section 13: Outbuildings/Extra Features

Section #13, **Outbuildings/Extra Features**, lists additional structures on the parcel or extra features for the building:

- Outbuildings include sheds, detached garages, or pools
- Extra features include fireplaces, hot tubs, and elevators

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR4	W/LOFT-AVG	L	576	27.00	2019	A	50		0	7,800
	13									

Value for outbuildings and extra features is calculated by multiplying the **“Units”** by the **“Unit Price.”** The unit will either be the size in square feet or the quantity of the feature.

The **“Year Built”** indicates the age of the item. For Outbuildings, it is the year built, and for Extra Features, it is generally the same year built as the primary structure. Due to our conversion, the year may have defaulted to 2019.

“Cond Cd” indicates the condition of the item, and **“% Gd”** shows the depreciation on that item. The total value is multiplied by this percentage to determine the **“App Value”** of the item. The totals are shown on the Appraised Value Summary on the front page.

SAMPLE PROPERTY CARD

Please see a Sample Property Card below with the areas labeled to correspond with the sections highlighted in this guide.

We know this information can be overwhelming and at times difficult to absorb but it is necessary for you to have complete transparency of information in order to make sure the assessed value of your home and property is based on accurate information.

Some examples of the types of errors that could affect your property tax calculation:

- Count of bedrooms/bathrooms
- Attic is not finished
- Shed is no longer there/was removed

If you believe any of the information on your Property Card is inaccurate, you should report these errors to the Assessing Department as soon as possible either by writing, emailing Nick Cloutier, Assessor, at (ncloutier@scarboroughmaine.org) or calling (207) 730-4060.

Our mailing address is:

Town of Scarborough
P.O. Box 360
Scarborough, ME 04070

Remember, the Assessing Department is here to serve you and is always willing to respond to any and all of your questions regarding your tax assessment and the assessing process. Call us at 207.730.4060.

APPENDIX K-4: How to Interpret Your Property Card

Property Location
Vision ID

Account #

Map ID

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
1	SCARBOROUGH ME 04074	2	Rolling	4	Drilled Well	1	Paved	2	Suburban	Description	Code	Appraised	Assessed	3219 Scarborough, ME					
			Undefined	6	Septic System					Building	1010	250,100	250,100						
										Land	1010	127,200	127,200						
		SUPPLEMENTAL DATA						Outbldg	1010	7,800	7,800								
		Alt Prcl ID Map/Lot Parcel Use Parcel Use Parcel Use Parcel Use GIS ID				Parcel Use Parcel Use Parcel Use Parcel Use Assoc Pid#				Total		385,100	385,100						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
						Q	I	416,625		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
						Q	V	77,500		1	2020	1010	250,100	2019	1010	250,100	2018	1010	250,100
						U	V	0		11		1010	127,200		1010	127,200		1010	127,200
												1010	7,800		1010	7,800			
											Total		385100	Total		385100	Total		329500
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount	Comm Int								
2		HOMESTEAD EXEMPT		25000.00															
		Total		25,000.00															
TAX ROLL												APPROAISED VALUE SUMMARY							
Tracing												Appraised Bldg. Value (Card) 250,100							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 7,800							
												Appraised Land Value (Bldg) 127,200							
												Special Land Value 0							
												Total Appraised Parcel Value 385,100							
												Total Appraised Parcel Value 385,100							
NOTES												5							
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Cd	Purpost/Result				
								6				07-15-2019	DR	11	Field Review				
												04-11-2019	WS	1	Interior Insp				
												7							
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Land Units	Unit Price	Size Adj.	S.I.	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value				
1	1010	SINGLE FAMILY	16	1.000 AC	115,000	1.00000	1	1.00	R70	1.000	8		1.0000	115,000	115,000				
1	1010	SINGLE FAMILY	16	1.630 AC	7,500	1.00000	0	1.00	R70	1.000			1.0000	7,500	12,200				
Total Card Land Units				2.630 AC	Parcel Total Land Area: 2.6300								Total Land Value				127,200		

APPENDIX K-4: How to Interpret Your Property Card

Property Location
Vision ID

Account #

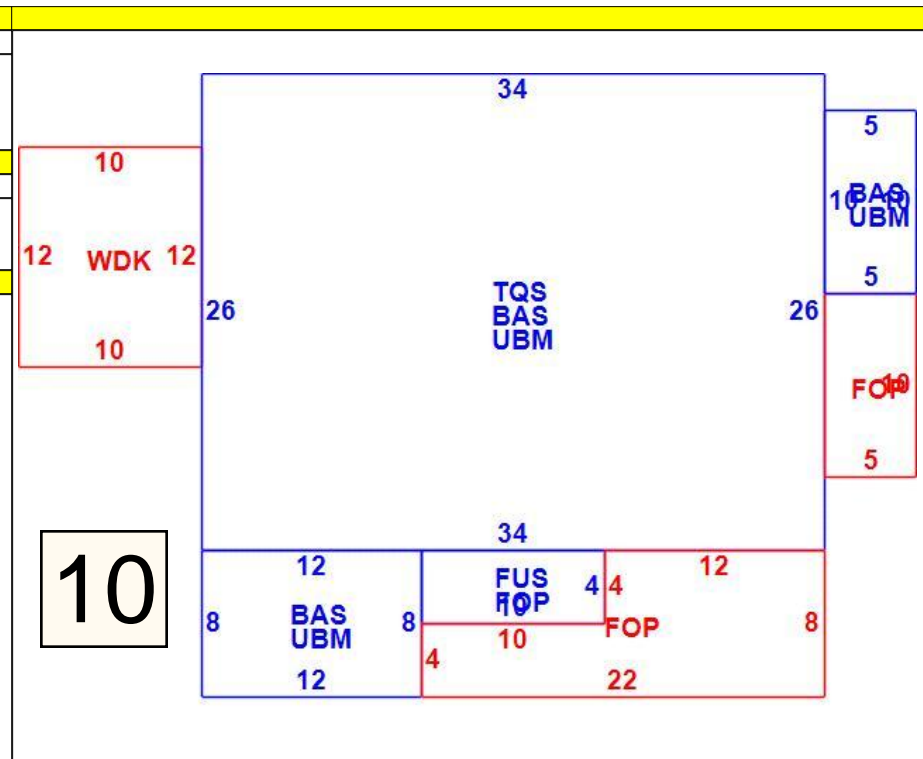
Map ID

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade	05	Average +20			
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Type	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	09	Soft Wood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedroom(s)	2	2 Bedrooms			
Full Bath(s)	2				
Half Bath(s)	0				
Extra Fixture(s)	0				
Total Rooms	7				
Bath Quality	1	Modern			
Kitchen Quality	1	Modern			
<div>9</div>			MIXED USE		
			Code	Description	Percentage
			1010	SINGLE FAMILY	100
					0
					0
			COST / MARKET VALUATION		
			Rcn		284,206
			AYB		2004
			Effective Year Built		A
			Depreciation Code		12
			Remodel Rating		0
			Year Remodeled		0
			Depreciation %		1
			Functional Obsol		88
			Economic Obsol		250,100
			Trend Factor		
			Condition		
			Condition %		
			Percent Good		
			RCNLD		
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		
			<div>12</div>		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR4	W/LOFT-AVG	L	576	27.00	2019	A	50		0	7,800
<div>13</div>										

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff. Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,030	1,030	1,030	135.45	139,518	
FOP	Porch, Open, Framed	0	226	57	34.16	7,721	
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UBM	Basement, Unfinished	0	1,030	206	27.09	27,904	
WDK	Deck, Wood	0	120	18	20.32	2,438	
<div>11</div>							
Ttl Gross Liv / Lease Area		1,733	3,330	2,014			



For the Property Owner Who Wants to Know



A public information brochure provided by
INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS.

The content of this brochure is intended for informational purposes only and is not to be construed as legal advice. Property owners should consult their local assessor and qualified legal counsel before acting on information found in this brochure. IAAO assumes no liability for the accuracy of this information when applied to specific instances.

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HOW WAS MY PROPERTY ASSESSED?

The assessor's office first reviews all the property to be assessed in your community and then values it. In reviewing your individual property, the assessor collects data about its characteristics, such as the amount of land you own, the location of your property, the number and size of improvements on your land, the physical characteristics of the improvements including number and type of rooms, the quality of construction of improvements, and so on. This information is used to estimate the market value of your property by comparing the sale prices of similar properties, estimating the cost to construct your property, and/or calculating the potential rental income your property could generate (if any).

Accurate appraisals require constant searching for and accumulation of significant facts to analyze in order to estimate the fair market value of your property.

WHAT IS MARKET VALUE?

The market value of your property is the price most people would pay for it in its present condition. The assessor does not consider special factors that might increase its value, such as a special attachment to your home. The assessor also does not consider special factors that might decrease the value of your property, such as how much you might sell the home for to your brother.

The assessor must estimate the market value of every property in your taxing jurisdiction, no matter how big or small. Each year (or less frequently depending on your local laws), the assessor reviews your property for changes and then revalues the property depending on current market conditions.

WHAT IS AN ASSESSMENT?

An assessment is the value of your property used to calculate your property taxes. After estimating the market value of your property, the assessor multiplies the market

value by a factor (how the factors differ depends on local laws). The result is your assessment.

WHY HAVE A PROPERTY TAX?

The property tax is an important part of any well-balanced revenue system for a community. Property taxes fund such things as schools, fire and police protection, streets, libraries, and other public benefits. The property tax allows these services to be funded in proportion to the amount of money individual properties are worth. The property tax also is a more stable source of money than sales taxes and income taxes because it does not fluctuate when communities have recessions or when individuals' income fluctuates. In general, when your community spends more tax dollars on better schools, parks, streets, and other public benefits and services, your property values rise and you ultimately benefit.

HOW DOES THE ASSESSOR ESTIMATE MARKET VALUE?

To estimate the market value of any piece of property, the assessor must first know what similar properties are selling for, what it would cost to replace it, how much it takes to operate and keep it in repair, what rent it may earn, and many other financial considerations affecting its value, such as the current rate of interest charged for borrowing money to buy or build properties like yours.

Using these facts, the assessor can then go about finding the property value in three different ways.

Sales Comparison Approach

The first method the assessor uses compares your property to others that have sold recently. These prices, however, must be analyzed very carefully to obtain the true picture. One property may have sold for more than it was really worth because the buyer was in a hurry and would pay any price. Another property may have sold for less money than it was actually worth because the owner

needed cash right away and the property was sold to the first person who made an offer.

When using the sales comparison approach, the assessor must always consider such overpricing or underpricing and analyze many sales to arrive at a fair valuation for your property. Size, quality, condition, location, and time of sale are also important factors to consider.

Cost Approach

A second method the assessor uses to value your property is based on how much money it would take, at current material and labor costs, to replace your property with a similar one. If your property is not new, the assessor depreciates the cost of constructing a new building to estimate the value of a building with your building's age.

Income Approach

The third method the assessor uses involves estimating how much income your property would produce if it were rented as an apartment house, a store, or a factory. The assessor considers operating expenses, typical vacancy, insurance, and maintenance costs to estimate how much net income your property could generate. The assessor compares this net income with how much income most people would expect to earn on other types of investments to estimate the value of your property.

After calculating the values using these three methods, the assessor makes a final judgment on the value of your property. Depending on the type and nature of your property, the assessor using his or her years of experience may rely more heavily on the value estimated by one approach, disregard the value estimated by one approach entirely, or try to combine the values suggested by the three approaches into one value.

WHY DO ASSESSED VALUES AND MARKET VALUES CHANGE FROM YEAR TO YEAR?

As market values change, in general so do assessed values. Market values change because the property has changed or because market conditions have changed.

For example, if you were to add a garage to your home, the market value and the assessed value may increase. If you add new siding, the market value and the assessed

value of your home also may increase. However, if your property is in poor repair, the market value and assessed value may decrease over time.

In many areas, market conditions have led to increases in market values and assessed values without any changes to the property or surrounding areas. Other areas have experienced declines. In estimating the value of your property, the assessor reflects the conditions that are occurring in the marketplace.

HOW DOES MY ASSESSED VALUE AFFECT MY TAX RATE AND MY TAXES?

The assessor's office does not determine the total amount of taxes collected in your community, the tax rate, or your taxes. The assessor's primary responsibility is to find the fair market value of your property, so that you pay only your fair share of taxes.

The amount of tax you pay is determined by multiplying your TAX RATE by your property's ASSESSED VALUE. Your tax rate is determined by all your taxing authorities—city or county, school districts, and others. Your taxing authorities determine how much tax is needed to provide all the services you enjoy.

WHAT CAN I DO ABOUT MY ASSESSED VALUE AND MY PROPERTY TAXES?

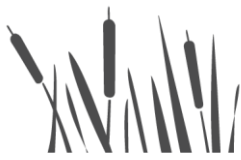
If you believe the assessor has overestimated or underestimated the value of your property, you should contact the assessor's office and discuss the matter. Many offices have formal and informal procedures to appeal the assessed value on your property. Staff can answer your questions about how the office estimated the value of your property and explain how to appeal your assessed value. Many assessors encourage property owners to contact the assessor's office, because the assessor's office relies on property owners for information. You can help by providing accurate information.

If you think your taxes are too high, you should make your opinion known to the proper taxing authorities. You can ask the assessor whether special exemptions exist and whether you qualify for them. If exemptions do not exist, you should contact your legislator and your tax authority about whether certain exemptions should be created.

International Association of Assessing Officers • 314 W 10th St • Kansas City, MO 64105-1616

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The International Association of Assessing Officers is a nonprofit organization providing information, standards, education, and consulting services to assessors to promote innovation and excellence in property appraisal, property tax policy and administration through professional development, education, research, and technical assistance.



January 16, 2024

OWNER LINE 1
OWNER LINE 2
ADDRESS LINE 1
ADDRESS LINE 2
CITY, STATE, ZIP

Property Location:
Map-Lot:
Property Type:

Subject: **Income and Expense Information Request**

Dear Property Owner,

The Scarborough Assessing office is conducting a town-wide property revaluation in 2024. A revaluation is the process of updating all property values in town to reflect the current real estate market as required by Maine law (i.e., to maintain reasonable estimates of what each property could sell for on the open market).

INCOME & EXPENSE:

As part of the revaluation process, the Assessing office is requesting INCOME AND EXPENSE information on COMMERCIAL, INDUSTRIAL, and APARTMENT properties to help us determine equitable values for assessment purposes. Please complete the **enclosed Income & Expense questionnaire** which outlines all the requested information. This questionnaire is to be completed by the property owner or a duly authorized agent, showing the gross income (at 100% occupancy), in addition to vacancies and expenses for the above-referenced property. The income and expense information should encompass the 2023 calendar year.

A copy of this blank questionnaire is available for download from the Town of Scarborough's Revaluation website at: <https://www.scarboroughmaine.org/Revaluation/income-expense>. You'll also find frequently asked questions, as well as filing instructions, under the Income & Expense subsection of the 2024 Revaluation webpage.

This request is for income and expense information relative to the operation of **real estate** (for the above-referenced property) and not the business use within the real estate. This Real Property information request is unrelated and distinct from business Personal Property asset declaration requests (i.e., Machinery, Equipment, Computers, Furniture/Fixtures) that the Town mails to local businesses annually. In addition to the information requested as part of this questionnaire, we request that you submit any other income or expense information that you believe to be relevant to the assessment of your property.

When determining income producing property values, the Assessor must weigh financial as well as physical attributes. By completing and returning the Income & Expense form, you help ensure the development of a sound basis to estimate the income approach to value. Please be aware that this information will be used only to determine 'market' income and expense levels for commercial and industrial properties and apartments. If you are Owner-Occupied, we still need a submission of your expense information to aid in determining equitable values.

DUE DATE:

Please return the **Income & Expense questionnaire** by **Thursday, February 22nd, 2024:**

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070

In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** **NOTE:** Please **DO NOT EMAIL** this form as *we cannot ensure confidentiality of electronic submissions.*

CONFIDENTIALITY:

Pursuant to **M.R.S.A. Title 36 §706-A**, the information listed on the returned forms will be kept confidential, if requested. To ensure this information is not available to the public for inspection, you must clearly stamp or write **"Proprietary and Confidential"** on the completed questionnaire prior to submission. Alternatively, you could check the box [X] in the **CONFIDENTIALITY AND SIGNATURE** area at the end of the questionnaire indicating "The information on this form is confidential and proprietary information under **M.R.S.A. Title 36 §706-A.**"

PLEASE NOTE: Any supplemental materials submitted should be labeled **"Proprietary and Confidential."**

We appreciate the cooperation shown to the Assessing office, as it is in the best interest of all property owners to contribute to the establishment of fair assessments. This request is made pursuant to **M.R.S.A. Title 36 §706-A**. Section 706-A allows an assessor to make inquiries about the nature, situation, and value of a taxpayer's property and provides that failure of a taxpayer to respond to such a request will bar the taxpayer's right of appeal.

Your timely response to the requested income and expense information will be greatly appreciated. If you have any questions regarding this matter or wish to discuss this questionnaire with the Assessor, please call our office at (207) 730-4060 between 7:00 a.m. and 5:00 p.m., Monday through Thursday.

Thank you,

Nicholas Cloutier, CMA
Town Assessor
ncloutier@scarboroughmaine.org



INCOME AND EXPENSE QUESTIONNAIRE

TOWN OF SCARBOROUGH, ME

APARTMENT TYPE PROPERTIES

FOR 12 MONTHS ENDING DECEMBER 31, 2023

Form

A

Please return by **Thursday, February 22nd, 2024:**

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070

In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please **DO NOT EMAIL** this form *as we cannot ensure confidentiality of electronic submissions.***NOTE:** THIS IS A 2-PAGE (4 SIDED) DOCUMENT; YOU MUST SIGN THE COMPLETED QUESTIONNAIRE ON PAGE 4 (REVERSE SIDE OF SECOND PAGE)

Property Address: _____

SECTION I: GENERAL DATA

Number of Apartment Buildings:		Total Number of Units:	
Gross (Total) Building Area in SF:		Number of Rented Units:	
Total Parcel Land Area:			

SECTION II: INCOME AND LOSS TOTALS FOR CALENDAR YEAR 2023

- Lines 1-7: Enter annual incomes, **AS IF FULLY RENTED**.
- Line 9: Calculate Vacancy Loss by subtracting **ACTUAL RENT RECEIVED from Line 8 if difference is due to vacancy**.
- Line 10: Calculate Concession Loss by subtracting **ACTUAL RENT RECEIVED from Line 8 if difference is due to Concessions/Bad debt**.
- Lines 6 and 7: **Note:** If entering "Other Income," please describe (e.g., cell towers, vending, laundry, parking, billboards etc.)

1. Total Studio Units Rental Income: (Annual rent as if fully rented)	\$
2. Total 1 Bedroom Units Rental Income: (Annual rent as if fully rented)	\$
3. Total 2 Bedroom Units Rental Income: (Annual rent as if fully rented)	\$
4. Total 3 Bedroom Units Rental Income: (Annual rent as if fully rented)	\$
5. Total 4 Bedroom Units Rental Income: (Annual rent as if fully rented)	\$
6. Other Income:	\$
7. Other Income:	\$
8. Potential Gross Income: (Add 1 through 7)	\$
9. Loss due to Vacancy: See note above.	\$
10. Loss due to Concessions/Bad Debt: See note above.	\$
11. Total Collection Loss: (Add 9 and 10)	\$
12. Effective Gross Income (Subtract 11 from 8)	\$

SECTION III: EXPENSES FOR CALENDAR YEAR 2023

Check if each item is paid by Owner or Tenant. *Note: If entering "Other," please describe.*

Expense Type	Amount	O	T	Expense Type	Amount	O	T
1. Management Fee	\$			19. Maintenance Wages	\$		
2. Legal/Accounting	\$			20. Maintenance Contract Fee	\$		
3. Security	\$			21. Maintenance Supplies	\$		
4. Payroll	\$			22. Maintenance Groundskeeping	\$		
5. Group Insurance	\$			23. Maintenance Trash Removal	\$		
6. Telephone	\$			24. Maintenance Snow Removal	\$		
7. Advertising	\$			25. Maintenance Exterminator	\$		
8. Commissions	\$			26. Maintenance Elevator	\$		
9. Repairs Exterior	\$			27. Insurance (1 Year Premium)	\$		
10. Repairs Interior	\$			28. Reserves for Replacement	\$		
11. Repairs Mechanical	\$			29. Travel	\$		
12. Repairs Electrical	\$			30. Other:	\$		
13. Repairs Plumbing	\$			31. Other:	\$		
14. Utilities: Gas	\$			32. Other:	\$		
15. Utilities: Oil	\$			33. TOTAL (Add 1 through 32)	\$		
16. Utilities: Electricity	\$			34. Real Estate Taxes	\$		
17. Utilities: Water	\$						
18. Utilities: Sewer	\$						

Please provide any additional information regarding expenses in 2023, noting any unusual expenditures (such as capital investments) included in the above data.

Type or write here:

INCOME AND EXPENSE QUESTIONNAIRE

SECTION IV: INCOME RENT ROLL FOR CALENDAR YEAR 2023

***** **PLEASE NOTE:** If this information is recorded in an internal report for your business, you do not need to fill out this section; please include your rent roll report along with the rest of this questionnaire and then proceed to **Confidentiality & Signature** at the bottom of the next page.

- Please enter annual rent, **AS IF FULLY RENTED**.
- Please provide the **# of MONTHS** of Vacancy in 2023.
- Please indicate whether utilities are included in the rent by entering (Y/N)
- Please enter **Lease Type** (e.g., “G” (GROSS), “N” (NET), “NN” (DOUBLE NET), “NNN” (TRIPLE NET), or “TAW” (TENANT AT WILL).
- Please indicate if subsidized, amount of subsidies, and any other financial considerations on a separate sheet(s).
- If additional space is needed, please use a separate sheet(s).

Tenant Name	BRs #	Unit #	Floor Level	Utilities (If included, enter Y/N)				Annual Rent 2023	Lease Type	Start Date	Term Years	# of Mos. Vacancy 2023
				Heat	Elec.	Water/ Sewer	Other Utility (Describe)					
1.								\$				
2.								\$				
3.								\$				
4.								\$				
5.								\$				
6.								\$				
7.								\$				
8.								\$				
9.								\$				
10.								\$				
11.								\$				
12.								\$				

INCOME AND EXPENSE QUESTIONNAIRE

SECTION V: UNIT COUNT SUMMARY FOR CALENDAR YEAR 2023

Type of units by bedroom count	Number of Units	Average Yearly Rent
Studio/Efficiency Units:		\$
1 Bedroom Units:		\$
2 Bedroom Units:		\$
3 Bedroom Units:		\$
4 Bedroom Units:		\$
TOTAL Number of Units:		

CONFIDENTIALITY AND SIGNATURE

☐ The information on this form is confidential and proprietary information under Title 36 §706-A M.R.S.

I hereby declare that the foregoing information, according to the best of my knowledge, memory and belief, is a complete and true statement of all income and expenses attributable to the above-identified property:

Name: _____ Title: _____
Please print.

Signature of owner or preparer: _____

Phone: _____ Email: _____ Date: _____



INCOME AND EXPENSE QUESTIONNAIRE

TOWN OF SCARBOROUGH, ME
COMMERCIAL/INDUSTRIAL PROPERTIES
FOR 12 MONTHS ENDING DECEMBER 31, 2023

Form
B

Please return by **Thursday, February 22nd, 2024:**

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070

In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please **DO NOT EMAIL** this form as we cannot ensure confidentiality of electronic submissions.

NOTE: THIS IS A 2-PAGE (4 SIDED) DOCUMENT; YOU MUST **SIGN** THE COMPLETED QUESTIONNAIRE ON PAGE 4 (REVERSE SIDE OF SECOND PAGE)

Property Address: _____

SECTION I: GENERAL DATA

Gross Building Area in SF:		Number of Rentable Units including owner's:	
Net Leasable Area in SF:		Total Parcel Land Area:	
Owner Occupied Area in SF:		Building Age:	

SECTION II: INCOME AND LOSS TOTALS FOR CALENDAR YEAR 2023

- Lines 1-6: Please enter annual income **AS IF FULLY RENTED**.
- Line 8: Calculate Vacancy Loss by subtracting **ACTUAL RENT RECEIVED from Line 7 if difference is due to vacancy.**
- Line 9: Calculate Concession Loss by subtracting **ACTUAL RENT RECEIVED from Line 7 if difference is due to Concessions/Bad Debt.**
- Lines 5 and 6: **Note:** If entering "Other Income," please describe (e.g., cell towers, vending, laundry, parking, billboards etc.)

1. Total Office Rental Income: <i>(Annual rent as if fully rented)</i>	\$
2. Total Retail Rental Income: <i>(Annual rent as if fully rented)</i>	\$
3. Total Industrial/Warehouse/Garage Rental Income: <i>(Annual rent as if fully rented)</i>	\$
4. Total Other Building Rental Income: <i>(Annual rent as if fully rented)</i>	\$
5. Other Income:	\$
6. Other Income:	\$
7. Potential Gross Income: (Add 1 through 6)	\$
8. Loss due to Vacancy: See note above.	\$
9. Loss due to Concessions/Bad Debt: See note above.	\$
10. Total Vacancy/Collection Loss: (Add 8 and 9)	\$
11. Effective Gross Income (Subtract 10 from 7)	\$

Expenses reimbursed by tenants EXCLUDING RE TAX:	\$
Expenses reimbursed by tenants RE TAX ONLY:	\$

APPENDIX L-3: Commercial/Industrial Properties
INCOME AND EXPENSE QUESTIONNAIRE

SECTION III: EXPENSES FOR CALENDAR YEAR 2023

Please check if each item is paid by Owner or Tenant. If entering "Other," please describe.

Expense Type	Amount	O	T	Expense Type	Amount	O	T
1. Management Fee	\$			19. Maintenance Wages	\$		
2. Legal/Accounting	\$			20. Maintenance Contract Fee	\$		
3. Security	\$			21. Maintenance Supplies	\$		
4. Payroll	\$			22. Maintenance Groundskeeping	\$		
5. Group Insurance	\$			23. Maintenance Trash Removal	\$		
6. Telephone	\$			24. Maintenance Snow Removal	\$		
7. Advertising	\$			25. Maintenance Exterminator	\$		
8. Commissions	\$			26. Maintenance Elevator	\$		
9. Repairs Exterior	\$			27. Insurance (1 Year Premium)	\$		
10. Repairs Interior	\$			28. Reserves for Replacement	\$		
11. Repairs Mechanical	\$			29. Travel	\$		
12. Repairs Electrical	\$			30. Other:	\$		
13. Repairs Plumbing	\$			31. Other:	\$		
14. Utilities: Gas	\$			32. Other:	\$		
15. Utilities: Oil	\$			33. TOTAL (Add 1 through 32)	\$		
16. Utilities: Electricity	\$			34. Real Estate Taxes	\$		
17. Utilities: Water	\$						
18. Utilities: Sewer	\$						

INCOME AND EXPENSE QUESTIONNAIRE

SECTION IV: INCOME RENT ROLL FOR CALENDAR YEAR 2023

***** **PLEASE NOTE** If this information is recorded in an internal report for your business, you do not need to fill out this section; please include your rent roll report along with the rest of this questionnaire and then proceed to **Confidentiality & Signature** at the bottom of the next page.

- Please indicate **USE** the leased space is being used for (i.e., office, retail, warehouse, restaurant, garage, etc.)
- Please enter annual rent, **AS IF FULLY RENTED**.
- Please calculate Vacancy Loss by subtracting **ACTUAL RENT FROM ANNUAL RENT**.
- Please enter **Lease Type** as “G” (GROSS), “N” (NET), “NN” (DOUBLE NET), “NNN” (TRIPLE NET), or “TAW” (TENANT AT WILL).
- If additional space is needed, please use a separate sheet(s).

Tenant Name	Use / Type	Unit #	Floor Level	Leased Area (SF)	Annual Rent (as if fully rented) 2023	Actual Rent 2023	Vacancy Loss 2023 (Annual less Actual)	Lease Type	Start Date	Term Years
1.					\$	\$	\$			
2.					\$	\$	\$			
3.					\$	\$	\$			
4.					\$	\$	\$			
5.					\$	\$	\$			
6.					\$	\$	\$			
7.					\$	\$	\$			
8.					\$	\$	\$			
9.					\$	\$	\$			
10.					\$	\$	\$			
11.					\$	\$	\$			
12.					\$	\$	\$			

CONFIDENTIALITY AND SIGNATURE

☐ The information on this form is confidential and proprietary information under **Title 36 §706-A M.R.S.**

I hereby declare that the foregoing information, according to the best of my knowledge, memory and belief, is a complete and true statement of all income and expenses attributable to the above-identified property:

Name: _____ **Title:** _____
Please print.

Signature of owner or preparer: _____

Phone: _____ **Email:** _____ **Date:** _____



APPENDIX L-4: Golf Courses
INCOME AND EXPENSE QUESTIONNAIRE

TOWN OF SCARBOROUGH, ME
GOLF COURSES

FOR 12 MONTHS ENDING DECEMBER 31, 2023

Form
C

Please return by **Thursday, February 22nd, 2024:**

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070
In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please **DO NOT EMAIL** this form as we cannot ensure confidentiality of electronic submissions.

NOTE: THIS IS A TWO-SIDED DOCUMENT; YOU MUST **SIGN** PAGE 2

Property Address: _____

SECTION I: GENERAL DATA

Please check **YES** or **NO** to describe the Course Type, and enter information below:

Course Type	Y	N
Public:		
Semi-Private:		
Private:		

Course Age:	
Course Yardage:	
Number of Holes:	
Slope:	
USGA Rating:	
Number of Rounds Played in <u>2023</u> :	

Available Amenities *[check all that apply]*:

Practice Greens	
Driving Range	
Food/Beverage	
Function/Banquet Hall	
Pro Shop	
Other:	
Other:	

SECTION II: ANNUAL INCOME FOR CALENDAR YEAR 2023

Please fill in to determine annual income. *Note:* If "Other Income", please describe:

Greens Fees/Guest Fees:	\$
Members' Dues:	\$
Golf Cart Rentals:	\$
Driving Range Charges:	\$
Total Merchandise Sales:	\$
Total Food and Beverage sales:	\$
Other Income:	\$
Other Income:	\$
Total Annual Income:	\$

Note: If any part of the facility is sub-let (restaurant, pro-shop, etc.), please describe and include lease terms on a **separate sheet**.

INCOME AND EXPENSE QUESTIONNAIRE

SECTION III: EXPENSES FOR CALENDAR YEAR 2023

Please fill in to determine annual expenses. *Note:* If entering “Other”, please describe.

Expense Type	Amount	Expense Type	Amount
1. Management Fee	\$	20. Maintenance Contract Fee	\$
2. Legal/Accounting	\$	21. Maintenance Supplies	\$
3. Security	\$	22. Maintenance Groundskeeping	\$
4. Payroll	\$	23. Maintenance Trash Removal	\$
5. Group Insurance	\$	24. Maintenance Snow Removal	\$
6. Telephone	\$	25. Maintenance Exterminator	\$
7. Advertising	\$	26. Maintenance Elevator	\$
8. Commissions	\$	27. Insurance (1 Year Premium)	\$
9. Repairs Exterior	\$	28. Reserves for Replacement	\$
10. Repairs Interior	\$	29. Travel	\$
11. Repairs Mechanical	\$	30. Other:	\$
12. Repairs Electrical	\$	31. Other:	\$
13. Repairs Plumbing	\$	32. Other:	\$
14. Utilities: Gas	\$	33. TOTAL (Add 1 through 32)	\$
15. Utilities: Oil	\$	34. Real Estate Taxes	\$
16. Utilities: Electricity	\$		
17. Utilities: Water	\$		
18. Utilities: Sewer	\$		
19. Maintenance Wages	\$		

Note: If any holes have been created or significantly changed in the past 10 years, please fill in the cost per hole: \$_____

CONFIDENTIALITY AND SIGNATURE

☐ The information on this form is confidential and proprietary information under **Title 36 §706-A M.R.S.**

I hereby declare that the foregoing information, according to the best of my knowledge, memory and belief, is a complete and true statement of all income and expenses attributable to the above-identified property:

Name: _____ Title: _____

Please print.

Signature of owner or preparer: _____

Phone: _____ Email: _____ Date: _____



INCOME AND EXPENSE QUESTIONNAIRE

TOWN OF SCARBOROUGH, ME

HOTELS/MOTELS/INNS

FOR 12 MONTHS ENDING DECEMBER 31, 2023

Form
DPlease return by **Thursday, February 22nd, 2024:**

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070

In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please **DO NOT EMAIL** this form as *we cannot ensure confidentiality of electronic submissions.***NOTE:** THIS IS A TWO-SIDED DOCUMENT; YOU MUST **SIGN** PAGE 2.

Property Address: _____

SECTION I: GENERAL DATA

Total # of Available Rooms: _____

Room Configuration (Number of rooms in each category) / Rates. **Note:** If entering "Other", please describe:

Room Type	# of Units	Rent per Unit per Day	Rent per Unit per Week
Single		\$	\$
Double		\$	\$
King		\$	\$
Suite		\$	\$
Other:		\$	\$
Other:		\$	\$

Annual Occupancy (Percent): _____%

Annual Average Daily Rate (ADR): \$ _____

Segmentation of Annual Occupancy:	Transient	Corporate	Group	Other	Total
Percentage of Annual Occupancy					100%
ADR for each segment					

SECTION II: ANNUAL INCOME FOR CALENDAR YEAR **2023****Note:** If entering "Other" (Lines 6 and 7), please describe:

Description	Amount
1. Rooms	\$
2. Conference Facilities	\$
3. Food and Beverage	\$
4. Telephone	\$
5. Other Rents	\$
6. Other:	\$
7. Other:	\$
8. TOTAL ANNUAL INCOME (Add 1 through 7)	\$

APPENDIX L-5: Hotels/Motels/Inns
INCOME AND EXPENSE QUESTIONNAIRE

SECTION III: ROOM NIGHTS SOLD CALENDAR YEAR 2023

Total number of Room Nights available in 2023: _____

Total number of Room Nights sold in 2023: _____

SECTION IV: EXPENSES FOR CALENDAR YEAR 2023

If entering "Other," please describe.

Expense Type	Amount	Expense Type	Amount
1. Management Fee	\$	19. Maintenance Wages	\$
2. Legal/Accounting	\$	20. Maintenance Contract Fee	\$
3. Security	\$	21. Maintenance Supplies	\$
4. Payroll	\$	22. Maintenance Groundskeeping	\$
5. Group Insurance	\$	23. Maintenance Trash Removal	\$
6. Telephone	\$	24. Maintenance Snow Removal	\$
7. Advertising	\$	25. Maintenance Exterminator	\$
8. Commissions	\$	26. Maintenance Elevator	\$
9. Repairs Exterior	\$	27. Insurance (1 Year Premium)	\$
10. Repairs Interior	\$	28. Reserves for Replacement	\$
11. Repairs Mechanical	\$	29. Travel	\$
12. Repairs Electrical	\$	30. Other:	\$
13. Repairs Plumbing	\$	31. Other:	\$
14. Utilities: Gas	\$	32. Other:	\$
15. Utilities: Oil	\$	33. TOTAL (Add 1 through 32)	\$
16. Utilities: Electricity	\$	34. Real Estate Taxes	\$
17. Utilities: Water	\$		
18. Utilities: Sewer	\$		

CONFIDENTIALITY AND SIGNATURE

☐ The information on this form is confidential and proprietary information under **Title 36 §706-A M.R.S.**

I hereby declare that the foregoing information, according to the best of my knowledge, memory and belief, is a complete and true statement of all income and expenses attributable to the above-identified property:

Name: _____ **Title:** _____
Please print.

Signature of owner or preparer: _____

Phone: _____ **Email:** _____ **Date:** _____



APPENDIX L-6: Mixed Use Properties

INCOME AND EXPENSE QUESTIONNAIRE

TOWN OF SCARBOROUGH, ME

MIXED USE PROPERTIES

FOR 12 MONTHS ENDING DECEMBER 31, 2023

Form
EPlease return by Thursday, February 22nd, 2024:

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070

In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please DO NOT EMAIL this form as we cannot ensure confidentiality of electronic submissions.**NOTE:** THIS IS A 2-PAGE (4 SIDED) DOCUMENT; YOU MUST SIGN THE COMPLETED QUESTIONNAIRE ON PAGE 4 (REVERSE SIDE OF SECOND PAGE)

Property Address: _____

SECTION I: GENERAL DATA

Gross Building Area in SF:		Number of Rentable Units including owner's:	
Net Leasable Area in SF:		Total Parcel Land Area:	
Owner Occupied Area in SF:		Building Age:	

SECTION II: INCOME AND LOSS TOTALS FOR CALENDAR YEAR 2023

- Please enter annual income on Lines 1 through 6 **AS IF FULLY RENTED**.
- Calculate Vacancy Loss by subtracting **ACTUAL RENT RECEIVED** from **LINE 7** if difference is due to vacancy.
- Calculate Concession by subtracting **ACTUAL RENT RECEIVED** from **LINE 7** if difference is due to concessions.
- Other Income (Lines 5 & 6) includes items such as: cell towers, vending, laundry, parking, billboards, etc. Describe and enter.

1. Total Office Rental Income: <i>(Annual rent as if fully rented)</i>	\$
2. Total Retail Rental Income: <i>(Annual rent as if fully rented)</i>	\$
3. Total Industrial/Warehouse/Garage Rental Income: <i>(Annual rent as if fully rented)</i>	\$
4. Total Apartment Rental Income: <i>(Annual rent as if fully rented)</i>	\$
5. Other Income:	\$
6. Other Income:	\$
7. Potential Gross Income: (Add 1 through 6)	\$
8. Loss due to Vacancy: <i>See note above.</i>	\$
9. Loss due to Concessions/Bad Debt: <i>See note above.</i>	\$
10. Total Collection Loss: (Add 8 and 9)	\$
11. Effective Gross Income (Subtract 10 from 7)	\$

Expenses reimbursed by tenants, EXCLUDING RE TAX:	\$
Expenses reimbursed by tenants, RE TAX ONLY:	\$

APPENDIX L-6: Mixed Use Properties
INCOME AND EXPENSE QUESTIONNAIRE

SECTION III: EXPENSES FOR CALENDAR YEAR 2023

Please check if each item is paid by Owner or Tenant. *Note:* If entering “Other,” please describe.

Expense Type	Amount	O	T	Expense Type	Amount	O	T
1. Management Fee				19. Maintenance Wages			
2. Legal/Accounting				20. Maintenance Contract Fee			
3. Security				21. Maintenance Supplies			
4. Payroll				22. Maintenance Groundskeeping			
5. Group Insurance				23. Maintenance Trash Removal			
6. Telephone				24. Maintenance Snow Removal			
7. Advertising				25. Maintenance Exterminator			
8. Commissions				26. Maintenance Elevator			
9. Repairs Exterior				27. Insurance (1 Year Premium)			
10. Repairs Interior				28. Reserves for Replacement			
11. Repairs Mechanical				29. Travel			
12. Repairs Electrical				30. Other:			
13. Repairs Plumbing				31. Other:			
14. Utilities: Gas				32. Other:			
15. Utilities: Oil				33. TOTAL (Add 1 through 32)			
16. Utilities: Electricity				34. Real Estate Taxes			
17. Utilities: Water							
18. Utilities: Sewer							

INCOME AND EXPENSE QUESTIONNAIRE

******* PLEASE NOTE:** If this information is recorded in an internal report for your business, you do not need to fill out this section; please include your rent roll report along with the rest of this form and proceed to **Confidentiality & Signature** at the bottom of the next page.

- Please enter annual rent, **AS IF FULLY RENTED**.
- Please indicate whether utilities (*for Residential properties*) are included in the rent by entering (Y/N)
- Please calculate vacancy loss by subtracting **ACTUAL RENT FROM ANNUAL RENT**.
- Please enter **Lease Type** (e.g., “G” (GROSS), “N” (NET), “NN” (DOUBLE NET), “NNN” (TRIPLE NET), or “TAW” (TENANT AT WILL)).

SECTION IV: COMMERCIAL INCOME RENT ROLL FOR CALENDAR YEAR 2023

Tenant Name	Unit #	Floor Level	Leased Area (SF)	Annual Rent (as if fully rented) 2023	Actual Rent 2023	Vacancy Loss 2023 (Annual less Actual)	Lease Type	Start Date	Term Years
1.				\$	\$	\$			
2.				\$	\$	\$			
3.				\$	\$	\$			
4.				\$	\$	\$			
5.				\$	\$	\$			
6.				\$	\$	\$			
7.				\$	\$	\$			
8.				\$	\$	\$			

SECTION V: RESIDENTIAL INCOME RENT ROLL FOR CALENDAR YEAR 2023

Tenant Name	BRs #	Unit #	Floor Level	Utilities		Annual Rent (as if fully rented) 2023	Actual Rent 2023	Vacancy Loss 2023 (Annual less Actual)	Lease Type	Start Date	Term Years
				Heat Incl. (Y/N)	Elec. Incl. (Y/N)						
1.						\$	\$	\$			
2.						\$	\$	\$			
3.						\$	\$	\$			
4.						\$	\$	\$			
5.						\$	\$	\$			
6.						\$	\$	\$			
7.						\$	\$	\$			
8.						\$	\$	\$			

APPENDIX L-6: Mixed Use Properties
INCOME AND EXPENSE QUESTIONNAIRE

SECTION VI: APARTMENT UNIT COUNT SUMMARY FOR CALENDAR YEAR 2023

Type of Units by Bedroom Count	# of Units	Average Yearly Rent
Studio/Efficiency Units		\$
1 Bedroom Units		\$
2 Bedroom Units		\$
3 Bedroom Units		\$
4 Bedroom Units		\$
TOTAL # of Units		

CONFIDENTIALITY AND SIGNATURE

☐ The information on this form is confidential and proprietary information under **Title 36 §706-A M.R.S.**

I hereby declare that the foregoing information, according to the best of my knowledge, memory and belief, is a complete and true statement of all income and expenses attributable to the above-identified property:

Name: _____ Title: _____

Please print.

Signature of owner or preparer: _____

Phone: _____ Email: _____ Date: _____



APPENDIX L-7: Skilled Nursing/Assisted Living Facilities

INCOME AND EXPENSE QUESTIONNAIRE

TOWN OF SCARBOROUGH, ME

SKILLED NURSING/ASSISTED LIVING/INDEPENDENT LIVING

FOR 12 MONTHS ENDING DECEMBER 31, 2023

Form

F

Please return by Thursday, February 22nd, 2024:

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070

In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please DO NOT EMAIL this form as we cannot ensure confidentiality of electronic submissions.

NOTE: THIS IS A 2-PAGE (4 SIDED) DOCUMENT; YOU MUST SIGN THE COMPLETED QUESTIONNAIRE ON PAGE 4 (REVERSE SIDE OF SECOND PAGE)

Property Address: _____

SECTION I: GENERAL DATA

Facility Name:	Owner Name(s):
Property Type: (check all that apply) <input type="checkbox"/> Skilled Nursing Facility <input type="checkbox"/> Independent Living Units or Elderly Apartments <input type="checkbox"/> Assisted Living / Personal Care <input type="checkbox"/> Memory Care Facility <input type="checkbox"/> Lifecare Facility or Continuing Care Retirement Community	

All information including the accompanying schedules and statements have been examined by me and to the best of my knowledge and belief are true, correct, and complete.

Name of Management Company:	Contact Person:
Mailing Address:	Signature:
	Title:
	Email:
Phone:	Date:

INCOME AND EXPENSE QUESTIONNAIRE

******* PLEASE NOTE:** In lieu of filling our specific questionnaire, you may submit your own internal reports so long as your internal reports address the information we are seeking, and then proceed to **Confidentiality & Signature** at the bottom of the next page.

SECTION II: DESCRIPTION OF FACILITY

Note: If entering "Other," please describe.

Property Type	# of Beds	# of Units	% Occupancy	Average Applicable Rate		
				Daily	Monthly	Annually
Independent Living			%	\$	\$	\$
Assisted Living Facility			%	\$	\$	\$
Skilled Nursing Facility			%	\$	\$	\$
Memory Care Facility			%	\$	\$	\$
Lifecare or Continuing Care Retirement Community			%	\$	\$	\$
Other:			%	\$	\$	\$

SECTION III: INCOME FOR CALENDAR YEAR 2023

Note: If entering "Other Revenue," please describe.

ANNUAL INCOME for <u>2023</u>	
1. Resident Fees	\$
2. Community Fees	\$
3. Extended Care	\$
4. Medication Fees	\$
5. Incontinence Management	\$
6. Adult Day Care/Home Health	\$
7. Meal Programs	\$
8. Therapy Revenue	\$
9. Ancillary Revenue	\$
10. Other Revenue:	\$
11. TOTAL ANNUAL INCOME (Add 1 through 10)	\$

APPENDIX L-7: Skilled Nursing/Assisted Living Facilities
INCOME AND EXPENSE QUESTIONNAIRE

SECTION IV: EXPENSES FOR CALENDAR YEAR 2023

Note: If entering "Other Expenses," please describe.

Annual Expenses for 2023	
12. Management Fees	\$
Is fee based on a percentage of revenue? <i>(Please check yes or no).</i> Yes: No:	
If you answered "Yes" to the above, please list the percentage of revenue.	%
13. Administrative (including advertising, legal, accounting, etc.)	\$
14. Payroll	\$
15. Dietary Services/Food and Beverage	\$
16. Nursing	\$
17. Utilities: Gas	\$
18. Utilities: Oil	\$
19. Utilities: Electricity	\$
20. Utilities: Water	\$
21. Utilities: Sewer	\$
22. Housekeeping	\$
23. Repairs	\$
24. Grounds Maintenance (including trash, landscaping, parking lot, etc.)	\$
25. Insurance Premiums	\$
26. Reserves for Replacements	\$
27. Cost of Contracted Resident Services (e.g. therapy, etc.)	\$
28. Other Taxes/Fees (Non-Real Estate)	\$
29. Capital Expenses	\$
30. Other Expenses:	\$
31. Total Annual Expenses (Add 12 through 30)	\$
32. Real Estate Taxes	\$

SECTION V: CAPITAL EXPENDITURES FOR CALENDAR YEAR 2023

CAPITAL IMPROVEMENTS

Has the property had Capital Improvements or Capital Renovations during this reporting period?

☐ Yes ☐ No

If yes, please provide total costs and attach a detailed list on a separate page. Please reflect only those capital costs that were actually expensed in calendar year 2023.

FURNITURE, FIXTURES AND EQUIPMENT (FF&E) AND PERSONAL PROPERTY

What was the value of personal property or FF&E as reported on the Town of Scarborough Personal Property Tax Form? \$ _____

Is there any other information you consider pertinent to the equitable evaluation of this property?
(Attach additional sheets if necessary).

APPRAISAL OF REAL PROPERTY

Has there been a professional appraisal on this real property in the last five years? ☐ Yes ☐ No

If yes, appraiser's estimate of value \$ _____ Date of value _____

CONFIDENTIALITY AND SIGNATURE

☐ The information on this form is confidential and proprietary information under Title 36 §706-A M.R.S.

I hereby declare that the foregoing information, according to the best of my knowledge, memory and belief, is a complete and true statement of all income and expenses attributable to the above-identified property:

Name: _____ Title: _____
Please print.

Signature of owner or preparer: _____

Phone: _____ Email: _____ Date: _____



APPENDIX L-8: Manufactured Home Communities
INCOME AND EXPENSE QUESTIONNAIRE

TOWN OF SCARBOROUGH, ME
MANUFACTURED HOME COMMUNITIES
FOR 12 MONTHS ENDING DECEMBER 31, 2023

Form
G

Please return by **Thursday, February 22nd, 2024:**

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070
In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please **DO NOT EMAIL** this form as *we cannot ensure confidentiality of electronic submissions.*

NOTE: THIS IS A 2-PAGE (4 SIDED) DOCUMENT; YOU MUST **SIGN** THE COMPLETED QUESTIONNAIRE ON PAGE 4 (REVERSE SIDE OF SECOND PAGE)

Property Address: _____

SECTION I: GENERAL DATA

Doing Business As (DBA):	Property Owner Name(s):
Community Name:	

All information including the accompanying schedules and statements have been examined by me and to the best of my knowledge and belief are true, correct, and complete.

Name of Management Company:	Contact Person:
Mailing Address:	Signature:
	Title:
	Email:
Phone:	Date:

INCOME AND EXPENSE QUESTIONNAIRE

SECTION II: RENTAL UNIT TYPE FOR CALENDAR YEAR 2023

Manufactured Home (MH) Spaces	# MH Spaces	Monthly 2023 Rent Per Space
Singlewide (lot only)		\$
Doublewide (lot only)		\$
Singlewide (with Manufactured Home)		\$
Doublewide (with Manufactured Home)		\$
Additional fees (please indicate fee and related service):		
Concessions or Specials:		

Note: If rent includes utilities (provide cost for all that apply):

Utilities / Cost					
<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Trash	<input type="checkbox"/> Electric	<input type="checkbox"/> Cable	<input type="checkbox"/> Lawn Care
\$	\$	\$	\$	\$	\$

SECTION III: INCOME AND LOSS TOTALS FOR CALENDAR YEAR 2023

******* PLEASE NOTE:** If this information is recorded in an internal report for your business, you do not need to fill out this section; please include your rent roll report along with the rest of this questionnaire and then proceed to **Confidentiality & Signature** at the bottom of the next page.

- Line 1: Enter potential annual Gross Rental Income, **AS IF FULLY RENTED**.
- Line 5: Calculate Vacancy Loss by subtracting **ACTUAL RENT RECEIVED from Line 4 if difference is due to vacancy**.
- Line 6: Calculate Concession Loss by subtracting **ACTUAL RENT RECEIVED from Line 4 if difference is due to Concessions/Bad debt**.
- Lines 2 and 3: **Note:** If entering “Other Income,” please describe (e.g., Storage Space, Transportation)

Annual Income for Calendar Year <u>2023</u>		2023 Income
1. Annual Gross Rental Income: (Annual rent as if 100% occupied)		\$
2. Other Income:		\$
3. Other Income:		\$
4. Annual Gross Income: (Add 1 through 3)		\$
5. Loss due to Vacancy: See note above.	%	\$
6. Loss due to Concessions/Bad Debt. See note above.	%	\$
7. Total Collection Loss: (Add 5 and 6)	%	\$
8. Effective Gross Income (Subtract 7 from 4)		\$

APPENDIX L-8: Manufactured Home Communities
INCOME AND EXPENSE QUESTIONNAIRE

SECTION IV: EXPENSES FOR CALENDAR YEAR 2023

If entering "Other," please describe.

Expense Type	Amount	Expense Type	Amount
1. Management Fee	\$	19. Maintenance Wages	\$
2. Legal/Accounting	\$	20. Maintenance Contract Fee	\$
3. Security	\$	21. Maintenance Supplies	\$
4. Payroll	\$	22. Maintenance Groundskeeping	\$
5. Group Insurance	\$	23. Maintenance Trash Removal	\$
6. Telephone	\$	24. Maintenance Snow Removal	\$
7. Advertising	\$	25. Maintenance Exterminator	\$
8. Commissions	\$	26. Insurance (1 Year Premium)	\$
9. Repairs Exterior	\$	27. Reserves for Replacement	\$
10. Repairs Interior	\$	28. Travel	\$
11. Repairs Mechanical	\$	29. Other:	\$
12. Repairs Electrical	\$	30. Other:	\$
13. Repairs Plumbing	\$	31. Other:	\$
14. Utilities: Gas	\$	32. TOTAL (Add 1 through 31)	\$
15. Utilities: Oil	\$	33. Real Estate Taxes	\$
16. Utilities: Electricity	\$		
17. Utilities: Water	\$		
18. Utilities: Sewer	\$		

Please provide any additional information regarding expenses in 2023, noting any unusual expenditures (such as capital investments) included in the above data. **Note:** You may also provide clarification for other expense items, irregularities, issues affecting certain items, etc. on a separate sheet(s).

Type or write here:

SECTION V: CAPITAL EXPENDITURES FOR CALENDAR YEAR 2023

CAPITAL IMPROVEMENTS

Has the property had Capital Improvements or Capital Renovations during this reporting period?

☐ Yes ☐ No

If Yes, please provide total costs and attach a detailed list on a separate page. Please reflect only those capital costs that were actually expensed in calendar year 2023.

FURNITURE, FIXTURES AND EQUIPMENT (FF&E) AND PERSONAL PROPERTY

What was the value of personal property or FF&E as reported on the Town of Scarborough Personal Property Tax Form? \$ _____

Is there any other information you consider pertinent to the equitable evaluation of this property?
(Attach additional sheets if necessary).

APPRAISAL OF REAL PROPERTY

Has there been a professional appraisal on this real property in the last five years? ☐ Yes ☐ No

If Yes, appraiser's estimate of value \$ _____ Date of value _____

CONFIDENTIALITY AND SIGNATURE

☐ The information on this form is confidential and proprietary information under **Title 36 §706-A M.R.S.**

I hereby declare that the foregoing information, according to the best of my knowledge, memory and belief, is a complete and true statement of all income and expenses attributable to the above-identified property:

Name: _____ **Title:** _____
Please print.

Signature of owner or preparer: _____

Phone: _____ **Email:** _____ **Date:** _____



APPENDIX L-9: Campgrounds & RV Parks

INCOME AND EXPENSE QUESTIONNAIRE

TOWN OF SCARBOROUGH, ME
CAMPGROUNDS &
RECREATIONAL VEHICLE (RV) PARKS
FOR 12 MONTHS ENDING DECEMBER 31, 2023

Form
H

Please return by **Thursday, February 22nd, 2024:**

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070

In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

*** Please **DO NOT EMAIL** this form as *we cannot ensure confidentiality of electronic submissions.*

NOTE: THIS IS A 2-PAGE (4 SIDED) DOCUMENT; YOU MUST **SIGN** THE COMPLETED QUESTIONNAIRE ON PAGE 4 (REVERSE SIDE OF SECOND PAGE)

Property Address: _____

SECTION I: GENERAL DATA

Doing Business As (DBA):	Property Owner Name(s):
Property Type: <input type="checkbox"/> Campground <input type="checkbox"/> Travel Trailer / Recreational Vehicle Park <input type="checkbox"/> Combination (Campground <u>and</u> Travel Trailer / Recreational Vehicle Park)	

All information including the accompanying schedules and statements have been examined by me and to the best of my knowledge and belief are true, correct, and complete.

Name of Management Company:	Contact Person:
Mailing Address:	Signature:
	Title:
	Email:
Phone:	Date:

SECTION II: SITE AMENITIES

(Please check all that apply)

Site Amenities			
<input type="checkbox"/>	Security	<input type="checkbox"/>	Washrooms / Showers
<input type="checkbox"/>	Playground	<input type="checkbox"/>	On-site Laundry
<input type="checkbox"/>	Tennis Court	<input type="checkbox"/>	Boat Ramp
<input type="checkbox"/>	Swimming Pool(s) - Outdoor	<input type="checkbox"/>	Boat Storage
<input type="checkbox"/>	Swimming Pool(s) - Indoor	<input type="checkbox"/>	Car / Boat / RV Wash Area
<input type="checkbox"/>	Hot Tub(s)	<input type="checkbox"/>	Concrete Trailer Pads
<input type="checkbox"/>	Club House / Recreation Room(s)	<input type="checkbox"/>	Retail / Grocery
<input type="checkbox"/>	Fitness Center	<input type="checkbox"/>	Seasonal Sites

SECTION III: RENTAL SITE TYPE FOR CALENDAR YEAR 2023

******* PLEASE NOTE:** If this information is recorded in an internal report for your business, you do not need to fill out this section; please include your rent roll report along with the rest of this questionnaire and then proceed to **Confidentiality & Signature** at the bottom of the next page.

List the total number of spaces, sites, cabins, along with daily rent and days of operation.

RV Spaces	RV Full Service	RV Limited Service
# of RV Spaces:		
Daily Rent Per RV Space:	\$	\$
Days of Operation:		

Tent Sites	
# of Tent Sites:	
Daily Rent Per Tent Site:	\$
Days of Operation:	

Boat Storage	
# of Boat Spaces:	
Daily Rent Per Boat Space:	\$
Days of Operation:	

Cabins	
# of Cabins:	
Daily Rent Per Cabin:	\$
Days of Operation:	

Parking Spaces	
# of Parking Spaces:	
Daily Rent Per Parking Space:	\$
Days of Operation:	

SECTION IV: INCOME AND LOSS TOTALS FOR CALENDAR YEAR 2023

- Line 1: Enter potential annual Gross Rental Income, **AS IF FULLY RENTED**.
- Line 5: Calculate Vacancy Loss by subtracting **ACTUAL RENT RECEIVED** from **Line 4** **if difference is due to vacancy**.
Line 6: Calculate Concession Loss by subtracting **ACTUAL RENT RECEIVED** from **Line 4** **if difference is due to Concessions/Bad debt**.
- Lines 2 and 3: **Note:** If entering “Other Income,” please describe (e.g., Tent Sites, Cabin, Boat Storage, Parking, RV Utilities Income, Laundry)

Annual Income for Calendar Year <u>2023</u>		2023 Income
1. Annual Gross Rental Income: <i>(Annual rent as if 100% occupied)</i>		\$
2. Other Income:		\$
3. Other Income:		\$
4. Annual Gross Income: (Add 1 through 3)		\$
5. Loss due to Vacancy: <i>See note above.</i>	%	\$
6. Loss due to Concessions/Bad Debt. <i>See note above.</i>	%	\$
7. Total Collection Loss: (Add 5 and 6)	%	\$
8. Effective Gross Income (Subtract 7 from 4)		\$

SECTION V: EXPENSES FOR CALENDAR YEAR 2023

If entering “Other,” please describe.

Expense Type	Amount	Expense Type	Amount
1. Management Fee	\$	19. Maintenance Wages	\$
2. Legal/Accounting	\$	20. Maintenance Contract Fee	\$
3. Security	\$	21. Maintenance Supplies	\$
4. Payroll	\$	22. Maintenance Groundskeeping	\$
5. Group Insurance	\$	23. Maintenance Trash Removal	\$
6. Telephone	\$	24. Maintenance Snow Removal	\$
7. Advertising	\$	25. Maintenance Exterminator	\$
8. Commissions	\$	26. Insurance (1 Year Premium)	\$
9. Repairs Exterior	\$	27. Reserves for Replacement	\$
10. Repairs Interior	\$	28. Travel	\$
11. Repairs Mechanical	\$	29. Other:	\$
12. Repairs Electrical	\$	30. Other:	\$
13. Repairs Plumbing	\$	31. Other:	\$
14. Utilities: Gas	\$	32. TOTAL (Add 1 through 31)	\$
15. Utilities: Oil	\$	33. Real Estate Taxes	\$
16. Utilities: Electricity	\$		
17. Utilities: Water	\$		
18. Utilities: Sewer	\$		

NOTE: Clarification for other expense items, irregularities, issues affecting certain items, etc. should be provided on a separate sheet(s).

SECTION VI: CAPITAL EXPENDITURES FOR CALENDAR YEAR 2023

CAPITAL IMPROVEMENTS

Has the property had Capital Improvements or Capital Renovations during this reporting period?

☐ Yes ☐ No

If Yes, please provide total costs and attach a detailed list on a separate page. Please reflect only those capital costs that were actually expensed in calendar year 2023.

FURNITURE, FIXTURES AND EQUIPMENT (FF&E) AND PERSONAL PROPERTY

What was the value of personal property or FF&E as reported on the Town of Scarborough Personal Property Tax Form? \$ _____

Is there any other information you consider pertinent to the equitable evaluation of this property?
(Attach additional sheets if necessary).

APPRAISAL OF REAL PROPERTY

Has there been a professional appraisal on this real property in the last five years? ☐ Yes ☐ No

If Yes, appraiser's estimate of value \$ _____ Date of value _____

CONFIDENTIALITY AND SIGNATURE

☐ The information on this form is confidential and proprietary information under **Title 36 §706-A M.R.S.**

I hereby declare that the foregoing information, according to the best of my knowledge, memory and belief, is a complete and true statement of all income and expenses attributable to the above-identified property:

Name: _____ Title: _____
Please print.

Signature of owner or preparer: _____

Phone: _____ Email: _____ Date: _____

TOWN OF SCARBOROUGH, ME INCOME & EXPENSE

Instructions

In order to fairly assess your real property, information regarding income and expenses is required by the Assessor's Office. Please note, this request is made pursuant to **M.R.S.A. Title 36 §706-A**. Section 706-A allows an assessor to make inquiries about the nature, situation, and value of a taxpayer's property and provides that failure of a taxpayer to respond to such a request will bar the taxpayer's right of appeal.

GENERAL INSTRUCTIONS: Complete this form for rented/leased commercial, retail, industrial, apartment, mixed use, skilled nursing, assisted living or independent living property. Identify the property and address. Provide annual information for the Calendar Year **2023**.

NOTE: This request is for income and expense information relative to the operation of **real estate** and not the business use within the real estate. This Real Property information request is unrelated and distinct from business Personal Property asset declaration requests (i.e. Machinery, Equipment, Computers Furniture/Fixtures), that the Town mails to local businesses annually.

CONFIDENTIALITY: Pursuant to **M.R.S.A. Title 36 §706-A**, the information listed on the returned questionnaires will be kept confidential, *if requested*. To ensure this information **is not** available to the public for inspection, you must clearly stamp or write "**Proprietary and Confidential**" on the completed questionnaire prior to submission. Alternatively, you could check the box **[X]** in the **CONFIDENTIALITY AND SIGNATURE** area at the end of the questionnaire.

Please note: All supplemental materials submitted should be labeled "**Proprietary and Confidential.**"

USE/TYPE OF LEASED SPACE: For Apartments and Mixed Use & Commercial/Industrial Properties, under **Section IV: Income Rent Roll for Calendar Year 2023**, indicate USE the leased space is being used for (i.e., office, retail, warehouse, restaurant, garage, etc.)

PROPERTY EXPENSES & UTILITIES PAID BY OWNER OR TENANT: For Apartments, Mixed Use & Commercial and Industrial Properties, please indicate the property expenses and utilities the owner or tenant is responsible for.

APPENDIX L-10: I&E Form Instructions

HOW TO COMPLETE: Each questionnaire should reflect information for a single property for the year 2023. **Note:** If you own more than one rental property, a separate questionnaire for each property in the Town should be submitted.

WHO SHOULD COMPLETE: All individuals and businesses receiving this form should complete and return it to the Assessor's Office. If you believe you are not required to fill out this form, please call our office at (207) 730-4060 to discuss your special situation. All properties which are rented or leased, including commercial, retail, industrial and apartment properties, should complete and submit this form. The form should also be filled out and submitted even:

1. if a property is partially rented and partially owner-occupied; or
2. if you are 100% Owner-Occupied we still need a submission of your expense information to aid in determining equitable values.

DUE DATE: Please return by **Thursday, February 22nd, 2024:**

By Mail: Assessor's Office, Town of Scarborough, PO Box 360, Scarborough, ME 04070

In-Person: 259 U.S. Route 1, Room 125 (Lower Level), Scarborough, ME 04074

IMPORTANT: Please **DO NOT EMAIL** this form as we cannot ensure confidentiality of electronic submissions.

TOWN OF SCARBOROUGH, ME

INCOME & EXPENSE

FAQs

Do I have to use the questionnaire provided, or can I submit information in a different format?

No, you do not have to use the questionnaire provided. It is perfectly acceptable to submit the information requested in a format easier for you to produce (e.g., a report from your financial software such as a rent roll or financial statement would suffice). Please provide as much detail as possible on the items included in broad categories such as utilities (as shown on the form provided).

Are you asking other businesses like mine for this information?

Yes. Almost all Scarborough commercial property owners have received or will receive this mailing, although the forms are customized depending on the type of property involved (e.g., Apartments, Commercial & Industrial, Golf Courses, Hotels, Skilled Nursing, etc.). Our goal is to make our valuations fair to all Scarborough property owners, by developing as complete a picture as possible of the income generated from, and expenses required for, Scarborough's commercial properties. Your information will be compiled with others to generate an income approach to valuation of commercial properties that is reasonable and accurate for Scarborough.

Do you want information on my business income and expenses?

The information requested is solely on income and expenses relating to the property, not the income and expenses of the business (or businesses) that may occupy the property (unless the two are inseparable, as is true for hotels, nursing homes/assisted living facilities, apartment rentals, etc.). If the property owner is the sole occupant of the property, please indicate this on the form and ignore the income-related questions. Please do provide information on expenses related to the property, such as maintenance, utilities, capital expenditures, management, etc.

Doesn't the Assessor's office already know how much land I have and how big my building is?

Yes, generally, and if you don't have these details readily available, it is fine to skip these questions. In some circumstances (where multiple parcels are generally treated as one by the owner, or where there may be a discrepancy in the assessor's records) it is helpful to have you tell us the size of the land and the building(s) that are included in the information on the form. That way we can be sure we are analyzing the information correctly. If you'd like to look up the

APPENDIX L-11: I&E Form FAQs

size of your building or the amount of land in your property, you can find information on your property in our [online Vision database](#).

I own and occupy the entire property for my own business. Do I need to fill out this form?

If your property is 100% owner-occupied, indicate on the form that the owner of the real estate and the owner of the business occupying the real estate are exactly the same; and that no lease exists and no rental payments are being made (including payment of the mortgage) by the business occupying the real estate. Please provide expense information as requested on the questionnaire.

I occupy a part of the property for my own use, but the rest is leased to others.

Please indicate the portion of the property (square footage) used by the property owner, and the portion leased to others. Provide income and expense information for all leased areas, and property expense information on the portion used by the property owner.

You've asked about more than one parcel, but I account for the income and expenses as if the parcels were merged (for example, a building on one parcel and a parking lot or outbuildings on a second parcel)?

When the properties are wholly owner-occupied, it is acceptable to provide the expense information requested for all of the properties together (i.e., it isn't necessary for you to allocate expenses to each specific parcel). If a breakout is available, it is certainly helpful, but it is not required. If the property, or a portion of the property(ies) are leased to others (i.e., a portion of a parking lot is leased to someone else, as well as being used by the property owner), please provide information on the income and expenses attributable to that lease, and indicate the area (sq. footage) covered by the lease(s).

How will the Assessor use this information?

Our goal is to collect information on income and expenses relating to property of different types and purposes throughout the Town, in order to develop an income approach to valuation that is accurate for the various types of commercial property in Scarborough. Your information is being used in combination with others to come up with estimates of typical income and expense per square foot of property for properties in the various neighborhoods throughout Scarborough. Even if your property is 100% owner-occupied, information on your expenses for the property you own will help us develop more accurate valuation methodologies for similar properties that are leased to others.

Is the information I provide confidential?

If you indicate on the form that the information contained on the form is confidential and proprietary to your business, it will be treated as such. Pursuant to **M.R.S.A. Title 36 §706-A**, it is up to the property owner, not the Assessor, to determine which information is proprietary, so you must tell us the information should be treated confidentially before we are able to do so.

APPENDIX L-11: I&E Form FAQs

Proprietary information is specifically defined in **M.R.S.A. Title 36 §706-A** as "information that is a trade secret or production, commercial or financial information the disclosure of which would impair the competitive position of the person submitting the information and would make available information not otherwise publicly available and information protected from disclosure by federal or state law, rules or regulations."

To ensure this information is not available to the public for inspection, you must clearly stamp or write **"Proprietary and Confidential"** on the completed questionnaire prior to submission. Alternatively, you could check the box [**X**] in the **CONFIDENTIALITY AND SIGNATURE** area indicating "The information on this form is confidential and proprietary information under **Title 36 §706-A M.R.S.**" ***Please Note:*** Any supplemental materials submitted should be labeled **"Proprietary and Confidential."**

What are the consequences if I don't return the forms?

M.R.S.A. Title 36 §706-A requires property owners to respond to the Assessor's "...proper inquiries as to the nature, situation and value of the taxpayer's property," and explicitly allows queries about income and expenses associated with commercial properties. Failure to respond could bar your right to appeal the valuation of your property as of April 1, 2024, as determined in the 2024 update of property valuations. If you are unable to respond to the questionnaire, or feel it isn't applicable to your circumstances, please contact our office at (207) 730-4060 to discuss the matter with the Assessor.

TOWN OF SCARBOROUGH, ME

INCOME & EXPENSE

Glossary of Terms

GENERAL TERMS:

Days of operation: The number of days open for business within the calendar year.

LEASE TERMS:

Lease: This is a contract between a property owner (lessor/landlord) and the tenant (lessee). The lease sets forth the length of time the contract is to run, the amount to be paid by the lessee for the right to use the property, and other rights and obligations of the parties.

Leased area (square feet): This is usually the floor area that is occupied by the tenant. It is usually recorded on the lease in square footage.

Net: This references a net lease, where the lessee assumes payment of some of the property operating expenses, such as taxes, insurance, maintenance.

NN: This is an acronym for a double net lease. Tenant pays expenses related to taxes and insurance for the property.

NNN: This is an acronym for a triple net lease. Tenant pays all operating expenses related to the property.

TAW: This is an acronym for "tenant at will". The agreement is usually on a month-to-month term and can be terminated by either the tenant or landlord at will.

INCOME TERMS:

Gross Monthly Income: Income before deductions for taxes, social security, saving plans, etc.

Net Cash Flow: Investment property that generates income after expenses such as principal, interest, taxes and insurance are subtracted.

Net Operating Income (NOI): From income producing property, the gross income minus the total of all expenses except for debt service. Cash flow is defined as NOI minus the total of all debt service payments.

Total Collection Loss: This indicates the total amount of revenues lost due to bad debt and collection losses for the calendar year.

Total Concessions: This indicates the total amount of revenue foregone through rent concessions (free rent) for the calendar year.

Total Other Income: This indicates the total amount of miscellaneous income not listed elsewhere derived from the property for the calendar year including laundry, vending machines, parking, etc.

Total Parking Income: This indicates the total amount of parking income collected from the property for the calendar year.

Total Potential Gross Income: This indicates the total amount of income that the property would have generated during the calendar year if all units or area are at full occupancy.

Vacancy and/or Collection Loss: This indicates the total amount of revenue loss based on vacancies or loss of income due to inability to collect payments in the calendar year.

EXPENSE TERMS:

Advertising: Expenses for online and direct mail advertising, print ads, promotional items, sponsorships, resident referral discounts, and related costs to obtain residents and promote the property in the market.

Assessed Value: The value established for property tax purposes.

Capital Expenditure: The cost of an improvement made to extend the useful life of a property or to add to its value, such as adding a room, parking lot replacement, renovations, etc. The cost of repairing a property is not a capital expenditure. Capital expenditures are appreciated over their useful life; repairs are subtracted from income for the current year.

Capital Improvement: Any structure or component erected as a permanent improvement to real property that adds to its value and useful life. (See Capital Expenditure).

APPENDIX L-12: I&E Form Glossary of Terms

Carrying Charges: Expenses necessary for holding property, such as taxes and interest on idle property or property under construction.

Cash Flow: The net operating income minus the total of all debt service payments. (See definition of "net operating income" below.)

Commissions: Amount paid for leasing fees and commissions to market property.

Deferred Maintenance: A type of physical depreciation due to lack of normal upkeep.

Equity: The value of the unencumbered interest in real estate as determined by subtracting the total of the unpaid mortgage balances plus the sum of any current liens against the property from the property's fair market value.

Free Rent: This is a rent concession in the form of free rent usually for a time period and determined at the beginning of the lease.

Gross Debt Service: The amount of money needed to pay principal, interest and taxes, and sometimes energy costs. If the dwelling unit is a condominium, all or a portion of common fees are excluded, depending on what expenses are covered.

Gross Lease: A gross lease is when the lessor or landlord is responsible for all property operating expenses such as real estate taxes, maintenance, utilities, etc.

Ground Lease: one that rents the land only.

Improvements: additions to raw land such as buildings, streets, sewers, etc. that increase the value of the property.

Insurance: Fixed expense of the property's annual insurance premium for replacement in case of fire or other property loss.

Legal and accounting fees: Fees associated with bookkeeping, attorneys, and accountants for services related to the business.

Maintenance: Expenses including janitorial services, including window and carpet cleaning; HVAC, plumbing, and electrical systems maintenance fees; ongoing upkeep of common area grounds keeping/landscaping; costs for lighting and security systems; snow removal; trash removal, contracted services; and real and personal property maintenance fees.

Management Fee: Agency fee paid by owner to a management company to oversee day-to-day operation of the property.

APPENDIX L-12: I&E Form Glossary of Terms

Monthly Rent: Indicates the monthly rent for leased areas as of January 1 of the reported year.

Other Expense: Expenses that do not easily fall within an existing expense category.

Payroll and benefits: Expenses including wages, salaries, benefits, payroll taxes and related worker's compensation expenses for the staff needed to operate the property.

Percentage Rent: A lease that provides for rent based on a percentage of business income or retail sales level.

Real Estate Taxes: Amount paid for property taxes.

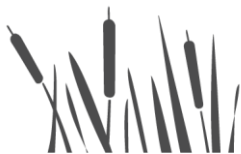
Repairs: Expenses including costs for incidental repairs, flooring repairs, and costs for keeping the property in operating condition.

Supplies: Cost of non-incidental materials and items, such as office and cleaning supplies.

Reserves for Replacement: This is an allowance (or reserve) in the annual operating statement to provide for replacement of short-lived items that will not last for the remaining economic life of a property.

Utilities: Expenses including gas, oil, electricity, water, and sewer.

Use: Examples of uses include business activities such as retail, restaurant, office, warehouse, manufacturing, etc.



[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>	or	<i>*Total:</i>
	Taxable Value: \$430,100	x 0.01597 =	\$6,868.70
2024–2025 (FY 25)	<i>**New Assessed Value:</i> \$694,700	<i>Est. 11.05/\$1,000</i>	
	Exemptions: <u>(\$-25,000)</u>	or	<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: \$ 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

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



Property Search Tools

The following property search tools will help you locate your property record card (**Vision Database**), look up real estate sales considered in the 2024 Revaluation (**Property Sales**), explore various layers of parcel information for properties in the Town of Scarborough (**GIS Parcel Viewer**), and access archived parcel data (**Historical Records**).

Overview

Vision Database

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GIS Parcel Viewer

Historical Records

2024 Revaluation ▾

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GIS Parcel Search

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Tax Bills

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CONTACT US

Welcome to the Town of Scarborough's online assessment databases. The Assessing Office determines property values from a thorough analysis of all available information, especially current sales data. With respect to the 2024 revaluation, the goal was to appraise thousands of properties, all at one time, in a way that was equitable for all property owners.

For more information about the 2024 Revaluation process, see the **"About Your Assessment" Flyer** and **Sample Revaluation Notice** below. You can also access other resources including FAQs, Public Outreach & Educational Materials, & more published over the last year at the main page of the [2024 Revaluation](#) section.



ABOUT YOUR ASSESSMENT FLYER



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:

SAMPLE REVALUATION NOTICE



[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.

Property Search Tools

The following property search tools will help you locate your property record card (**Vision Database**), look up real estate sales considered in the 2024 Revaluation (**Property Sales**), explore various layers of parcel information for properties in the Town of Scarborough (**GIS Parcel Viewer**), and access archived parcel data (**Historical Records**).

[Overview](#)[Vision Database](#)[Property Sales](#)[GIS Parcel Viewer](#)[Historical Records](#)

The **Vision Database** allows you to search and view **Property Cards**, more commonly known as **Field Cards**, on each parcel of real estate in Scarborough; it contains information on assessments, property features, sales data, and ownership. Click "**Vision Database**" below, 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.

[ENTER VISION DATABASE](#)

See below for guidance on using the Vision Database and how to Estimate Your Taxes.

Scarborough, ME

 **VISION**
GOVERNMENT SOLUTIONS


[Search](#)[Street Listing](#)[Sales Search](#)[Back](#)[Home](#)

Property Lookup

Search:

1

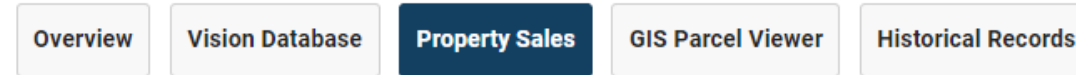
Address

 Search

Enter an Address

Property Search Tools

The following property search tools will help you locate your property record card (**Vision Database**), look up real estate sales considered in the 2024 Revaluation (**Property Sales**), explore various layers of parcel information for properties in the Town of Scarborough (**GIS Parcel Viewer**), and access archived parcel data (**Historical Records**).




The **Property Sales** database of real estate sales considered in the 2024 Revaluation (4/1/22 - 4/1/24) are provided below, so you can compare your property to ones that are similar to see if your assessment is in line with fair market value as of April 1, 2024.


The PDF documents below include listings of properties that have sold in the last two years, as they were the basis for the revaluation analysis.

NOTE: Sales Ratio Analysis outcomes are included on the final page of each PDF document.

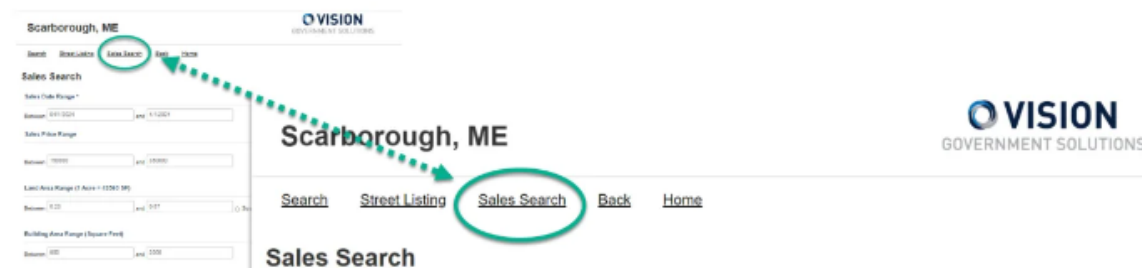
 Residential Single Family | Version 1 (More Detail)

 Residential Single Family | Version 2 (Less Detail)

 Residential Condominiums | Version 1 (More Detail)

 Residential Condominiums | Version 2 (Less Detail)

In addition to the PDFs of Scarborough sales above, you may also use the Vision Database "[Sales Search](#)" feature to view properties sold in Scarborough between 4/1/22–4/1/24, which served as the basis of market value for this revaluation. Select date range, sales price range, and specifications to find properties that meet your criteria.



RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
18	ABIGAIL WAY	R058	2613	0.46	70	Colonial	Average +20	1999	3,038	4/14/2022	\$800,000	1.085	\$868,000	\$489,400	\$785,600	61%	91%	98%
8	ACORN LN	R094	004H	2.8	90	Cape Cod	Average +20	1986	2,526	11/14/2022	\$800,000	1.075	\$860,000	\$547,500	\$849,000	68%	99%	106%
9	ACORN LN	R094	004L	2.08	90	Cape Cod	Average +20	1988	4,023	8/9/2023	\$1,110,000	1.000	\$1,110,000	\$695,800	\$1,102,000	63%	99%	99%
5	ALGER DR	U032	338	0.25	70	Cape Cod	Average	2001	1,260	9/28/2023	\$500,000	1.000	\$500,000	\$337,300	\$489,700	67%	98%	98%
7	ANEMONE MEWS	R073	138B	0.04	85	Modern/Contemp	Average +20	2018	900	4/14/2023	\$435,000	1.020	\$443,700	\$234,300	\$360,800	54%	81%	83%
28	ARBOR VIEW LN	U046	708	0.34	70	Raised Ranch	Average +10	1992	1,143	7/8/2022	\$510,000	1.075	\$548,250	\$351,500	\$526,600	69%	96%	103%
126	ASH SWAMP RD	R026	005C	1.84	R50	Colonial	Good	2005	3,004	12/28/2022	\$850,000	1.075	\$913,750	\$489,500	\$824,300	58%	90%	97%
21	ASH SWAMP RD	R044	003D	2.64	R50	Colonial	Average +10	2014	1,392	9/12/2023	\$565,000	1.000	\$565,000	\$331,000	\$490,000	59%	87%	87%
93	ASH SWAMP RD	R026	017	1.84	R50	Ranch	Average +10	1974	1,917	3/25/2024	\$580,000	1.000	\$580,000	\$312,100	\$546,200	54%	94%	94%
49	ASSELYN DR	U049	024	0.26	50	Raised Ranch	Average	1974	858	7/1/2022	\$390,000	1.075	\$419,250	\$230,500	\$344,100	59%	82%	88%
17	ASSELYN DR	U049	039	0.56	50	Cape Cod	Average +10	1963	1,462	10/21/2022	\$490,000	1.075	\$526,750	\$283,800	\$442,100	58%	84%	90%
6	ASSELYN DR	U049	020	0.23	50	Cape Cod	Average	1963	1,306	6/23/2023	\$435,000	1.000	\$435,000	\$272,200	\$402,800	63%	93%	93%
2	BABKIRK DR	R015	3301	0.71	R70	Colonial	Average +20	2017	2,404	9/26/2022	\$640,000	1.075	\$688,000	\$452,000	\$678,100	71%	99%	106%
4	BABKIRK DR	R015	3302	0.87	R70	Colonial	Average +20	2008	2,472	1/3/2024	\$695,000	1.000	\$695,000	\$421,700	\$650,900	61%	94%	94%
8	BALLANTYNE DR	R073	145	0.17	85	Colonial	Average +20	2012	1,250	5/2/2022	\$585,000	1.085	\$634,725	\$373,300	\$596,800	64%	94%	102%
26	BALLANTYNE DR	R073	156	0.11	85	Colonial	Average +20	2015	1,120	5/13/2022	\$520,000	1.085	\$564,200	\$366,400	\$567,400	70%	101%	109%
13	BARBARA AVE	U042	049	0.25	50	Ranch	Average	1971	960	9/8/2023	\$345,000	1.000	\$345,000	\$214,500	\$295,600	62%	86%	86%
10	BAY ST	U023	054	0.07	PP	Conventional	Average	1930	1,506	6/30/2023	\$1,350,000	1.000	\$1,350,000	\$822,700	\$1,252,700	61%	93%	93%
20	BAYBERRY LN	U007	042	0.44	60	Colonial	Average +10	1971	2,268	4/28/2022	\$585,000	1.085	\$634,725	\$400,200	\$622,900	68%	98%	106%
16	BAYBERRY LN	U007	040	0.34	60	Colonial	Average +10	1971	1,440	3/23/2023	\$580,000	1.040	\$603,200	\$309,400	\$495,300	53%	82%	85%
11	BAYBERRY LN	U007	054	0.39	60	Colonial	Average +10	1993	2,236	6/30/2023	\$690,000	1.000	\$690,000	\$378,200	\$631,400	55%	92%	92%
8	BAYWOODS DR	U008	204	0.71	70	Colonial	Average +20	1998	2,782	9/29/2023	\$929,000	1.000	\$929,000	\$497,400	\$845,600	54%	91%	91%
7	BEACH ST	U023	034	0.11	PP	Colonial	Average	1920	1,660	6/16/2023	\$1,300,000	1.000	\$1,300,000	\$733,300	\$1,121,300	56%	86%	86%
4	BEAVER BROOK RD	R023	010A	2.33	R70	Ranch	Average	1992	1,103	5/16/2022	\$540,000	1.085	\$585,900	\$393,800	\$556,100	73%	95%	103%
96	BEECH RIDGE RD	R030	009	3	R50	Cape Cod	Average	1950	1,680	4/15/2023	\$475,000	1.020	\$484,500	\$309,400	\$406,900	65%	84%	86%
2	BLACK POINT MDWS	R081	801	0.94	60	Cape Cod	Average	1992	1,642	1/12/2024	\$605,000	1.000	\$605,000	\$357,100	\$564,900	59%	93%	93%
270	BLACK POINT RD	U015	030	0.34	60	Cape Cod	Average	1948	1,599	7/25/2022	\$459,000	1.075	\$493,425	\$311,300	\$477,400	68%	97%	104%
241	BLACK POINT RD	U014	027	0.52	60	Cape Cod	Average +10	2011	1,285	7/27/2022	\$635,000	1.075	\$682,625	\$389,700	\$626,800	61%	92%	99%
11	BLACK POINT RD	U043	075	0.19	50	Colonial	Average +20	2021	1,728	7/27/2022	\$700,000	1.075	\$752,500	\$393,000	\$589,200	56%	78%	84%
219	BLACK POINT RD	U012	012	0.97	60	Cape Cod	Average +10	1934	1,564	11/4/2022	\$577,500	1.075	\$620,813	\$351,900	\$558,300	61%	90%	97%
251	BLACK POINT RD	U014	019	0.48	60	Colonial	Average	1900	1,800	2/15/2023	\$513,500	1.075	\$552,013	\$290,100	\$502,400	56%	91%	98%
250	BLACK POINT RD	U015	013	0.43	60	Cape Cod	Average	1940	1,446	8/18/2023	\$592,500	1.000	\$592,500	\$299,800	\$495,800	51%	84%	84%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
157	BLACK POINT RD	U011	035A	0.47	60	Cape Cod	Average +10	1985	2,150	8/24/2023	\$651,000	1.000	\$651,000	\$365,300	\$596,300	56%	92%	92%
262	BLACK POINT RD	U015	017	0.54	60	Cape Cod	Average	1971	1,607	10/27/2023	\$540,000	1.000	\$540,000	\$324,400	\$482,100	60%	89%	89%
449	BLACK POINT RD	U017	076	0.13	L2	Colonial	Good +20	2022	2,134	2/5/2024	\$1,975,000	1.000	\$1,975,000	\$948,700	\$1,814,400	48%	92%	92%
18	BONNEYGROVE DR	R040	210	0.56	R70	Colonial	Average +20	2006	2,898	9/12/2023	\$704,500	1.000	\$704,500	\$453,500	\$698,600	64%	99%	99%
166	BROADTURN RD	R028	006A	1.89	R50	Raised Ranch	Average +10	2002	1,373	4/5/2022	\$550,000	1.085	\$596,750	\$376,800	\$579,700	69%	97%	105%
247	BROADTURN RD	R024	004	1	R50	Colonial	Average +10	2016	1,616	4/15/2022	\$525,000	1.085	\$569,625	\$352,200	\$534,200	67%	94%	102%
28	BROADTURN RD	U031	054	0.32	50	Raised Ranch	Average	1964	869	6/10/2022	\$350,000	1.085	\$379,750	\$251,100	\$373,700	72%	98%	107%
363	BROADTURN RD	R005	021A	5.94	R50	Colonial	Average +10	2003	3,248	6/30/2022	\$732,500	1.085	\$794,763	\$521,000	\$741,700	71%	93%	101%
25	BROADTURN RD	U034	026	0.69	50	Ranch	Average	1959	1,100	7/29/2022	\$375,000	1.075	\$403,125	\$242,500	\$345,700	65%	86%	92%
16	BROADTURN RD	U031	050	0.17	50	Cape Cod	Average	1920	1,065	9/6/2022	\$345,000	1.075	\$370,875	\$210,700	\$340,400	61%	92%	99%
179	BROADTURN RD	R028	011	2.15	R50	Ranch	Average	1965	1,056	6/30/2023	\$500,000	1.000	\$500,000	\$262,300	\$416,100	52%	83%	83%
364	BROADTURN RD	R005	016	1.85	R50	Cape Cod	Average +10	1997	1,456	7/31/2023	\$550,000	1.000	\$550,000	\$330,900	\$506,600	60%	92%	92%
122	BROADTURN RD	R044	005	3.4	R50	Cape Cod	Average +10	1809	2,516	1/5/2024	\$715,000	1.000	\$715,000	\$320,300	\$665,400	45%	93%	93%
1	BROWN HILL LN	R035	012B	2.04	R80	Colonial	Good +10	2005	2,612	4/26/2022	\$890,000	1.085	\$965,650	\$586,900	\$878,500	66%	91%	99%
40	BURNHAM RD	R006	004	3.51	R50	Modern/Contemp	Average +20	2021	1,906	9/22/2022	\$720,000	1.075	\$774,000	\$448,400	\$664,700	62%	86%	92%
124	BURNHAM RD	R004	302	0.9	R50	Colonial	Average +20	2015	2,043	10/21/2022	\$630,000	1.075	\$677,250	\$383,700	\$618,600	61%	91%	98%
62	BURNHAM RD	R005	015	2.78	R50	Conventional	Average +20	1890	1,548	10/28/2022	\$565,000	1.075	\$607,375	\$320,600	\$541,200	57%	89%	96%
140	BURNHAM RD	R004	014	1.96	R50	Raised Ranch	Average	1969	894	11/17/2023	\$340,000	1.000	\$340,000	\$220,900	\$292,900	65%	86%	86%
3	BURNHAM WOODS CIR	R068	031	0.52	60	Raised Ranch	Average	1987	960	2/16/2023	\$475,000	1.075	\$510,625	\$291,300	\$448,700	61%	88%	94%
4	BURNHAM WOODS CIR	R068	040	0.51	60	Raised Ranch	Average +10	1987	1,040	9/1/2023	\$585,000	1.000	\$585,000	\$310,600	\$533,000	53%	91%	91%
8	BYRD AVE	U039	012	0.28	40	Raised Ranch	Average +10	2005	1,181	9/15/2023	\$534,000	1.000	\$534,000	\$304,200	\$496,000	57%	93%	93%
15	CANNON LN	U004	112	0.49	60	Colonial	Average +10	1975	1,888	10/6/2023	\$727,500	1.000	\$727,500	\$354,000	\$600,700	49%	83%	83%
1	CATTAIL LN	U008	043	0.41	60	Colonial	Average +10	1974	2,580	3/21/2023	\$660,000	1.040	\$686,400	\$347,600	\$606,200	53%	88%	92%
7	CEDAR CIR	U009	013	0.35	60	Colonial	Average +10	1977	2,010	11/3/2022	\$540,000	1.075	\$580,500	\$329,500	\$547,000	61%	94%	101%
5	CEDAR CIR	U009	012	0.35	60	Colonial	Average +10	1977	2,456	11/13/2023	\$725,000	1.000	\$725,000	\$352,000	\$607,000	49%	84%	84%
6	CHAMBERLAIN RD	U006	002	0.35	50	Cape Cod	Average +10	1955	2,316	6/1/2023	\$680,000	1.000	\$680,000	\$321,300	\$590,100	47%	87%	87%
12	CHARLES CIR	U031	012	0.33	50	Ranch	Average	1960	912	7/14/2023	\$485,000	1.000	\$485,000	\$232,900	\$390,300	48%	80%	80%
3	CHURCH ST	U032	028	0.68	50	Bungalow	Below Average	1925	971	4/4/2022	\$275,000	1.085	\$298,375	\$202,900	\$260,200	74%	87%	95%
32	CHURCH ST	U032	054	0.39	50	Raised Ranch	Average	1985	928	4/4/2022	\$443,000	1.085	\$480,655	\$265,500	\$410,500	60%	85%	93%
15	CHURCH ST	U032	026	0.34	50	Ranch	Average	1962	1,144	9/6/2022	\$287,000	1.075	\$308,525	\$252,400	\$328,300	88%	106%	114%
6	CLASSICAL LN	R073	126	0.06	85	Modern/Contemp	Average +20	2015	1,176	9/15/2022	\$550,000	1.075	\$591,250	\$319,000	\$491,800	58%	83%	89%
20	CLAY PITS RD	U012	028	0.74	60	Cape Cod	Good	1980	4,379	8/30/2022	\$1,300,000	1.075	\$1,397,500	\$733,100	\$1,190,000	56%	85%	92%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
20	CLEARWATER DR	R092	024	0.93	80	Colonial	Good +20	1996	4,610	5/25/2022	\$1,750,000	1.085	\$1,898,750	\$1,014,400	\$1,632,800	58%	86%	93%
16	CLEARWATER DR	R092	026	0.93	80	Colonial	Good	1997	3,409	7/19/2022	\$1,200,000	1.075	\$1,290,000	\$587,100	\$1,064,500	49%	83%	89%
24	CLOVER LEAF LN	R020	126	1.84	R70	Colonial	Average +20	2001	2,426	8/25/2022	\$717,000	1.075	\$770,775	\$467,800	\$724,100	65%	94%	101%
10	CLOVER LEAF LN	R020	001D	1.84	R70	Colonial	Average +20	2002	2,790	2/29/2024	\$825,000	1.000	\$825,000	\$442,400	\$754,500	54%	91%	91%
2	COLONEL DOW DR	U030	1042	0.43	65	Modern/Contemp	Average +20	2010	2,118	4/28/2023	\$870,000	1.020	\$887,400	\$532,600	\$778,000	61%	88%	89%
22	CORALBURST LN	R080	402	0.49	80	Ranch	Average +20	2004	1,944	12/15/2023	\$735,000	1.000	\$735,000	\$389,600	\$659,400	53%	90%	90%
11	COULTHARD FARMS RD	R095	070	0.8	90	Colonial	Good	1996	3,092	7/5/2022	\$1,055,000	1.075	\$1,134,125	\$578,700	\$985,100	55%	87%	93%
21	COULTHARD FARMS RD	R095	066	1.03	90	Colonial	Good	1996	2,058	11/9/2022	\$850,000	1.075	\$913,750	\$504,300	\$837,500	59%	92%	99%
17	COULTHARD FARMS RD	R095	068	1.34	90	Colonial	Good	1998	2,508	10/12/2023	\$1,005,000	1.000	\$1,005,000	\$524,900	\$940,800	52%	94%	94%
379	COUNTY RD	R003	009	1	R50	Ranch	Average	1973	964	12/8/2022	\$420,000	1.075	\$451,500	\$264,800	\$423,100	63%	94%	101%
5	CUMBERLAND WAY	R054	2923	0.48	70	Cape Cod	Average +10	1994	1,512	10/12/2022	\$535,000	1.075	\$575,125	\$369,700	\$555,200	69%	97%	104%
6	CUMMINGS RD	R037	060	2.95	R40	Ranch	Average +10	1920	999	7/21/2022	\$342,000	1.075	\$367,650	\$225,500	\$339,600	66%	92%	99%
10	DOVER ST	U023	017	0.25	PP	Colonial	Average	1930	2,116	2/6/2024	\$1,900,000	1.000	\$1,900,000	\$1,264,600	\$1,800,900	67%	95%	95%
5	DOWN EAST LN	U045	035	0.23	50	Ranch	Average	1950	1,053	5/9/2023	\$422,100	1.020	\$430,542	\$254,300	\$381,300	60%	89%	90%
29	DOWN EAST LN	U045	044	0.65	50	Raised Ranch	Average +10	1979	1,566	5/11/2023	\$599,900	1.020	\$611,898	\$348,900	\$538,400	58%	88%	90%
17	DRIFTWOOD LN	U021	085	0.34	PS	Modern/Contemp	Average +20	1975	1,750	6/9/2023	\$1,233,000	1.000	\$1,233,000	\$709,800	\$1,118,700	58%	91%	91%
18	DUNSTAN AVE	U031	008	0.18	50	Colonial	Average	1954	1,488	4/8/2022	\$468,000	1.085	\$507,780	\$278,500	\$413,200	60%	81%	88%
14	DUNSTAN AVE	U031	006	0.34	50	Ranch	Average	1956	1,300	4/28/2022	\$460,000	1.085	\$499,100	\$256,400	\$422,000	56%	85%	92%
8	DUNSTAN AVE	U031	003	0.32	50	Colonial	Average	1945	1,360	7/14/2022	\$450,000	1.075	\$483,750	\$259,800	\$407,100	58%	84%	90%
13	DUNSTAN AVE	U031	028	0.48	50	Bungalow	Average +10	1930	1,400	9/6/2022	\$430,000	1.075	\$462,250	\$178,600	\$417,600	42%	90%	97%
4	DUNSTAN AVE	U031	002	0.37	50	Cape Cod	Average	1940	1,174	6/26/2023	\$435,000	1.000	\$435,000	\$264,000	\$354,500	61%	81%	81%
28	DUNSTAN LANDING RD	U033	017	0.69	60	Conventional	Average +20	1923	1,637	9/1/2023	\$360,000	1.000	\$360,000	\$321,100	\$338,400	89%	94%	94%
31	DUNSTAN LANDING RD	U033	023	0.24	60	Ranch	Average	1960	728	2/29/2024	\$450,000	1.000	\$450,000	\$231,400	\$389,600	51%	87%	87%
29	DYLAN DR	R057	1B96	0.43	75	Colonial	Good +10	2022	2,515	8/12/2022	\$950,900	1.075	\$1,022,218	\$601,200	\$895,800	63%	88%	94%
46	DYLAN DR	R057	1B46	0.24	75	Colonial	Good	2022	2,460	9/9/2022	\$852,896	1.075	\$916,863	\$542,600	\$804,400	64%	88%	94%
35	DYLAN DR	R057	1B98	0.29	75	Modern/Contemp	Good +20	2022	2,114	11/1/2022	\$1,004,171	1.075	\$1,079,484	\$568,100	\$1,003,700	57%	93%	100%
32	DYLAN DR	R057	1B52	0.25	75	Colonial	Good	2022	2,200	11/18/2022	\$763,240	1.075	\$820,483	\$523,900	\$778,500	69%	95%	102%
42	DYLAN DR	R057	1B47	0.47	75	Modern/Contemp	Good +10	2022	2,589	1/3/2023	\$1,045,641	1.075	\$1,124,064	\$586,300	\$932,100	56%	83%	89%
37	DYLAN DR	R057	1B99	0.29	75	Colonial	Good +10	2022	2,310	1/19/2023	\$915,632	1.075	\$984,304	\$536,700	\$863,300	59%	88%	94%
8	DYLAN DR	R057	1B63	0.21	75	Colonial	Good	2020	2,176	3/16/2023	\$785,000	1.040	\$816,400	\$505,800	\$756,200	64%	93%	96%
33	DYLAN DR	R057	1B97	0.26	75	Modern/Contemp	Good +20	2023	3,892	5/19/2023	\$1,445,000	1.020	\$1,473,900	\$607,800	\$1,281,200	N/A: NEW	87%	89%
36	DYLAN DR	R057	1B50	0.35	75	Colonial	Good	2023	2,528	7/3/2023	\$982,260	1.000	\$982,260	\$568,700	\$850,600	N/A: NEW	87%	87%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
34	DYLAN DR	R057	1B51	0.27	75	Colonial	Good	2023	2,200	7/14/2023	\$878,447	1.000	\$878,447	\$300,000	\$803,900	N/A: NEW	92%	92%
38	DYLAN DR	R057	1B49	0.35	75	Modern/Contemp	Good	2023	2,674	9/14/2023	\$899,900	1.000	\$899,900	\$574,300	\$896,900	N/A: NEW	100%	100%
41	DYLAN DR	R057	1B88	0.29	75	Colonial	Good	2018	2,473	1/12/2024	\$880,000	1.000	\$880,000	\$514,300	\$832,600	58%	95%	95%
27	DYLAN DR	R057	1B95	0.34	75	Colonial	Good +20	2023	3,838	2/29/2024	\$1,550,000	1.000	\$1,550,000	\$152,700	\$1,334,700	N/A: NEW	86%	86%
26	EAGLES NEST DR	U028	010	0.91	60	Ranch	Average +10	1963	1,386	4/19/2023	\$800,000	1.020	\$816,000	\$463,000	\$745,500	58%	91%	93%
13	EAST GRAND AVE	U022	120	0.19	PP	Conventional	Average	1900	882	6/24/2022	\$655,000	1.085	\$710,675	\$430,300	\$641,100	66%	90%	98%
36	EAST GRAND AVE	U023	008	0.11	PP	Colonial	Average +10	1900	1,544	10/14/2022	\$860,000	1.075	\$924,500	\$448,100	\$811,300	52%	88%	94%
10	ELBRIDGE OLIVER WAY	R081	218	2.93	90	Cape Cod	Good +10	2004	4,230	7/13/2023	\$1,450,000	1.000	\$1,450,000	\$919,400	\$1,391,400	63%	96%	96%
28	ELMWOOD AVE	R076	1401	0.24	50	Modern/Contemp	Good +10	2013	2,700	10/14/2023	\$940,000	1.000	\$940,000	\$435,100	\$860,400	46%	92%	92%
20	EVERGREEN FARMS RD	R061	013	0.35	70	Colonial	Average +10	2004	2,268	6/30/2022	\$675,000	1.085	\$732,375	\$466,800	\$674,500	69%	92%	100%
24	EVERGREEN FARMS RD	R061	015	0.35	70	Modern/Contemp	Average	2002	1,920	8/24/2022	\$550,000	1.075	\$591,250	\$409,900	\$580,400	75%	98%	106%
32	EVERGREEN FARMS RD	R061	019	0.36	70	Cape Cod	Average	1992	1,680	11/3/2022	\$525,000	1.075	\$564,375	\$373,900	\$539,100	71%	96%	103%
11	EVERGREEN FARMS RD	R061	047	0.4	70	Modern/Contemp	Good +10	2002	1,922	4/14/2023	\$830,000	1.020	\$846,600	\$414,400	\$758,300	50%	90%	91%
8	FAIRFIELD RD	U043	076A	0.19	50	Colonial	Average +10	2009	1,465	11/7/2022	\$530,000	1.075	\$569,750	\$330,100	\$515,500	62%	90%	97%
14	FAIRWAY DR	R079	507	0.77	60	Colonial	Average +10	1989	2,388	12/20/2022	\$630,000	1.075	\$677,250	\$391,300	\$619,300	62%	91%	98%
28	FAIRWAY DR	R079	514	0.94	60	Cape Cod	Average +10	1991	1,230	5/17/2023	\$560,000	1.020	\$571,200	\$319,300	\$518,000	57%	91%	93%
4	FEDERAL WAY	R073	129	0.09	85	Modern/Contemp	Good	2015	1,405	4/29/2022	\$652,000	1.085	\$707,420	\$435,100	\$662,400	67%	94%	102%
12	FEDERAL WAY	R073	133	0.05	85	Townhouse	Good	2018	1,680	10/17/2022	\$595,000	1.075	\$639,625	\$399,000	\$589,500	67%	92%	99%
20	FEDERAL WAY	R073	137	0.18	85	Colonial	Good +10	2022	2,684	3/30/2023	\$1,174,000	1.040	\$1,220,960	\$671,100	\$1,032,200	57%	85%	88%
15	FEDERAL WAY	R073	024	0.07	85	Townhouse	Good	2017	1,808	11/27/2023	\$750,000	1.000	\$750,000	\$434,300	\$658,900	58%	88%	88%
19	FERN CIR	U008	055	0.33	60	Raised Ranch	Average	1972	1,297	8/23/2022	\$475,000	1.075	\$510,625	\$301,300	\$452,200	63%	89%	95%
8	FLINTLOCK DR	U004	154	0.36	60	Colonial	Average +10	1970	2,168	1/26/2023	\$520,000	1.075	\$559,000	\$371,800	\$532,500	72%	95%	102%
93	FOGG RD	R093	024	4.56	50	Cape Cod	Good +10	1982	3,627	6/17/2022	\$1,250,000	1.085	\$1,356,250	\$676,100	\$1,134,200	54%	84%	91%
45	FOGG RD	R081	005	0.76	50	Cape Cod	Average +20	1999	1,996	1/30/2024	\$755,000	1.000	\$755,000	\$394,300	\$683,600	52%	91%	91%
6	FORECASTER WAY	R078	5613	0.43	80	Colonial	Good	2015	2,532	4/25/2022	\$839,000	1.085	\$910,315	\$504,400	\$819,700	60%	90%	98%
19	FORECASTER WAY	R078	5609	0.44	80	Modern/Contemp	Good +20	2015	3,072	6/29/2022	\$1,050,000	1.085	\$1,139,250	\$683,700	\$1,051,300	65%	92%	100%
3	FORECASTER WAY	R078	5603	0.5	80	Colonial	Average +20	2015	2,392	8/24/2022	\$795,000	1.075	\$854,625	\$483,100	\$748,500	61%	88%	94%
12	FOWLER FARM RD	R095	307	0.46	90	Colonial	Good	2003	2,836	8/17/2023	\$1,150,000	1.000	\$1,150,000	\$536,600	\$895,500	47%	78%	78%
21	FOWLER FARM RD	R095	325	0.49	90	Colonial	Good	2003	2,752	8/24/2023	\$955,000	1.000	\$955,000	\$526,900	\$916,100	55%	96%	96%
12	FOXWELL DR	U032	072	0.35	70	Colonial	Average +10	1995	2,304	3/28/2023	\$700,000	1.040	\$728,000	\$427,700	\$683,300	61%	94%	98%
6	FREEDOM RD	R009	633	1.72	R90	Colonial	Good	2006	3,313	6/23/2023	\$1,000,000	1.000	\$1,000,000	\$531,000	\$889,100	53%	89%	89%
20	FREEDOM RD	R009	640	1.4	R90	Cape Cod	Average +10	2012	3,458	11/16/2023	\$870,000	1.000	\$870,000	\$674,200	\$820,900	77%	94%	94%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
36	FREEDOM RD	R009	648	1.77	R90	Colonial	Good +10	2014	2,372	3/1/2024	\$1,015,000	1.000	\$1,015,000	\$507,800	\$901,300	50%	89%	89%
18	FREEDOM RD	R009	639	1.3	R90	Colonial	Good +20	2006	2,595	3/4/2024	\$1,150,000	1.000	\$1,150,000	\$621,100	\$1,075,600	54%	94%	94%
11	FRONTRUNNER WAY	U055	005	0.1	50	Modern/Contemp	Average +20	2021	1,596	8/11/2023	\$637,000	1.000	\$637,000	\$403,800	\$570,600	63%	90%	90%
8	GOLONDRINA LN	U050	016	0.46	40	Ranch	Average	1900	745	11/8/2022	\$308,000	1.075	\$331,100	\$178,500	\$257,900	58%	78%	84%
367	GORHAM RD	R018	027	1	R50	Ranch	Below Average	1950	1,004	5/31/2022	\$300,000	1.085	\$325,500	\$184,900	\$280,000	62%	86%	93%
113	GORHAM RD	U049	069	0.62	40	Ranch	Average	1972	1,000	9/9/2022	\$375,000	1.075	\$403,125	\$249,300	\$373,400	66%	93%	100%
431	GORHAM RD	R015	032	8	R50	Cape Cod	Average +20	2001	1,680	9/30/2022	\$650,000	1.075	\$698,750	\$383,600	\$625,800	59%	90%	96%
200	GORHAM RD	R054	024	0.23	40	Ranch	Average	1946	1,004	5/5/2023	\$315,000	1.020	\$321,300	\$160,500	\$312,000	51%	97%	99%
168	GORHAM RD	R054	020	0.58	40	Cape Cod	Average	1995	1,834	11/16/2023	\$500,000	1.000	\$500,000	\$316,500	\$503,100	63%	101%	101%
227	GORHAM RD	R037	015	0.5	R40	Two Unit	Average +20	2019	2,560	11/29/2023	\$800,000	1.000	\$800,000	\$511,900	\$755,700	64%	94%	94%
437	GORHAM RD	R015	029	1.03	R50	Ranch	Average	1961	1,170	12/28/2023	\$355,000	1.000	\$355,000	\$255,600	\$351,100	72%	99%	99%
383	GORHAM RD	R018	022	1.28	R50	Ranch	Below Average	1938	1,092	3/20/2024	\$360,800	1.000	\$360,800	\$188,300	\$325,900	52%	90%	90%
37	GUNSTOCK RD	U005	025	0.61	60	Colonial	Average +20	1989	3,174	5/9/2023	\$820,000	1.020	\$836,400	\$484,000	\$815,800	59%	98%	99%
3	GUNSTOCK RD	U004	015	0.5	60	Colonial	Average +20	1985	2,348	8/14/2023	\$756,000	1.000	\$756,000	\$401,700	\$621,700	53%	82%	82%
5	HACKMATAACK DR	R094	020	11.5	90	Colonial	Good	1979	3,545	4/10/2023	\$1,850,000	1.020	\$1,887,000	\$1,045,400	\$1,770,900	57%	94%	96%
4	HACKMATAACK DR	R094	015	6.02	90	Colonial	Average +10	1982	2,396	10/20/2023	\$786,000	1.000	\$786,000	\$522,800	\$767,100	67%	98%	98%
2	HACKMATAACK DR	R094	013	8.9	90	Cape Cod	Average +20	1980	2,175	12/21/2023	\$1,150,000	1.000	\$1,150,000	\$635,500	\$959,000	55%	83%	83%
7	HARMONS IS	U001	011	0.83	HI	Ranch	Average +20	1955	1,408	11/1/2023	\$1,700,000	1.000	\$1,700,000	\$971,300	\$1,494,800	57%	88%	88%
52	HEARN RD	R045	016	3.2	R50	Ranch	Average	1984	1,032	7/7/2023	\$350,000	1.000	\$350,000	\$281,100	\$346,900	80%	99%	99%
8	HEATHER LN	R074	018	0.66	70	Cape Cod	Good +10	1998	2,790	6/16/2023	\$1,213,500	1.000	\$1,213,500	\$525,700	\$1,084,000	43%	89%	89%
6	HEATHWOOD LN	R014	022I	2.25	R60	Cape Cod	Average +20	2002	1,979	8/4/2023	\$730,000	1.000	\$730,000	\$381,100	\$657,500	52%	90%	90%
4	HERBERT DR	U042	079	0.25	50	Raised Ranch	Average	1985	859	11/28/2022	\$334,000	1.075	\$359,050	\$234,300	\$334,400	70%	93%	100%
7	HIGH BLUFF LN	R029	022	2.16	R70	Modern/Contemp	Average +20	1995	2,256	11/17/2023	\$740,000	1.000	\$740,000	\$424,500	\$638,100	57%	86%	86%
50	HIGHLAND AVE	R080	015A	1.19	50	Cape Cod	Average	1995	1,367	5/26/2022	\$450,000	1.085	\$488,250	\$311,500	\$502,600	69%	103%	112%
5	HIGHLAND AVE	U011	001	0.48	50	Conventional	Average	1945	1,428	5/1/2023	\$425,000	1.020	\$433,500	\$253,200	\$413,800	60%	95%	97%
170	HIGHLAND AVE	R078	057	0.59	50	Conventional	Average	1955	1,876	7/25/2023	\$415,000	1.000	\$415,000	\$301,300	\$388,600	73%	94%	94%
25	HOLBROOK FARMS WAY	R054	1113	0.14	60	Colonial	Good	2022	2,443	4/15/2022	\$775,000	1.085	\$840,875	\$538,700	\$791,800	70%	94%	102%
17	HOLBROOK FARMS WAY	R054	1116	0.12	60	Colonial	Good	2022	2,596	6/15/2022	\$789,000	1.085	\$856,065	\$540,600	\$794,800	69%	93%	101%
29	HOLBROOK FARMS WAY	R054	1111	0.12	60	Colonial	Good	2022	2,564	9/13/2022	\$844,762	1.075	\$908,119	\$535,800	\$787,500	63%	87%	93%
27	HOLBROOK FARMS WAY	R054	1112	0.14	60	Colonial	Good	2022	2,465	12/19/2022	\$790,445	1.075	\$849,728	\$526,500	\$773,200	67%	91%	98%
36	HOLBROOK FARMS WAY	R054	1109	0.12	60	Colonial	Good	2023	2,564	3/31/2023	\$854,461	1.040	\$888,639	\$538,900	\$798,700	63%	90%	93%
31	HOLBROOK FARMS WAY	R054	1110	0.12	60	Colonial	Good	2023	2,564	6/29/2023	\$875,000	1.000	\$875,000	\$433,400	\$795,400	N/A: NEW	91%	91%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
34	HOLBROOK FARMS WAY	R054	1108	0.12	60	Colonial	Good	2023	2,564	2/16/2024	\$875,000	1.000	\$875,000	\$235,000	\$796,100	N/A: NEW	91%	91%
28	HOLBROOK FARMS WAY	R054	1106	0.14	60	Colonial	Good	2023	2,564	3/22/2024	\$875,000	1.000	\$875,000	\$125,100	\$798,300	N/A: NEW	91%	91%
4	HOLLY ST	U024	010	0.47	60	Colonial	Average +10	2004	1,456	6/6/2022	\$625,000	1.085	\$678,125	\$353,300	\$581,400	57%	86%	93%
139	HOLMES RD	R022	034	1.22	R50	Ranch	Average	1973	1,392	5/6/2022	\$500,000	1.085	\$542,500	\$333,400	\$486,000	67%	90%	97%
261	HOLMES RD	R024	104	2.24	R50	Colonial	Average +20	2001	2,503	11/7/2022	\$655,000	1.075	\$704,125	\$407,700	\$643,000	62%	91%	98%
362	HOLMES RD	R026	008E	2.3	R50	Cape Cod	Average +20	1996	2,632	12/16/2022	\$709,000	1.075	\$762,175	\$463,600	\$712,300	65%	93%	100%
238	HOLMES RD	R024	041A	3.67	R50	Ranch	Average +20	2016	2,186	12/20/2022	\$799,000	1.075	\$858,925	\$476,500	\$787,500	60%	92%	99%
110	HOLMES RD	R031	010	1.17	R50	Ranch	Average	1965	1,376	5/24/2023	\$450,000	1.020	\$459,000	\$256,800	\$375,900	57%	82%	84%
144	HOLMES RD	R022	035D	2.76	R50	Cape Cod	Average +10	2000	1,663	6/16/2023	\$625,000	1.000	\$625,000	\$349,400	\$550,200	56%	88%	88%
212	HOLMES RD	R023	004	2.5	R50	Ranch	Average	1967	1,046	7/18/2023	\$421,000	1.000	\$421,000	\$247,500	\$358,000	59%	85%	85%
199	HOLMES RD	R023	017	1.3	R50	Cape Cod	Average	1939	1,723	3/7/2024	\$470,000	1.000	\$470,000	\$285,900	\$438,300	61%	93%	93%
12	HONAN RD	R055	023	0.52	50	Raised Ranch	Average +10	1964	856	9/23/2022	\$440,000	1.075	\$473,000	\$275,900	\$413,100	63%	87%	94%
15	HONAN RD	R055	019A	0.4	50	Raised Ranch	Average	1997	1,169	10/27/2023	\$510,000	1.000	\$510,000	\$293,900	\$446,600	58%	88%	88%
8	HONEYSUCKLE LN	R080	107	0.46	80	Modern/Contemp	Average +10	1998	1,393	5/26/2022	\$551,000	1.085	\$597,835	\$344,000	\$556,100	62%	93%	101%
5	HONEYSUCKLE LN	R080	126	0.46	80	Ranch	Average +20	1999	1,933	5/24/2023	\$700,000	1.020	\$714,000	\$378,300	\$662,200	54%	93%	95%
17	HONEYSUCKLE LN	R080	131	0.46	80	Ranch	Average +10	1998	1,778	3/4/2024	\$650,000	1.000	\$650,000	\$377,000	\$611,900	58%	94%	94%
3	HUNTER POINT DR	R065	922	1.86	80	Colonial	Good	2003	2,858	8/15/2023	\$1,175,000	1.000	\$1,175,000	\$539,300	\$948,000	46%	81%	81%
8	HUNTER POINT DR	R065	904	3.51	80	Colonial	Average +20	2003	2,902	10/3/2023	\$850,000	1.000	\$850,000	\$539,000	\$839,200	63%	99%	99%
22	HUNTER POINT DR	R065	911	3.21	80	Colonial	Good	2012	2,698	10/6/2023	\$1,125,000	1.000	\$1,125,000	\$552,300	\$967,300	49%	86%	86%
5	HUNTLEY RD	R028	024A	8.49	R50	Ranch	Average	1981	1,342	1/23/2023	\$510,000	1.075	\$548,250	\$306,600	\$517,500	60%	94%	101%
34	INSPIRATION DR	R073	100	0.18	85	Colonial	Good +10	2014	2,323	5/27/2022	\$1,025,000	1.085	\$1,112,125	\$649,500	\$991,700	63%	89%	97%
15	INSPIRATION DR	R073	087	0.11	85	Colonial	Good	2013	1,496	8/26/2022	\$695,000	1.075	\$747,125	\$442,000	\$702,900	64%	94%	101%
26	INSPIRATION DR	R073	096	0.05	85	Townhouse	Good	2018	1,760	11/16/2023	\$640,000	1.000	\$640,000	\$412,000	\$604,500	64%	94%	94%
3	IRIS DR	R068	1003	0.46	60	Colonial	Average +20	1986	1,968	5/21/2022	\$741,000	1.085	\$803,985	\$401,600	\$646,800	54%	80%	87%
6	IRIS DR	R068	1007	0.46	60	Colonial	Average +20	1986	1,834	6/3/2022	\$750,000	1.085	\$813,750	\$375,800	\$647,000	50%	80%	86%
8	IRIS DR	R068	1008	0.47	60	Cape Cod	Average +10	1988	1,734	5/24/2023	\$640,000	1.020	\$652,800	\$359,800	\$578,800	56%	89%	90%
4	IRONCLAD RD	U003	064	0.35	60	Colonial	Average +10	1975	2,293	3/26/2024	\$705,000	1.000	\$705,000	\$403,700	\$631,100	57%	90%	90%
19	JAMECO MILL RD	R054	2935	0.47	70	Cape Cod	Average +10	1996	1,800	7/6/2022	\$607,000	1.075	\$652,525	\$385,700	\$588,300	64%	90%	97%
39	JAMECO MILL RD	R054	2945	0.46	70	Colonial	Average +20	1995	2,463	10/25/2022	\$800,000	1.075	\$860,000	\$439,600	\$720,900	55%	84%	90%
35	JAMECO MILL RD	R054	2943	1.28	70	Colonial	Average +10	1995	2,016	11/29/2022	\$690,000	1.075	\$741,750	\$402,500	\$658,000	58%	89%	95%
29	JAMECO MILL RD	R054	2940	0.56	70	Colonial	Average +20	1995	2,192	3/15/2024	\$820,000	1.000	\$820,000	\$400,700	\$691,700	49%	84%	84%
3	JANA LN	R018	1802	0.92	R70	Colonial	Average +20	2002	2,928	10/6/2022	\$697,000	1.075	\$749,275	\$463,600	\$705,200	67%	94%	101%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
42	JASPER ST	U026	5754	0.34	50	Colonial	Good +10	2022	3,143	5/19/2022	\$1,176,623	1.085	\$1,276,636	\$812,000	\$1,159,200	69%	91%	99%
53	JASPER ST	U026	5709	0.34	50	Colonial	Good	2022	3,070	8/5/2022	\$820,850	1.075	\$882,414	\$658,500	\$841,900	80%	95%	103%
43	JASPER ST	U026	5704	0.34	50	Colonial	Good +10	2022	2,674	9/2/2022	\$953,700	1.075	\$1,025,228	\$667,600	\$936,000	70%	91%	98%
51	JASPER ST	U026	5708	0.35	50	Colonial	Good +10	2022	2,652	9/30/2022	\$809,308	1.075	\$870,006	\$618,700	\$862,800	76%	99%	107%
37	JASPER ST	U026	5701	0.36	50	Modern/Contemp	Good +20	2022	2,480	2/3/2023	\$1,000,000	1.075	\$1,075,000	\$718,000	\$1,032,100	72%	96%	103%
39	JASPER ST	U026	5702	0.36	50	Colonial	Good	2023	2,626	3/31/2023	\$886,750	1.040	\$922,220	\$567,800	\$788,300	64%	85%	89%
40	JASPER ST	U026	5755	0.34	50	Colonial	Good +20	2023	3,130	3/31/2023	\$1,150,500	1.040	\$1,196,520	\$724,700	\$1,068,300	63%	89%	93%
45	JASPER ST	U026	5705	0.35	50	Modern/Contemp	Good	2022	2,833	4/14/2023	\$965,500	1.020	\$984,810	\$556,800	\$861,700	58%	87%	89%
41	JASPER ST	U026	5703	0.35	50	Colonial	Good +10	2023	2,626	8/31/2023	\$925,999	1.000	\$925,999	\$442,500	\$939,600	N/A: NEW	101%	101%
3	JOHNSON RD	R022	025	1.87	R60	Cape Cod	Average	1948	1,224	10/4/2022	\$400,000	1.075	\$430,000	\$304,800	\$395,000	76%	92%	99%
18	JONES CREEK DR	U022	009	0.2	PP	Bungalow	Average	1900	982	6/9/2022	\$633,000	1.085	\$686,805	\$444,200	\$651,200	70%	95%	103%
22	JONES CREEK DR	U022	011	0.2	PP	Bungalow	Average	1930	864	7/31/2023	\$695,000	1.000	\$695,000	\$478,900	\$692,600	69%	100%	100%
16	JONES CREEK DR	U022	008	0.2	PP	Colonial	Good +20	2016	2,444	11/8/2023	\$1,310,000	1.000	\$1,310,000	\$581,100	\$1,212,200	44%	93%	93%
21	JUNEBERRY LN	R060	127	0.59	60	Modern/Contemp	Average +10	2002	2,107	10/5/2022	\$625,000	1.075	\$671,875	\$400,700	\$613,700	64%	91%	98%
11	JUNEBERRY LN	R060	123	0.46	60	Ranch	Average +10	2001	1,926	12/30/2022	\$650,000	1.075	\$698,750	\$409,200	\$603,800	63%	86%	93%
5	KENNEBAGO DR	R032	803	0.7	R70	Ranch	Average +10	2012	1,580	5/19/2023	\$630,000	1.020	\$642,600	\$355,900	\$539,800	56%	84%	86%
3	KENNEDY DR	U027	072	0.3	60	Raised Ranch	Average	1985	1,128	9/28/2022	\$517,000	1.075	\$555,775	\$361,800	\$574,800	70%	103%	111%
14	KERRYMEN CIR	R029	204	1.9	R70	Colonial	Good +10	2001	3,416	9/12/2023	\$1,100,000	1.000	\$1,100,000	\$575,800	\$982,800	52%	89%	89%
7	KIMBALL DR	U007	027	0.51	60	Raised Ranch	Average	1975	1,119	6/16/2023	\$425,000	1.000	\$425,000	\$307,500	\$449,200	72%	106%	106%
83	KING ST	U021	116	0.31	PP	Cape Cod	Average	1972	864	9/16/2022	\$699,900	1.075	\$752,393	\$619,500	\$698,100	89%	93%	100%
62	KING ST	U022	040	0.1	PP	Colonial	Average +20	1960	2,832	9/26/2023	\$1,175,000	1.000	\$1,175,000	\$570,300	\$988,800	49%	84%	84%
3	KINGFISHER DR	R090	011B	0.65	80	Modern/Contemp	Average +20	1993	2,096	12/15/2023	\$850,000	1.000	\$850,000	\$459,200	\$749,600	54%	88%	88%
42	KIRKWOOD RD	R102	025	0.82	130	Modern/Contemp	Good	1961	3,671	10/14/2022	\$2,425,000	1.075	\$2,606,875	\$1,425,900	\$2,388,000	59%	92%	98%
5	KYLIE AVE	R005	203	2.1	R70	Colonial	Average +20	2016	2,157	9/1/2022	\$625,000	1.075	\$671,875	\$423,500	\$637,800	68%	95%	102%
9	LANDMARK RD	R043	246	1.92	R80	Colonial	Good	2002	2,369	9/30/2022	\$825,000	1.075	\$886,875	\$426,200	\$750,400	52%	85%	91%
16	LANDMARK RD	R043	235	1.86	R80	Ranch	Average +20	2002	2,323	6/28/2023	\$760,000	1.000	\$760,000	\$451,800	\$699,500	59%	92%	92%
8	LARRABEE FARM RD	R019	016	1.4	R50	Ranch	Average	1968	960	11/4/2022	\$359,900	1.075	\$386,893	\$225,300	\$378,800	63%	98%	105%
3	LARY FALLS DR	U030	1028	0.14	65	Modern/Contemp	Good	2021	2,662	5/25/2022	\$794,886	1.085	\$862,451	\$582,800	\$838,800	73%	97%	106%
5	LARY FALLS DR	U030	1029	0.14	65	Colonial	Good	2022	2,385	9/13/2022	\$870,654	1.075	\$935,953	\$525,700	\$756,700	60%	81%	87%
6	LAUREL RIDGE RD	R019	202	1.95	R80	Colonial	Good	2001	2,740	10/20/2023	\$875,000	1.000	\$875,000	\$504,200	\$804,200	58%	92%	92%
3	LEAH LN	R023	1002	2.38	R70	Colonial	Average +20	2004	3,289	6/16/2022	\$905,000	1.085	\$981,925	\$537,800	\$857,700	59%	87%	95%
10	LEIGHTON FARM RD	R057	1B26	0.21	75	Colonial	Average +20	2018	2,256	4/29/2022	\$740,000	1.085	\$802,900	\$461,400	\$728,400	62%	91%	98%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
22	LEIGHTON FARM RD	R057	1B32	0.31	75	Colonial	Average +20	2018	2,416	7/30/2022	\$800,000	1.075	\$860,000	\$468,200	\$746,300	59%	87%	93%
20	LIBBY ST	U043	050	0.21	50	Cape Cod	Average +10	1940	1,296	8/18/2022	\$525,000	1.075	\$564,375	\$334,200	\$487,500	64%	86%	93%
9	LIBBY ST	U043	031	0.39	50	Cape Cod	Average	1930	1,342	5/26/2023	\$452,000	1.020	\$461,040	\$280,700	\$424,800	62%	92%	94%
16	LIBBY ST	U043	048	0.25	50	Cape Cod	Average +10	1950	948	9/21/2023	\$425,000	1.000	\$425,000	\$217,600	\$378,100	51%	89%	89%
10	LILAC LN	R080	123	0.46	80	Ranch	Average +10	1999	1,503	9/9/2022	\$572,300	1.075	\$615,223	\$340,600	\$565,300	60%	92%	99%
9	LILLIAN WAY	R050	1915	0.93	60	Colonial	Average +20	1999	2,888	4/12/2022	\$850,000	1.085	\$922,250	\$506,300	\$823,800	60%	89%	97%
18	LILLIAN WAY	R050	1909	0.58	60	Colonial	Good	2000	3,059	5/31/2022	\$950,000	1.085	\$1,030,750	\$586,200	\$919,800	62%	89%	97%
3	LILLIAN WAY	R050	1918	0.56	60	Colonial	Average +20	1998	2,652	10/14/2022	\$660,000	1.075	\$709,500	\$439,800	\$694,200	67%	98%	105%
2	LOGMAD AVE	R005	211	1.9	R70	Colonial	Average +20	2014	2,256	11/1/2023	\$670,000	1.000	\$670,000	\$438,200	\$651,800	65%	97%	97%
32	LONGMEADOW RD	R023	022	2.08	R70	Colonial	Average +20	1993	2,180	9/19/2022	\$700,000	1.075	\$752,500	\$405,300	\$667,700	58%	89%	95%
4	LONGMEADOW RD	R024	042	2.48	R70	Colonial	Average +20	1993	2,682	7/28/2023	\$785,000	1.000	\$785,000	\$439,300	\$668,900	56%	85%	85%
20	LONGMEADOW RD	R024	050	2.04	R70	Colonial	Average +20	1996	2,304	9/29/2023	\$680,000	1.000	\$680,000	\$411,500	\$627,000	61%	92%	92%
35	LONGMEADOW RD	R023	039	1.83	R70	Colonial	Average +20	1994	2,816	11/15/2023	\$825,000	1.000	\$825,000	\$472,600	\$735,800	57%	89%	89%
34	LONGMEADOW RD	R023	023	1.86	R70	Colonial	Average +20	1993	2,632	11/17/2023	\$747,500	1.000	\$747,500	\$428,600	\$706,700	57%	95%	95%
3	LONGWAVE PL	U023	081	0.23	PP	Conventional	Average +10	1900	2,601	5/12/2022	\$1,900,000	1.085	\$2,061,500	\$1,280,400	\$1,908,800	67%	93%	100%
115	MAPLE AVE	U049	075	0.95	50	Cape Cod	Average	1974	1,638	7/18/2022	\$462,000	1.075	\$496,650	\$311,300	\$426,800	67%	86%	92%
123	MAPLE AVE	U049	072	0.82	50	Raised Ranch	Average	1973	944	1/18/2023	\$450,000	1.075	\$483,750	\$273,300	\$392,000	61%	81%	87%
33	MAPLE AVE	U047	059	0.24	50	Cape Cod	Average	1944	1,112	9/1/2023	\$424,000	1.000	\$424,000	\$197,600	\$357,100	47%	84%	84%
69	MAPLE AVE	U048	052	0.24	50	Cape Cod	Average +10	1957	1,568	9/20/2023	\$611,000	1.000	\$611,000	\$307,400	\$517,700	50%	85%	85%
3	MARR FARM WAY	R019	019B	2.33	R70	Colonial	Average +20	2002	2,292	3/8/2024	\$785,000	1.000	\$785,000	\$445,100	\$685,000	57%	87%	87%
28	MARTIN AVE	R046	003	0.52	60	Cape Cod	Average +20	2005	1,786	4/6/2023	\$690,000	1.020	\$703,800	\$391,200	\$630,700	57%	90%	91%
15	MARTIN AVE	U031	070	0.36	50	Raised Ranch	Average +10	1970	2,298	8/25/2023	\$675,000	1.000	\$675,000	\$358,000	\$650,300	53%	96%	96%
8	MAYFLOWER DR	R067	007	2.9	50	Modern/Contemp	Good	2002	3,279	6/1/2022	\$975,000	1.085	\$1,057,875	\$670,200	\$995,700	69%	94%	102%
26	MCCANN WAY	U030	1019	0.16	65	Modern/Contemp	Good +10	2014	1,778	1/18/2024	\$775,000	1.000	\$775,000	\$435,200	\$744,000	56%	96%	96%
3	MEETING HOUSE RD	R054	2958	0.51	70	Colonial	Good	1996	1,960	5/18/2022	\$802,000	1.085	\$870,170	\$459,500	\$770,000	57%	88%	96%
18	MEETING HOUSE RD	U048	2427	0.59	70	Cape Cod	Average +20	2007	1,930	10/5/2022	\$705,000	1.075	\$757,875	\$447,700	\$704,300	64%	93%	100%
13	MEMORY LN	R040	112	0.61	R70	Raised Ranch	Average +10	2016	1,506	5/15/2023	\$725,000	1.020	\$739,500	\$382,600	\$584,700	53%	79%	81%
10	MEMORY LN	R040	108	2.19	R70	Colonial	Average +10	2016	1,904	6/29/2023	\$660,000	1.000	\$660,000	\$406,800	\$601,200	62%	91%	91%
17	MILITIA LN	U004	128	0.33	60	Raised Ranch	Average	1971	1,584	8/31/2022	\$590,000	1.075	\$634,250	\$376,100	\$587,300	64%	93%	100%
24	MILLIKEN RD	U036	007A	1.83	50	Ranch	Average	1990	832	7/23/2022	\$420,000	1.075	\$451,500	\$264,100	\$397,000	63%	88%	95%
13	MINUTEMAN DR	U004	042	0.51	60	Colonial	Average +20	1987	1,758	5/16/2022	\$715,000	1.085	\$775,775	\$406,000	\$644,400	57%	83%	90%
58	MITCHELL HILL RD	R010	509	0.77	R50	Modern/Contemp	Average +20	2019	1,528	8/28/2023	\$652,000	1.000	\$652,000	\$388,500	\$595,900	60%	91%	91%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
3	MOONLIGHT DR	U007	057	0.41	60	Raised Ranch	Average +10	1971	1,297	5/25/2022	\$575,000	1.085	\$623,875	\$344,300	\$568,600	60%	91%	99%
12	MULBERRY LN	R060	107	0.46	60	Ranch	Average +10	2001	1,400	8/4/2022	\$525,000	1.075	\$564,375	\$368,800	\$526,200	70%	93%	100%
1	MULBERRY LN	R060	111	0.58	60	Ranch	Average +10	2001	1,240	4/28/2023	\$535,000	1.020	\$545,700	\$340,200	\$491,500	64%	90%	92%
1	MY WAY	R054	004	0.19	50	Cape Cod	Average	1968	1,152	10/24/2022	\$350,000	1.075	\$376,250	\$265,300	\$389,000	76%	103%	111%
2	MY WAY	R054	004B	0.15	50	Ranch	Average +10	2023	1,276	9/21/2023	\$475,000	1.000	\$475,000	\$113,300	\$437,200	N/A: NEW	92%	92%
15	NELSEN RD	U006	106	0.23	50	Cape Cod	Average	1960	1,357	3/30/2023	\$425,000	1.040	\$442,000	\$286,900	\$424,500	68%	96%	100%
38	NEW RD	R035	018B	0.93	R50	Colonial	Average +20	2017	2,240	11/18/2022	\$649,000	1.075	\$697,675	\$399,700	\$651,000	62%	93%	100%
30	NEW RD	R035	017D	1.84	R50	Cape Cod	Average +10	1983	2,080	8/3/2023	\$650,000	1.000	\$650,000	\$352,900	\$581,900	54%	90%	90%
4	NOBLE AVE	U039	002	0.18	40	Cape Cod	Below Average	1900	1,313	10/20/2022	\$350,000	1.075	\$376,250	\$205,600	\$301,800	59%	80%	86%
9	NONESUCH COVE RD	U012	032	0.73	60	Ranch	Average	1975	1,008	8/5/2022	\$450,000	1.075	\$483,750	\$280,400	\$432,800	62%	89%	96%
11	NONESUCH COVE RD	U012	031	0.69	60	Ranch	Average +10	1970	960	11/7/2023	\$578,800	1.000	\$578,800	\$282,100	\$488,300	49%	84%	84%
1	NOTTINGHAM DR	R031	509	1.85	R80	Colonial	Good	2001	2,954	4/25/2023	\$825,000	1.020	\$841,500	\$499,800	\$801,700	61%	95%	97%
8	NUTTER WAY	U004	004C	0.36	50	Colonial	Good +10	2022	2,600	9/29/2022	\$885,703	1.075	\$952,131	\$573,400	\$892,100	65%	94%	101%
9	OCEAN AVE	U002	076	0.11	HB	Conventional	Average	1900	1,130	9/2/2022	\$1,089,000	1.075	\$1,170,675	\$643,900	\$1,062,000	59%	91%	98%
66	OCEAN AVE	R100	010	0.37	HU	Modern/Contemp	Average +20	1940	2,812	5/26/2023	\$1,127,000	1.020	\$1,149,540	\$528,100	\$996,700	47%	87%	88%
16	OCEAN VIEW RD	U025	024	0.6	60	Cape Cod	Average	1945	1,446	4/29/2022	\$475,000	1.085	\$515,375	\$302,900	\$471,600	64%	92%	99%
4	OCEAN VIEW RD	U025	019	0.13	60	Ranch	Average	1950	600	5/12/2022	\$310,000	1.085	\$336,350	\$179,900	\$269,000	58%	80%	87%
13	OCEAN VIEW RD	U025	037	0.23	60	Cape Cod	Average	1947	758	6/22/2022	\$375,000	1.085	\$406,875	\$221,500	\$329,700	59%	81%	88%
12	OCEAN VIEW RD	U025	023	0.57	60	Cape Cod	Average	1945	1,435	11/21/2022	\$453,000	1.075	\$486,975	\$290,300	\$432,300	64%	89%	95%
8	OLD COUNTY RD	R073	005C	0.77	60	Cape Cod	Average +10	1992	2,164	6/3/2022	\$685,000	1.085	\$743,225	\$418,700	\$685,900	61%	92%	100%
33	OLD COUNTY RD	U007	021	0.54	60	Ranch	Average	1970	1,120	7/21/2022	\$460,000	1.075	\$494,500	\$275,800	\$428,100	60%	87%	93%
32	OLD COUNTY RD	U007	003	0.51	60	Raised Ranch	Average	1977	1,132	3/29/2023	\$448,500	1.040	\$466,440	\$280,800	\$428,900	63%	92%	96%
4	OLD COUNTY RD	R073	003	1.25	60	Conventional	Average	1943	1,248	3/22/2024	\$510,000	1.000	\$510,000	\$287,800	\$472,500	56%	93%	93%
31	OLD NECK RD	U016	065	0.52	70	Split Level	Average	1962	1,872	2/24/2023	\$605,000	1.075	\$650,375	\$341,500	\$576,300	56%	89%	95%
42	OLD NECK RD	U016	009	0.56	70	Modern/Contemp	Average +10	1977	2,200	6/1/2023	\$707,500	1.000	\$707,500	\$373,900	\$610,700	53%	86%	86%
4	OLD NECK RD	R090	016B	0.6	70	Raised Ranch	Good	2013	1,858	9/28/2023	\$1,000,000	1.000	\$1,000,000	\$464,600	\$904,600	46%	90%	90%
28	OLD NECK RD	U016	002	0.52	70	Split Level	Average	1963	1,448	11/7/2023	\$585,000	1.000	\$585,000	\$337,300	\$549,100	58%	94%	94%
1	OLE MUSKET RD	U006	084	0.31	60	Raised Ranch	Average	1970	864	8/4/2023	\$460,000	1.000	\$460,000	\$268,200	\$448,400	58%	97%	97%
6	ORCHARD HILL RD	U010	033	0.55	70	Colonial	Good	1977	3,283	9/28/2023	\$1,000,000	1.000	\$1,000,000	\$502,700	\$892,300	50%	89%	89%
28	ORCHARD ST	U033	057	0.35	60	Colonial	Average +10	1991	1,856	6/24/2022	\$580,000	1.085	\$629,300	\$361,500	\$595,300	62%	95%	103%
11	OTTAWA WOODS RD	R014	2210	1.84	R70	Colonial	Average +10	1986	2,140	7/11/2023	\$646,000	1.000	\$646,000	\$398,900	\$616,700	62%	95%	95%
1	OWENS WAY	R057	1B23	0.23	75	Colonial	Average +20	2017	2,256	6/30/2023	\$815,000	1.000	\$815,000	\$434,800	\$744,800	53%	91%	91%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
5	PACER WAY	U055	029	0.1	50	Colonial	Average +20	2022	1,624	6/2/2022	\$585,000	1.085	\$634,725	\$395,300	\$565,400	68%	89%	97%
3	PACER WAY	U055	028	0.1	50	Colonial	Average +20	2022	1,624	6/15/2022	\$595,000	1.085	\$645,575	\$395,300	\$565,400	66%	88%	95%
17	PACER WAY	U055	039	0.09	50	Cape Cod	Average +20	2022	1,596	10/4/2022	\$588,200	1.075	\$632,315	\$401,000	\$572,400	68%	91%	97%
15	PACER WAY	U055	038	0.09	50	Colonial	Average +20	2022	1,757	10/14/2022	\$625,000	1.075	\$671,875	\$390,200	\$558,800	62%	83%	89%
33	PACER WAY	U055	044	0.1	50	Colonial	Good	2022	1,848	10/14/2022	\$639,000	1.075	\$686,925	\$457,200	\$651,000	72%	95%	102%
11	PACER WAY	U055	036	0.1	50	Colonial	Good	2022	1,757	11/30/2022	\$600,000	1.075	\$645,000	\$398,900	\$617,600	66%	96%	103%
41	PACER WAY	U055	047	0.15	50	Colonial	Average +20	2022	1,904	11/30/2022	\$639,900	1.075	\$687,893	\$419,500	\$598,800	66%	87%	94%
43	PACER WAY	U055	048	0.16	50	Colonial	Good	2022	2,136	12/21/2022	\$680,000	1.075	\$731,000	\$471,300	\$670,900	69%	92%	99%
29	PACER WAY	U055	043	0.18	50	Colonial	Good	2022	1,888	1/30/2023	\$654,000	1.075	\$703,050	\$455,200	\$665,700	70%	95%	102%
45	PACER WAY	U055	049	0.12	50	Colonial	Good	2022	1,864	2/24/2023	\$645,000	1.075	\$693,375	\$451,900	\$644,700	70%	93%	100%
49	PACER WAY	U055	051	0.15	50	Colonial	Good	2022	2,280	3/17/2023	\$726,500	1.040	\$755,560	\$538,500	\$708,600	74%	94%	98%
42	PACER WAY	U055	056	0.13	50	Colonial	Good	2023	1,848	3/31/2023	\$675,000	1.040	\$702,000	\$496,200	\$656,600	74%	94%	97%
47	PACER WAY	U055	050	0.12	50	Colonial	Good	2023	2,120	4/14/2023	\$655,000	1.020	\$668,100	\$467,200	\$671,400	N/A: NEW	100%	103%
35	PACER WAY	U055	045	0.13	50	Colonial	Good	2023	2,136	4/19/2023	\$708,520	1.020	\$722,690	\$471,400	\$677,400	N/A: NEW	94%	96%
44	PACER WAY	U055	057	0.1	50	Colonial	Good	2023	1,864	4/20/2023	\$655,000	1.020	\$668,100	\$445,800	\$640,900	N/A: NEW	96%	98%
46	PACER WAY	U055	058	0.1	50	Colonial	Good	2023	1,944	5/11/2023	\$656,490	1.020	\$669,620	\$411,800	\$638,800	N/A: NEW	95%	97%
48	PACER WAY	U055	059	0.13	50	Colonial	Good	2023	2,136	6/28/2023	\$701,343	1.000	\$701,343	\$410,700	\$676,600	N/A: NEW	96%	96%
52	PACER WAY	U055	061	0.1	50	Colonial	Good	2023	1,944	8/31/2023	\$676,000	1.000	\$676,000	\$128,000	\$648,300	N/A: NEW	96%	96%
51	PACER WAY	U055	052	0.11	50	Colonial	Good	2023	1,864	9/5/2023	\$655,000	1.000	\$655,000	\$128,800	\$641,700	N/A: NEW	98%	98%
54	PACER WAY	U055	062	0.13	50	Colonial	Good	2023	1,848	9/22/2023	\$700,000	1.000	\$700,000	\$110,400	\$661,100	N/A: NEW	94%	94%
55	PACER WAY	U055	054	0.13	50	Colonial	Good	2023	1,888	10/13/2023	\$698,000	1.000	\$698,000	\$110,400	\$643,800	N/A: NEW	92%	92%
53	PACER WAY	U055	053	0.11	50	Colonial	Good	2023	1,944	10/30/2023	\$694,200	1.000	\$694,200	\$108,800	\$624,000	N/A: NEW	90%	90%
19	PARTRIDGE LN	U008	079	0.33	60	Split Level	Average +10	1973	888	10/19/2022	\$490,000	1.075	\$526,750	\$319,800	\$507,300	65%	96%	104%
31	PAULSEN DR	U030	1103	0.27	65	Modern/Contemp	Good	2022	2,437	11/4/2022	\$831,852	1.075	\$894,241	\$616,800	\$811,800	74%	91%	98%
11	PAULSEN DR	U030	1110	0.16	65	Colonial	Good	2023	2,204	4/20/2023	\$804,996	1.020	\$821,096	\$561,400	\$783,600	N/A: NEW	95%	97%
33	PAULSEN DR	U030	1102	0.19	65	Modern/Contemp	Good +10	2023	2,520	6/1/2023	\$979,251	1.000	\$979,251	\$494,700	\$884,100	N/A: NEW	90%	90%
5	PAULSEN DR	U030	1112	0.16	65	Cape Cod	Good	2023	1,904	9/15/2023	\$840,000	1.000	\$840,000	\$141,000	\$730,200	N/A: NEW	87%	87%
13	PAULSEN DR	U030	1109	0.16	65	Colonial	Good	2023	2,310	10/18/2023	\$982,697	1.000	\$982,697	\$141,000	\$783,900	N/A: NEW	80%	80%
9	PAULSEN DR	U030	1111	0.16	65	Colonial	Good +10	2023	3,020	11/8/2023	\$1,085,095	1.000	\$1,085,095	\$141,000	\$964,400	N/A: NEW	89%	89%
1	PAULSEN DR	U030	1113	0.19	65	Modern/Contemp	Good +10	2023	1,892	1/5/2024	\$810,000	1.000	\$810,000	\$317,600	\$771,600	N/A: NEW	95%	95%
41	PAULSEN DR	U030	1100	0.19	65	Colonial	Good +10	2023	3,108	3/8/2024	\$998,000	1.000	\$998,000	\$144,000	\$953,200	N/A: NEW	96%	96%
220	PAYNE RD	R040	002A	0.65	R40	Cape Cod	Average +10	2002	2,118	5/20/2022	\$565,000	1.085	\$613,025	\$360,900	\$546,000	64%	89%	97%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
205	PAYNE RD	R050	011A	0.46	40	Ranch	Average +10	2004	1,621	6/3/2022	\$502,500	1.085	\$545,213	\$382,400	\$539,800	76%	99%	107%
32	PAYNE RD	U035	003	0.55	40	Ranch	Average +10	1960	1,392	8/22/2022	\$555,000	1.075	\$596,625	\$358,700	\$534,800	65%	90%	96%
36	PEARL ST	U002	010	0.14	HB	Colonial	Average +20	1949	2,101	9/29/2023	\$1,470,000	1.000	\$1,470,000	\$571,000	\$1,320,200	39%	90%	90%
7	PILGRIM DR	U051	041	0.34	50	Colonial	Average +10	1970	1,568	5/19/2023	\$500,000	1.020	\$510,000	\$308,500	\$497,600	62%	98%	100%
7	PINE LEDGE DR	U027	461	0.61	80	Cape Cod	Average +20	1992	2,052	6/16/2023	\$715,000	1.000	\$715,000	\$469,100	\$727,600	66%	102%	102%
11	PINE LEDGE DR	U027	459	0.46	80	Colonial	Good	1992	2,533	8/18/2023	\$870,000	1.000	\$870,000	\$458,100	\$820,800	53%	94%	94%
51	PINE POINT RD	U033	011	0.72	50	Ranch	Average +20	1961	1,708	5/5/2022	\$500,000	1.085	\$542,500	\$317,700	\$560,600	64%	103%	112%
33	PINE POINT RD	U033	035	0.3	50	Cape Cod	Average	1954	1,187	6/9/2022	\$380,000	1.085	\$412,300	\$241,600	\$335,700	64%	81%	88%
176	PINE POINT RD	U028	003	0.49	60	Cape Cod	Average	1937	1,260	7/21/2022	\$408,000	1.075	\$438,600	\$289,900	\$428,700	71%	98%	105%
28	PINE POINT RD	U034	025	0.4	50	Ranch	Average	1950	1,620	7/22/2022	\$405,000	1.075	\$435,375	\$277,800	\$425,700	69%	98%	105%
295	PINE POINT RD	U024	034	0.07	60	Conventional	Average	1930	725	9/1/2022	\$350,000	1.075	\$376,250	\$186,600	\$281,000	53%	75%	80%
280	PINE POINT RD	U024	002	0.25	60	Ranch	Average	1957	1,108	1/5/2023	\$345,000	1.075	\$370,875	\$236,200	\$357,500	68%	96%	104%
2	PINTAIL POINT DR	R093	045	2.1	90	Colonial	Good +10	1997	2,713	4/4/2023	\$1,400,000	1.020	\$1,428,000	\$595,400	\$1,222,000	43%	86%	87%
199	PLEASANT HILL RD	U006	049	0.35	50	Cape Cod	Average +10	1956	1,272	5/19/2022	\$535,000	1.085	\$580,475	\$292,700	\$464,500	55%	80%	87%
223	PLEASANT HILL RD	U004	004B	0.36	50	Colonial	Good +10	2022	2,334	1/31/2023	\$850,000	1.075	\$913,750	\$541,500	\$807,800	64%	88%	95%
301	PLEASANT HILL RD	R094	009	6	60	Modern/Contemp	Average +20	1992	5,503	5/30/2023	\$1,675,000	1.020	\$1,708,500	\$1,049,600	\$1,631,000	63%	95%	97%
184	PLEASANT HILL RD	R078	056E	0.95	50	Ranch	Average +10	2012	1,560	10/16/2023	\$750,000	1.000	\$750,000	\$362,900	\$636,300	48%	85%	85%
269	PLEASANT HILL RD	U003	024	0.35	50	Ranch	Average	1972	1,260	11/14/2023	\$449,000	1.000	\$449,000	\$301,600	\$423,300	67%	94%	94%
250	PLEASANT HILL RD	R095	004	1.03	50	Raised Ranch	Average +10	1975	1,288	12/29/2023	\$570,000	1.000	\$570,000	\$304,400	\$468,400	53%	82%	82%
259	PLEASANT HILL RD	U003	029	0.51	50	Raised Ranch	Average	1971	1,056	3/25/2024	\$410,000	1.000	\$410,000	\$303,500	\$395,300	74%	96%	96%
21	PORTLAND FARMS RD	U045	011A	0.23	50	Ranch	Average +20	1955	1,078	9/22/2022	\$581,000	1.075	\$624,575	\$331,800	\$525,700	57%	84%	90%
9	PORTLAND FARMS RD	U045	014A	0.61	50	Colonial	Average	1997	1,537	12/6/2022	\$450,000	1.075	\$483,750	\$284,700	\$456,100	63%	94%	101%
1	POWDERHORN DR	U004	153	0.36	60	Ranch	Average	1968	1,124	8/10/2023	\$462,000	1.000	\$462,000	\$283,400	\$437,800	61%	95%	95%
7	PROSPECTOR LN	R093	2104	21.5	90	Colonial	Good +10	1998	3,621	11/29/2023	\$1,390,000	1.000	\$1,390,000	\$696,500	\$1,295,500	50%	93%	93%
4	QUADRANT LN	U004	049	0.46	60	Colonial	Good	1996	2,152	10/20/2023	\$825,000	1.000	\$825,000	\$416,000	\$710,900	50%	86%	86%
7	QUARTERDECK LN	U004	084	0.34	60	Raised Ranch	Average +10	1972	1,322	2/23/2024	\$570,000	1.000	\$570,000	\$332,400	\$517,200	58%	91%	91%
7	QUEENS DR	U029	017	0.36	50	Raised Ranch	Average	1970	810	9/2/2022	\$395,000	1.075	\$424,625	\$264,500	\$395,600	67%	93%	100%
29	REFLECTION SQ	R073	032	0.15	85	Colonial	Good +20	2016	2,464	11/8/2022	\$1,080,000	1.075	\$1,161,000	\$679,000	\$1,093,700	63%	94%	101%
3	REVIVAL LN	R073	116	0.1	85	Colonial	Good	2022	2,080	7/21/2022	\$859,000	1.075	\$923,425	\$517,200	\$795,300	60%	86%	93%
5	REVIVAL LN	R073	115	0.1	85	Colonial	Good +10	2023	2,092	12/11/2023	\$999,000	1.000	\$999,000	\$286,000	\$874,700	N/A: NEW	88%	88%
7	RIDGEWAY RD	R054	2918	0.82	70	Colonial	Average +10	1994	1,880	6/30/2022	\$550,000	1.085	\$596,750	\$392,800	\$598,300	71%	100%	109%
10	RIVER SANDS DR	U021	024A	0.46	PS	Modern/Contemp	Good +20	1992	2,380	3/28/2024	\$2,100,000	1.000	\$2,100,000	\$1,273,500	\$1,945,300	61%	93%	93%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
41	RIVER WOODS DR	R003	1742	1.68	R70	Colonial	Average +20	2002	2,568	4/26/2022	\$765,879	1.085	\$830,979	\$471,900	\$756,700	62%	91%	99%
42	RIVER WOODS DR	R003	1738	1.56	R70	Colonial	Average +20	2001	2,252	8/11/2023	\$725,000	1.000	\$725,000	\$428,100	\$656,800	59%	91%	91%
5	RIVER WOODS DR	R003	1703	1.84	R70	Colonial	Average +10	1998	2,248	9/14/2023	\$655,000	1.000	\$655,000	\$401,400	\$573,700	61%	88%	88%
21	ROBINSON RD	U006	123	0.29	50	Ranch	Average +10	1959	1,068	6/14/2022	\$500,000	1.085	\$542,500	\$288,900	\$465,000	58%	86%	93%
2	ROCKY HILL RD	U009	025	0.39	70	Raised Ranch	Average +10	1976	1,145	9/15/2023	\$575,000	1.000	\$575,000	\$327,100	\$556,800	57%	97%	97%
4	ROSE HILL WAY	U035	023	0.49	50	Cape Cod	Average	1954	1,053	10/11/2022	\$395,418	1.075	\$425,074	\$248,300	\$366,800	63%	86%	93%
20	ROSS RD	U024	058	1.4	50	Cape Cod	Average	1983	2,640	3/22/2024	\$626,500	1.000	\$626,500	\$433,000	\$611,100	69%	98%	98%
121	RUNNING HILL RD	R035	001	0.33	R50	Cape Cod	Average +20	2005	2,803	6/10/2022	\$667,000	1.085	\$723,695	\$422,100	\$653,100	63%	90%	98%
91	RUNNING HILL RD	R035	018A	1.2	R50	Raised Ranch	Average +10	2018	2,000	7/6/2022	\$649,900	1.075	\$698,643	\$419,700	\$637,100	65%	91%	98%
4	RYEFIELD DR	U032	077	0.41	70	Cape Cod	Average +10	1996	1,547	7/28/2023	\$675,000	1.000	\$675,000	\$389,300	\$604,000	58%	89%	89%
15	RYEFIELD DR	U032	081	0.42	70	Colonial	Average +10	1996	2,166	12/15/2023	\$640,000	1.000	\$640,000	\$394,200	\$601,200	62%	94%	94%
6	SAGEBRUSH DR	R059	2319	0.24	60	Cape Cod	Average	1998	1,212	3/23/2023	\$535,000	1.040	\$556,400	\$308,600	\$481,100	58%	86%	90%
3	SALT MARSH CIR	U010	024	3.73	70	Modern/Contemp	Average +20	1979	3,308	8/22/2022	\$925,000	1.075	\$994,375	\$653,100	\$921,000	71%	93%	100%
3	SARAH LIBERTY LN	R025	404	2	R70	Colonial	Good	2002	3,496	8/11/2023	\$942,500	1.000	\$942,500	\$556,900	\$903,400	59%	96%	96%
9	SAWGRASS DR	R059	202	0.14	60	Colonial	Average +20	2017	1,492	7/29/2022	\$536,000	1.075	\$576,200	\$386,100	\$594,600	72%	103%	111%
19	SAWGRASS DR	R059	206	0.15	60	Modern/Contemp	Average +20	2015	1,708	8/5/2022	\$625,000	1.075	\$671,875	\$395,500	\$596,100	63%	89%	95%
31	SAWYER RD	U042	077	0.25	50	Conventional	Average +10	1972	2,024	4/20/2022	\$550,000	1.085	\$596,750	\$369,500	\$546,500	67%	92%	99%
88	SAWYER RD	R052	002	1	50	Ranch	Average	1974	1,871	5/10/2023	\$540,000	1.020	\$550,800	\$303,200	\$518,800	56%	94%	96%
124	SAWYER RD	R054	004A	0.44	50	Ranch	Average +10	2023	1,276	10/3/2023	\$489,000	1.000	\$489,000	\$123,800	\$454,300	N/A: NEW	93%	93%
2	SCABBARD RD	U005	052	0.45	60	Cape Cod	Average +20	1971	2,234	3/27/2024	\$830,000	1.000	\$830,000	\$438,500	\$745,700	53%	90%	90%
1	SCHOONER RD	U005	051	0.49	60	Colonial	Good	1987	2,404	3/6/2024	\$850,000	1.000	\$850,000	\$416,600	\$764,900	49%	90%	90%
37	SCOTTOW HILL RD	R050	034	6.08	50	Ranch	Average	1967	956	8/15/2022	\$650,000	1.075	\$698,750	\$290,200	\$600,000	45%	86%	92%
8	SEA ROSE LN	U023	040	0.07	PP	Modern/Contemp	Good	1920	1,500	2/27/2024	\$1,300,000	1.000	\$1,300,000	\$499,200	\$966,500	38%	74%	74%
52	SEAVEY LANDING RD	R085	010	0.44	SL	Conventional	Good	1930	2,257	7/19/2022	\$1,350,000	1.075	\$1,451,250	\$979,000	\$1,323,000	73%	91%	98%
4	SEAVIEW AVE	U043	027	0.41	50	Cape Cod	Average	1941	1,354	7/31/2023	\$411,000	1.000	\$411,000	\$227,100	\$363,200	55%	88%	88%
7	SECOND AVE	U047	026	0.26	50	Cape Cod	Average +10	1950	1,176	11/17/2022	\$450,000	1.075	\$483,750	\$249,600	\$407,400	55%	84%	91%
5	SECOND AVE	U047	027	0.26	50	Cape Cod	Average	1955	1,176	3/25/2024	\$361,000	1.000	\$361,000	\$260,300	\$335,500	72%	93%	93%
5	SEQUOIA LN	U048	2901	0.53	70	Colonial	Average +20	2000	2,414	9/28/2022	\$725,000	1.075	\$779,375	\$438,500	\$679,500	60%	87%	94%
2	SEXTANT LN	U004	063	0.34	60	Colonial	Average +10	1971	1,552	6/17/2022	\$516,000	1.085	\$559,860	\$343,300	\$536,400	67%	96%	104%
1	SEXTANT LN	U004	076	0.35	60	Colonial	Average +10	1972	1,736	10/19/2023	\$600,000	1.000	\$600,000	\$347,800	\$556,700	58%	93%	93%
6	SIMPLICITY PL	R073	038	0.1	85	Colonial	Good	2022	1,672	5/27/2022	\$732,215	1.085	\$794,453	\$478,800	\$737,700	65%	93%	101%
21	SNOWBERRY DR	R088	410	0.57	70	Modern/Contemp	Average +20	1999	2,340	7/13/2022	\$772,000	1.075	\$829,900	\$477,200	\$748,200	62%	90%	97%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
7	SPRINGBROOK LN	R029	031	1.94	R70	Cape Cod	Good	1996	2,998	2/22/2024	\$875,000	1.000	\$875,000	\$484,600	\$843,300	55%	96%	96%
89	SPURWINK RD	R100	003	1.88	70	Cape Cod	Average	1980	1,828	9/2/2022	\$675,000	1.075	\$725,625	\$418,900	\$613,300	62%	85%	91%
119	SPURWINK RD	R099	013	0.74	70	Colonial	Average +10	1977	1,942	5/18/2023	\$715,000	1.020	\$729,300	\$369,800	\$619,900	52%	85%	87%
95	SPURWINK RD	R099	021	1.91	70	Cape Cod	Average +20	2000	3,720	10/9/2023	\$1,150,000	1.000	\$1,150,000	\$795,400	\$1,071,500	69%	93%	93%
4	STEEPLECHASE DR	U033	100	0.41	60	Cape Cod	Average +10	1994	1,428	8/15/2022	\$550,000	1.075	\$591,250	\$351,600	\$556,800	64%	94%	101%
3	STERLINGWOOD DR	R025	910	1.88	R70	Colonial	Average +20	1997	2,333	9/11/2023	\$685,000	1.000	\$685,000	\$427,700	\$668,200	62%	98%	98%
111	STEWART DR	U030	1067	0.44	65	Modern/Contemp	Good	2022	2,682	5/13/2022	\$833,544	1.085	\$904,395	\$675,100	\$888,600	81%	98%	107%
129	STEWART DR	U030	1062	0.48	65	Colonial	Good	2021	2,895	7/11/2022	\$913,728	1.075	\$982,258	\$687,500	\$932,900	75%	95%	102%
99	STEWART DR	U030	1070	0.44	65	Modern/Contemp	Good +10	2022	1,933	2/17/2023	\$911,137	1.075	\$979,472	\$576,800	\$824,100	63%	84%	90%
115	STEWART DR	U030	1066	0.44	65	Colonial	Good +10	2022	3,168	6/14/2023	\$1,057,000	1.000	\$1,057,000	\$711,400	\$1,037,700	67%	98%	98%
5	STONE RD	U014	020	1.94	60	Colonial	Average +20	2007	3,375	6/16/2023	\$1,200,000	1.000	\$1,200,000	\$573,700	\$988,200	48%	82%	82%
1	STONERIDGE DR	R091	801	1.88	95	Modern/Contemp	Good +20	1990	4,472	4/15/2022	\$1,485,000	1.085	\$1,611,225	\$887,600	\$1,475,900	60%	92%	99%
7	STRAWBERRY FIELDS LN	R091	003C	2.52	70	Modern/Contemp	Average +20	2005	2,965	4/12/2022	\$897,623	1.085	\$973,921	\$622,200	\$883,200	69%	91%	98%
6	SUMAC LN	R059	220	0.15	60	Colonial	Average +20	2016	2,442	5/15/2023	\$755,000	1.020	\$770,100	\$449,800	\$698,200	60%	91%	92%
5	SUMMERFIELD LN	R075	005	0.35	70	Cape Cod	Average +10	1996	1,838	5/6/2022	\$585,000	1.085	\$634,725	\$391,400	\$591,900	67%	93%	101%
10	SUSAN AVE	U031	083A	2.3	50	Cape Cod	Average +10	1984	3,058	4/1/2022	\$620,000	1.085	\$672,700	\$459,000	\$661,600	74%	98%	107%
6	SUSAN AVE	U031	080	0.69	50	Raised Ranch	Average	1970	954	4/6/2023	\$445,000	1.020	\$453,900	\$245,800	\$364,000	55%	80%	82%
4	SWEETBRIER LN	R019	701	1.84	R70	Cape Cod	Average +20	1999	2,208	8/11/2023	\$710,000	1.000	\$710,000	\$427,100	\$652,600	60%	92%	92%
9	SYLVAN RD	U027	018A	0.47	60	Ranch	Average	1990	1,512	6/14/2023	\$516,000	1.000	\$516,000	\$325,000	\$488,100	63%	95%	95%
1	TALIAS WAY	R080	013A	0.46	50	Colonial	Average +20	2023	1,480	12/14/2023	\$620,000	1.000	\$620,000	\$0	\$577,500	N/A: NEW	93%	93%
10	TALL PINES RD	U008	006	0.36	60	Split Level	Average	1971	1,064	9/23/2022	\$415,000	1.075	\$446,125	\$260,500	\$385,800	63%	86%	93%
11	TALL PINES RD	U008	049	0.36	60	Modern/Contemp	Average	1972	1,628	10/21/2022	\$510,000	1.075	\$548,250	\$323,700	\$520,500	63%	95%	102%
9	TALL PINES RD	U008	050	0.36	60	Modern/Contemp	Average +10	1971	1,788	10/21/2022	\$627,000	1.075	\$674,025	\$356,000	\$600,500	57%	89%	96%
40	TALL PINES RD	U009	020	0.38	60	Colonial	Average +10	1977	2,438	6/30/2023	\$700,000	1.000	\$700,000	\$386,400	\$640,100	55%	91%	91%
15	TAMARACK LN	R019	2106	2.26	R80	Colonial	Average +20	2011	2,451	7/21/2022	\$860,000	1.075	\$924,500	\$468,400	\$730,600	54%	79%	85%
4	TANGLEWOOD CIR	U027	429	0.69	80	Colonial	Average +20	1992	2,447	6/24/2022	\$735,000	1.085	\$797,475	\$473,400	\$753,300	64%	94%	102%
6	TANGLEWOOD CIR	U027	430	0.82	80	Cape Cod	Average +20	1990	2,806	9/1/2023	\$900,000	1.000	\$900,000	\$496,500	\$843,800	55%	94%	94%
15	TENNEY LN	R095	104	0.92	90	Colonial	Good	1997	3,614	5/3/2022	\$1,175,350	1.085	\$1,275,255	\$619,900	\$1,063,700	53%	83%	91%
17	TENNEY LN	R095	103	0.96	90	Colonial	Good	1998	3,371	5/17/2022	\$1,200,000	1.085	\$1,302,000	\$701,600	\$1,133,400	58%	87%	94%
12	TENNEY LN	R095	092	0.7	90	Colonial	Average +20	1995	2,176	9/16/2022	\$785,000	1.075	\$843,875	\$476,500	\$776,400	61%	92%	99%
11	THIRD AVE	U047	037	0.26	50	Ranch	Average	1960	896	3/15/2024	\$370,000	1.000	\$370,000	\$200,900	\$333,400	54%	90%	90%
14	THOMAS DR	U016	045	0.63	70	Colonial	Average +10	1968	1,909	6/9/2022	\$705,000	1.085	\$764,925	\$414,300	\$634,900	59%	83%	90%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
23	THOMAS DR	U016	051	1.07	70	Modern/Contemp	Average +20	1985	2,703	11/30/2022	\$805,000	1.075	\$865,375	\$485,300	\$783,500	60%	91%	97%
4	TRACK VIEW TER	R059	004A	1.13	50	Ranch	Average +10	2012	1,689	10/18/2022	\$497,000	1.075	\$534,275	\$350,700	\$532,200	71%	100%	107%
11	TRILLIUM WAY	R026	806	0.69	R70	Modern/Contemp	Good	2016	2,112	5/4/2022	\$841,000	1.085	\$912,485	\$492,500	\$811,400	59%	89%	96%
2	TUCKER BROOK DR	R049	201	0.46	60	Colonial	Average +20	2022	1,690	3/7/2024	\$674,500	1.000	\$674,500	\$440,500	\$642,600	65%	95%	95%
43	TWO ROD RD	R050	022A	2.04	50	Modern/Contemp	Average +20	2006	1,920	6/24/2022	\$630,000	1.085	\$683,550	\$417,000	\$623,500	66%	91%	99%
82	TWO ROD RD	U051	065	0.81	50	Colonial	Average	1973	1,768	10/20/2023	\$461,000	1.000	\$461,000	\$310,400	\$447,600	67%	97%	97%
75	TWO ROD RD	R041	006	0.93	50	Ranch	Average	1959	792	1/12/2024	\$366,000	1.000	\$366,000	\$217,300	\$337,900	59%	92%	92%
565	US ROUTE 1	U035	015	0.31	40	Ranch	Average +10	2019	912	1/20/2023	\$410,000	1.075	\$440,750	\$251,900	\$380,100	61%	86%	93%
7	VAL TER	U015	152	0.5	60	Ranch	Average +10	1985	960	4/20/2023	\$570,000	1.020	\$581,400	\$283,700	\$491,800	50%	85%	86%
4	VAL TER	U015	157	0.46	60	Colonial	Average +20	1986	2,962	2/14/2024	\$953,000	1.000	\$953,000	\$549,000	\$860,800	58%	90%	90%
20	VESPER ST	U001	110	0.11	HB	Cape Cod	Average	1940	753	10/7/2022	\$1,025,000	1.075	\$1,101,875	\$688,500	\$1,022,400	67%	93%	100%
1	WELCH DR	U006	094	0.3	50	Cape Cod	Average	1968	1,152	2/13/2024	\$460,000	1.000	\$460,000	\$255,800	\$413,100	56%	90%	90%
9	WESTWOOD AVE	U043	054B	0.19	50	Raised Ranch	Average +10	1978	858	4/15/2022	\$467,000	1.085	\$506,695	\$284,000	\$431,600	61%	85%	92%
7	WESTWOOD AVE	U043	054A	0.14	50	Raised Ranch	Average	1978	858	11/7/2023	\$404,800	1.000	\$404,800	\$213,000	\$372,100	53%	92%	92%
9	WHIPPLE LN	R050	021	0.69	60	Colonial	Good +10	2017	2,424	7/7/2022	\$920,000	1.075	\$989,000	\$467,700	\$860,300	51%	87%	94%
6	WHITE SANDS LN	U001	060	0.15	HB	Cottage	Average	1900	1,008	10/5/2023	\$1,350,000	1.000	\$1,350,000	\$742,500	\$1,186,800	55%	88%	88%
17	WILDROSE LN	R093	001G	2.18	80	Cape Cod	Average +20	1987	2,700	7/17/2023	\$863,000	1.000	\$863,000	\$521,100	\$797,900	60%	92%	92%
12	WILLIAMSBURG LN	R095	025	0.67	70	Cape Cod	Average +20	1985	1,841	8/17/2022	\$750,000	1.075	\$806,250	\$428,800	\$690,400	57%	86%	92%
14	WINDSOR PINES DR	R086	018	0.6	80	Cape Cod	Average +10	1991	1,794	5/6/2022	\$681,250	1.085	\$739,156	\$429,100	\$645,500	63%	87%	95%
6	WINDWARD LN	R054	2502	0.72	70	Colonial	Average +20	1998	2,508	11/15/2023	\$800,000	1.000	\$800,000	\$432,600	\$732,200	54%	92%	92%
3	WINN WAY	R057	1B89	0.19	75	Colonial	Good	2022	2,404	4/28/2022	\$814,499	1.085	\$883,731	\$533,900	\$792,000	66%	90%	97%
12	WINN WAY	R057	1B82	0.23	75	Modern/Contemp	Good	2021	2,114	11/16/2022	\$880,000	1.075	\$946,000	\$564,500	\$827,800	64%	88%	94%
10	WINN WAY	R057	1B83	0.23	75	Colonial	Good	2021	2,208	10/19/2023	\$799,000	1.000	\$799,000	\$524,700	\$779,600	66%	98%	98%
35	WINNOCKS NECK RD	U007	002	0.53	60	Colonial	Average +10	1969	2,096	8/24/2022	\$645,900	1.075	\$694,343	\$351,600	\$565,800	54%	81%	88%
40	WINNOCKS NECK RD	R073	010D	0.85	60	Cape Cod	Average	1980	1,608	6/14/2023	\$550,500	1.000	\$550,500	\$325,000	\$512,100	59%	93%	93%
38	WINNOCKS NECK RD	R073	010C	0.85	60	Cape Cod	Average	1980	1,640	9/7/2023	\$539,900	1.000	\$539,900	\$321,300	\$503,300	60%	93%	93%
14	WOODFIELD DR	R025	215	2.32	R70	Colonial	Average +20	2001	2,860	4/14/2023	\$745,000	1.020	\$759,900	\$460,300	\$724,500	62%	95%	97%
6	WOODROCK DR	U015	019	0.46	60	Cape Cod	Average +10	1971	1,326	11/30/2022	\$510,000	1.075	\$548,250	\$317,800	\$543,200	62%	99%	107%
9	WOODSIDE DR	U011	032	0.45	60	Cape Cod	Average	1970	2,147	6/29/2022	\$555,000	1.085	\$602,175	\$340,600	\$567,900	61%	94%	102%
20	WOODSPELL RD	U048	2431	0.97	70	Colonial	Good	2006	2,844	6/16/2022	\$901,000	1.085	\$977,585	\$537,500	\$891,400	60%	91%	99%
3	WOODSPELL RD	R054	2951	0.7	70	Colonial	Good	1997	2,476	8/15/2022	\$859,000	1.075	\$923,425	\$448,000	\$802,600	52%	87%	93%
1	WOODSPELL RD	R054	2950	0.46	70	Colonial	Average +10	1999	2,174	8/25/2022	\$590,000	1.075	\$634,250	\$421,200	\$610,600	71%	96%	103%

RESIDENTIAL SALES
4/1/22 - 4/1/24

LOCATION				LAND		BUILDING(S)				SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	ACRES	NBHD CODE	BLDG STYLE	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
42	WOODSPELL RD	U048	2434	0.47	70	Colonial	Average +20	2009	2,622	7/3/2023	\$925,000	1.000	\$925,000	\$480,000	\$831,100	52%	90%	90%
15	WOODSPELL RD	R054	2956	0.47	70	Colonial	Average +20	1998	2,336	11/30/2023	\$825,000	1.000	\$825,000	\$444,100	\$703,800	54%	85%	85%
21	WYNMOOR DR	U014	827	0.63	70	Colonial	Average +20	1991	2,683	5/18/2023	\$895,000	1.020	\$912,900	\$512,600	\$827,900	57%	91%	93%

RESIDENTIAL
Sales Ratio Analysis Outcomes

Year	Sale Month	# Sales	Old Ratio (Before Reval)	Time Trended Ratio	Non Time Trended Ratio
2022	Apr	22	65%	91%	98%
	May	28	63%	90%	98%
	Jun	28	64%	91%	98%
	Jul	25	63%	89%	96%
	Aug	21	63%	90%	97%
	Sep	29	64%	90%	97%
	Oct	24	64%	91%	98%
	Nov	23	63%	92%	99%
	Dec	9	63%	92%	98%
2023	Jan	9	63%	90%	96%
	Feb	6	63%	90%	97%
	Mar	13	63%	90%	93%
	Apr	18	57%	90%	92%
	May	21	57%	90%	92%
	Jun	25	57%	91%	91%
	Jul	15	61%	91%	91%
	Aug	20	56%	92%	92%
	Sep	27	57%	92%	92%
	Oct	20	57%	91%	91%
	Nov	21	58%	91%	91%
	Dec	8	58%	90%	90%
2024	Jan	8	56%	94%	94%
	Feb	11	54%	89%	89%
	Mar	20	58%	92%	92%
Totals →		451	61%	91%	95%

BLDG Grade	# Sales	Time Trended Ratio
Average	109	91%
Average +10	102	91%
Average +20	106	91%
Below Average	4	86%
Good	87	91%
Good +10	30	91%
Good +20	13	91%
Total →	451	91%

BLDG Style	# Sales	Time Trended Ratio
Bungalow	4	93%
Cape Cod	88	91%
Colonial	197	91%
Conventional	12	91%
Cottage	1	88%
Modern/Contemp	47	90%
Raised Ranch	33	91%
Ranch	61	91%
Split Level	4	91%
Townhouse	3	91%
Two Unit	1	94%
Total →	451	91%

NBHD	# Sales	Time Trended Ratio
40	9	91%
50	110	91%
60	97	90%
65	16	91%
70	44	91%
75	19	90%
80	20	91%
85	15	90%
90	16	91%
95	1	92%
130	1	92%
R40	3	92%
R50	35	91%
R60	2	91%
R70	31	92%
R80	6	89%
R90	4	91%
HB: Higgins Beach	4	90%
HI: Harmons Isl	1	88%
HU: Hig Beach Upper	1	87%
L2: Lanes 2	1	92%
PP: Pine Point	12	90%
PS: Pillsbury Shores	2	92%
SL: Seavey Landing	1	91%
Total →	451	91%

RESIDENTIAL SALES
4/1/22 - 4/1/24
(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
18	ABIGAIL WAY	4/14/2022	\$800,000	1.085	\$868,000	\$785,600	91%	98%
8	ACORN LN	11/14/2022	\$800,000	1.075	\$860,000	\$849,000	99%	106%
9	ACORN LN	8/9/2023	\$1,110,000	1.000	\$1,110,000	\$1,102,000	99%	99%
5	ALGER DR	9/28/2023	\$500,000	1.000	\$500,000	\$489,700	98%	98%
7	ANEMONE MEWS	4/14/2023	\$435,000	1.020	\$443,700	\$360,800	81%	83%
28	ARBOR VIEW LN	7/8/2022	\$510,000	1.075	\$548,250	\$526,600	96%	103%
126	ASH SWAMP RD	12/28/2022	\$850,000	1.075	\$913,750	\$824,300	90%	97%
21	ASH SWAMP RD	9/12/2023	\$565,000	1.000	\$565,000	\$490,000	87%	87%
93	ASH SWAMP RD	3/25/2024	\$580,000	1.000	\$580,000	\$546,200	94%	94%
49	ASSELYN DR	7/1/2022	\$390,000	1.075	\$419,250	\$344,100	82%	88%
17	ASSELYN DR	10/21/2022	\$490,000	1.075	\$526,750	\$442,100	84%	90%
6	ASSELYN DR	6/23/2023	\$435,000	1.000	\$435,000	\$402,800	93%	93%
2	BABKIRK DR	9/26/2022	\$640,000	1.075	\$688,000	\$678,100	99%	106%
4	BABKIRK DR	1/3/2024	\$695,000	1.000	\$695,000	\$650,900	94%	94%
8	BALLANTYNE DR	5/2/2022	\$585,000	1.085	\$634,725	\$596,800	94%	102%
26	BALLANTYNE DR	5/13/2022	\$520,000	1.085	\$564,200	\$567,400	101%	109%
13	BARBARA AVE	9/8/2023	\$345,000	1.000	\$345,000	\$295,600	86%	86%
10	BAY ST	6/30/2023	\$1,350,000	1.000	\$1,350,000	\$1,252,700	93%	93%
20	BAYBERRY LN	4/28/2022	\$585,000	1.085	\$634,725	\$622,900	98%	106%
16	BAYBERRY LN	3/23/2023	\$580,000	1.040	\$603,200	\$495,300	82%	85%
11	BAYBERRY LN	6/30/2023	\$690,000	1.000	\$690,000	\$631,400	92%	92%
8	BAYWOODS DR	9/29/2023	\$929,000	1.000	\$929,000	\$845,600	91%	91%

RESIDENTIAL SALES
4/1/22 - 4/1/24
(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
7	BEACH ST	6/16/2023	\$1,300,000	1.000	\$1,300,000	\$1,121,300	86%	86%
4	BEAVER BROOK RD	5/16/2022	\$540,000	1.085	\$585,900	\$556,100	95%	103%
96	BEECH RIDGE RD	4/15/2023	\$475,000	1.020	\$484,500	\$406,900	84%	86%
2	BLACK POINT MDWS	1/12/2024	\$605,000	1.000	\$605,000	\$564,900	93%	93%
270	BLACK POINT RD	7/25/2022	\$459,000	1.075	\$493,425	\$477,400	97%	104%
241	BLACK POINT RD	7/27/2022	\$635,000	1.075	\$682,625	\$626,800	92%	99%
11	BLACK POINT RD	7/27/2022	\$700,000	1.075	\$752,500	\$589,200	78%	84%
219	BLACK POINT RD	11/4/2022	\$577,500	1.075	\$620,813	\$558,300	90%	97%
251	BLACK POINT RD	2/15/2023	\$513,500	1.075	\$552,013	\$502,400	91%	98%
250	BLACK POINT RD	8/18/2023	\$592,500	1.000	\$592,500	\$495,800	84%	84%
157	BLACK POINT RD	8/24/2023	\$651,000	1.000	\$651,000	\$596,300	92%	92%
262	BLACK POINT RD	10/27/2023	\$540,000	1.000	\$540,000	\$482,100	89%	89%
449	BLACK POINT RD	2/5/2024	\$1,975,000	1.000	\$1,975,000	\$1,814,400	92%	92%
18	BONNEYGROVE DR	9/12/2023	\$704,500	1.000	\$704,500	\$698,600	99%	99%
166	BROADTURN RD	4/5/2022	\$550,000	1.085	\$596,750	\$579,700	97%	105%
247	BROADTURN RD	4/15/2022	\$525,000	1.085	\$569,625	\$534,200	94%	102%
28	BROADTURN RD	6/10/2022	\$350,000	1.085	\$379,750	\$373,700	98%	107%
363	BROADTURN RD	6/30/2022	\$732,500	1.085	\$794,763	\$741,700	93%	101%
25	BROADTURN RD	7/29/2022	\$375,000	1.075	\$403,125	\$345,700	86%	92%
16	BROADTURN RD	9/6/2022	\$345,000	1.075	\$370,875	\$340,400	92%	99%
179	BROADTURN RD	6/30/2023	\$500,000	1.000	\$500,000	\$416,100	83%	83%
364	BROADTURN RD	7/31/2023	\$550,000	1.000	\$550,000	\$506,600	92%	92%

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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
122	BROADTURN RD	1/5/2024	\$715,000	1.000	\$715,000	\$665,400	93%	93%
1	BROWN HILL LN	4/26/2022	\$890,000	1.085	\$965,650	\$878,500	91%	99%
40	BURNHAM RD	9/22/2022	\$720,000	1.075	\$774,000	\$664,700	86%	92%
124	BURNHAM RD	10/21/2022	\$630,000	1.075	\$677,250	\$618,600	91%	98%
62	BURNHAM RD	10/28/2022	\$565,000	1.075	\$607,375	\$541,200	89%	96%
140	BURNHAM RD	11/17/2023	\$340,000	1.000	\$340,000	\$292,900	86%	86%
3	BURNHAM WOODS CIR	2/16/2023	\$475,000	1.075	\$510,625	\$448,700	88%	94%
4	BURNHAM WOODS CIR	9/1/2023	\$585,000	1.000	\$585,000	\$533,000	91%	91%
8	BYRD AVE	9/15/2023	\$534,000	1.000	\$534,000	\$496,000	93%	93%
15	CANNON LN	10/6/2023	\$727,500	1.000	\$727,500	\$600,700	83%	83%
1	CATTAIL LN	3/21/2023	\$660,000	1.040	\$686,400	\$606,200	88%	92%
7	CEDAR CIR	11/3/2022	\$540,000	1.075	\$580,500	\$547,000	94%	101%
5	CEDAR CIR	11/13/2023	\$725,000	1.000	\$725,000	\$607,000	84%	84%
6	CHAMBERLAIN RD	6/1/2023	\$680,000	1.000	\$680,000	\$590,100	87%	87%
12	CHARLES CIR	7/14/2023	\$485,000	1.000	\$485,000	\$390,300	80%	80%
3	CHURCH ST	4/4/2022	\$275,000	1.085	\$298,375	\$260,200	87%	95%
32	CHURCH ST	4/4/2022	\$443,000	1.085	\$480,655	\$410,500	85%	93%
15	CHURCH ST	9/6/2022	\$287,000	1.075	\$308,525	\$328,300	106%	114%
6	CLASSICAL LN	9/15/2022	\$550,000	1.075	\$591,250	\$491,800	83%	89%
20	CLAY PITS RD	8/30/2022	\$1,300,000	1.075	\$1,397,500	\$1,190,000	85%	92%
20	CLEARWATER DR	5/25/2022	\$1,750,000	1.085	\$1,898,750	\$1,632,800	86%	93%
16	CLEARWATER DR	7/19/2022	\$1,200,000	1.075	\$1,290,000	\$1,064,500	83%	89%

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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
24	CLOVER LEAF LN	8/25/2022	\$717,000	1.075	\$770,775	\$724,100	94%	101%
10	CLOVER LEAF LN	2/29/2024	\$825,000	1.000	\$825,000	\$754,500	91%	91%
2	COLONEL DOW DR	4/28/2023	\$870,000	1.020	\$887,400	\$778,000	88%	89%
22	CORALBURST LN	12/15/2023	\$735,000	1.000	\$735,000	\$659,400	90%	90%
11	COULTHARD FARMS RD	7/5/2022	\$1,055,000	1.075	\$1,134,125	\$985,100	87%	93%
21	COULTHARD FARMS RD	11/9/2022	\$850,000	1.075	\$913,750	\$837,500	92%	99%
17	COULTHARD FARMS RD	10/12/2023	\$1,005,000	1.000	\$1,005,000	\$940,800	94%	94%
379	COUNTY RD	12/8/2022	\$420,000	1.075	\$451,500	\$423,100	94%	101%
5	CUMBERLAND WAY	10/12/2022	\$535,000	1.075	\$575,125	\$555,200	97%	104%
6	CUMMINGS RD	7/21/2022	\$342,000	1.075	\$367,650	\$339,600	92%	99%
10	DOVER ST	2/6/2024	\$1,900,000	1.000	\$1,900,000	\$1,800,900	95%	95%
5	DOWN EAST LN	5/9/2023	\$422,100	1.020	\$430,542	\$381,300	89%	90%
29	DOWN EAST LN	5/11/2023	\$599,900	1.020	\$611,898	\$538,400	88%	90%
17	DRIFTWOOD LN	6/9/2023	\$1,233,000	1.000	\$1,233,000	\$1,118,700	91%	91%
18	DUNSTAN AVE	4/8/2022	\$468,000	1.085	\$507,780	\$413,200	81%	88%
14	DUNSTAN AVE	4/28/2022	\$460,000	1.085	\$499,100	\$422,000	85%	92%
8	DUNSTAN AVE	7/14/2022	\$450,000	1.075	\$483,750	\$407,100	84%	90%
13	DUNSTAN AVE	9/6/2022	\$430,000	1.075	\$462,250	\$417,600	90%	97%
4	DUNSTAN AVE	6/26/2023	\$435,000	1.000	\$435,000	\$354,500	81%	81%
28	DUNSTAN LANDING RD	9/1/2023	\$360,000	1.000	\$360,000	\$338,400	94%	94%
31	DUNSTAN LANDING RD	2/29/2024	\$450,000	1.000	\$450,000	\$389,600	87%	87%
29	DYLAN DR	8/12/2022	\$950,900	1.075	\$1,022,218	\$895,800	88%	94%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
46	DYLAN DR	9/9/2022	\$852,896	1.075	\$916,863	\$804,400	88%	94%
35	DYLAN DR	11/1/2022	\$1,004,171	1.075	\$1,079,484	\$1,003,700	93%	100%
32	DYLAN DR	11/18/2022	\$763,240	1.075	\$820,483	\$778,500	95%	102%
42	DYLAN DR	1/3/2023	\$1,045,641	1.075	\$1,124,064	\$932,100	83%	89%
37	DYLAN DR	1/19/2023	\$915,632	1.075	\$984,304	\$863,300	88%	94%
8	DYLAN DR	3/16/2023	\$785,000	1.040	\$816,400	\$756,200	93%	96%
33	DYLAN DR	5/19/2023	\$1,445,000	1.020	\$1,473,900	\$1,281,200	87%	89%
36	DYLAN DR	7/3/2023	\$982,260	1.000	\$982,260	\$850,600	87%	87%
34	DYLAN DR	7/14/2023	\$878,447	1.000	\$878,447	\$803,900	92%	92%
38	DYLAN DR	9/14/2023	\$899,900	1.000	\$899,900	\$896,900	100%	100%
41	DYLAN DR	1/12/2024	\$880,000	1.000	\$880,000	\$832,600	95%	95%
27	DYLAN DR	2/29/2024	\$1,550,000	1.000	\$1,550,000	\$1,334,700	86%	86%
26	EAGLES NEST DR	4/19/2023	\$800,000	1.020	\$816,000	\$745,500	91%	93%
13	EAST GRAND AVE	6/24/2022	\$655,000	1.085	\$710,675	\$641,100	90%	98%
36	EAST GRAND AVE	10/14/2022	\$860,000	1.075	\$924,500	\$811,300	88%	94%
10	ELBRIDGE OLIVER WAY	7/13/2023	\$1,450,000	1.000	\$1,450,000	\$1,391,400	96%	96%
28	ELMWOOD AVE	10/14/2023	\$940,000	1.000	\$940,000	\$860,400	92%	92%
20	EVERGREEN FARMS RD	6/30/2022	\$675,000	1.085	\$732,375	\$674,500	92%	100%
24	EVERGREEN FARMS RD	8/24/2022	\$550,000	1.075	\$591,250	\$580,400	98%	106%
32	EVERGREEN FARMS RD	11/3/2022	\$525,000	1.075	\$564,375	\$539,100	96%	103%
11	EVERGREEN FARMS RD	4/14/2023	\$830,000	1.020	\$846,600	\$758,300	90%	91%
8	FAIRFIELD RD	11/7/2022	\$530,000	1.075	\$569,750	\$515,500	90%	97%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
14	FAIRWAY DR	12/20/2022	\$630,000	1.075	\$677,250	\$619,300	91%	98%
28	FAIRWAY DR	5/17/2023	\$560,000	1.020	\$571,200	\$518,000	91%	93%
4	FEDERAL WAY	4/29/2022	\$652,000	1.085	\$707,420	\$662,400	94%	102%
12	FEDERAL WAY	10/17/2022	\$595,000	1.075	\$639,625	\$589,500	92%	99%
20	FEDERAL WAY	3/30/2023	\$1,174,000	1.040	\$1,220,960	\$1,032,200	85%	88%
15	FEDERAL WAY	11/27/2023	\$750,000	1.000	\$750,000	\$658,900	88%	88%
19	FERN CIR	8/23/2022	\$475,000	1.075	\$510,625	\$452,200	89%	95%
8	FLINTLOCK DR	1/26/2023	\$520,000	1.075	\$559,000	\$532,500	95%	102%
93	FOGG RD	6/17/2022	\$1,250,000	1.085	\$1,356,250	\$1,134,200	84%	91%
45	FOGG RD	1/30/2024	\$755,000	1.000	\$755,000	\$683,600	91%	91%
6	FORECASTER WAY	4/25/2022	\$839,000	1.085	\$910,315	\$819,700	90%	98%
19	FORECASTER WAY	6/29/2022	\$1,050,000	1.085	\$1,139,250	\$1,051,300	92%	100%
3	FORECASTER WAY	8/24/2022	\$795,000	1.075	\$854,625	\$748,500	88%	94%
12	FOWLER FARM RD	8/17/2023	\$1,150,000	1.000	\$1,150,000	\$895,500	78%	78%
21	FOWLER FARM RD	8/24/2023	\$955,000	1.000	\$955,000	\$916,100	96%	96%
12	FOXWELL DR	3/28/2023	\$700,000	1.040	\$728,000	\$683,300	94%	98%
6	FREEDOM RD	6/23/2023	\$1,000,000	1.000	\$1,000,000	\$889,100	89%	89%
20	FREEDOM RD	11/16/2023	\$870,000	1.000	\$870,000	\$820,900	94%	94%
36	FREEDOM RD	3/1/2024	\$1,015,000	1.000	\$1,015,000	\$901,300	89%	89%
18	FREEDOM RD	3/4/2024	\$1,150,000	1.000	\$1,150,000	\$1,075,600	94%	94%
11	FRONTRUNNER WAY	8/11/2023	\$637,000	1.000	\$637,000	\$570,600	90%	90%
8	GOLONDRINA LN	11/8/2022	\$308,000	1.075	\$331,100	\$257,900	78%	84%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
367	GORHAM RD	5/31/2022	\$300,000	1.085	\$325,500	\$280,000	86%	93%
113	GORHAM RD	9/9/2022	\$375,000	1.075	\$403,125	\$373,400	93%	100%
431	GORHAM RD	9/30/2022	\$650,000	1.075	\$698,750	\$625,800	90%	96%
200	GORHAM RD	5/5/2023	\$315,000	1.020	\$321,300	\$312,000	97%	99%
168	GORHAM RD	11/16/2023	\$500,000	1.000	\$500,000	\$503,100	101%	101%
227	GORHAM RD	11/29/2023	\$800,000	1.000	\$800,000	\$755,700	94%	94%
437	GORHAM RD	12/28/2023	\$355,000	1.000	\$355,000	\$351,100	99%	99%
383	GORHAM RD	3/20/2024	\$360,800	1.000	\$360,800	\$325,900	90%	90%
37	GUNSTOCK RD	5/9/2023	\$820,000	1.020	\$836,400	\$815,800	98%	99%
3	GUNSTOCK RD	8/14/2023	\$756,000	1.000	\$756,000	\$621,700	82%	82%
5	HACKMATAACK DR	4/10/2023	\$1,850,000	1.020	\$1,887,000	\$1,770,900	94%	96%
4	HACKMATAACK DR	10/20/2023	\$786,000	1.000	\$786,000	\$767,100	98%	98%
2	HACKMATAACK DR	12/21/2023	\$1,150,000	1.000	\$1,150,000	\$959,000	83%	83%
7	HARMONS IS	11/1/2023	\$1,700,000	1.000	\$1,700,000	\$1,494,800	88%	88%
52	HEARN RD	7/7/2023	\$350,000	1.000	\$350,000	\$346,900	99%	99%
8	HEATHER LN	6/16/2023	\$1,213,500	1.000	\$1,213,500	\$1,084,000	89%	89%
6	HEATHWOOD LN	8/4/2023	\$730,000	1.000	\$730,000	\$657,500	90%	90%
4	HERBERT DR	11/28/2022	\$334,000	1.075	\$359,050	\$334,400	93%	100%
7	HIGH BLUFF LN	11/17/2023	\$740,000	1.000	\$740,000	\$638,100	86%	86%
50	HIGHLAND AVE	5/26/2022	\$450,000	1.085	\$488,250	\$502,600	103%	112%
5	HIGHLAND AVE	5/1/2023	\$425,000	1.020	\$433,500	\$413,800	95%	97%
170	HIGHLAND AVE	7/25/2023	\$415,000	1.000	\$415,000	\$388,600	94%	94%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
25	HOLBROOK FARMS WAY	4/15/2022	\$775,000	1.085	\$840,875	\$791,800	94%	102%
17	HOLBROOK FARMS WAY	6/15/2022	\$789,000	1.085	\$856,065	\$794,800	93%	101%
29	HOLBROOK FARMS WAY	9/13/2022	\$844,762	1.075	\$908,119	\$787,500	87%	93%
27	HOLBROOK FARMS WAY	12/19/2022	\$790,445	1.075	\$849,728	\$773,200	91%	98%
36	HOLBROOK FARMS WAY	3/31/2023	\$854,461	1.040	\$888,639	\$798,700	90%	93%
31	HOLBROOK FARMS WAY	6/29/2023	\$875,000	1.000	\$875,000	\$795,400	91%	91%
34	HOLBROOK FARMS WAY	2/16/2024	\$875,000	1.000	\$875,000	\$796,100	91%	91%
28	HOLBROOK FARMS WAY	3/22/2024	\$875,000	1.000	\$875,000	\$798,300	91%	91%
4	HOLLY ST	6/6/2022	\$625,000	1.085	\$678,125	\$581,400	86%	93%
139	HOLMES RD	5/6/2022	\$500,000	1.085	\$542,500	\$486,000	90%	97%
261	HOLMES RD	11/7/2022	\$655,000	1.075	\$704,125	\$643,000	91%	98%
362	HOLMES RD	12/16/2022	\$709,000	1.075	\$762,175	\$712,300	93%	100%
238	HOLMES RD	12/20/2022	\$799,000	1.075	\$858,925	\$787,500	92%	99%
110	HOLMES RD	5/24/2023	\$450,000	1.020	\$459,000	\$375,900	82%	84%
144	HOLMES RD	6/16/2023	\$625,000	1.000	\$625,000	\$550,200	88%	88%
212	HOLMES RD	7/18/2023	\$421,000	1.000	\$421,000	\$358,000	85%	85%
199	HOLMES RD	3/7/2024	\$470,000	1.000	\$470,000	\$438,300	93%	93%
12	HONAN RD	9/23/2022	\$440,000	1.075	\$473,000	\$413,100	87%	94%
15	HONAN RD	10/27/2023	\$510,000	1.000	\$510,000	\$446,600	88%	88%
8	HONEYSUCKLE LN	5/26/2022	\$551,000	1.085	\$597,835	\$556,100	93%	101%
5	HONEYSUCKLE LN	5/24/2023	\$700,000	1.020	\$714,000	\$662,200	93%	95%
17	HONEYSUCKLE LN	3/4/2024	\$650,000	1.000	\$650,000	\$611,900	94%	94%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
3	HUNTER POINT DR	8/15/2023	\$1,175,000	1.000	\$1,175,000	\$948,000	81%	81%
8	HUNTER POINT DR	10/3/2023	\$850,000	1.000	\$850,000	\$839,200	99%	99%
22	HUNTER POINT DR	10/6/2023	\$1,125,000	1.000	\$1,125,000	\$967,300	86%	86%
5	HUNTLEY RD	1/23/2023	\$510,000	1.075	\$548,250	\$517,500	94%	101%
34	INSPIRATION DR	5/27/2022	\$1,025,000	1.085	\$1,112,125	\$991,700	89%	97%
15	INSPIRATION DR	8/26/2022	\$695,000	1.075	\$747,125	\$702,900	94%	101%
26	INSPIRATION DR	11/16/2023	\$640,000	1.000	\$640,000	\$604,500	94%	94%
3	IRIS DR	5/21/2022	\$741,000	1.085	\$803,985	\$646,800	80%	87%
6	IRIS DR	6/3/2022	\$750,000	1.085	\$813,750	\$647,000	80%	86%
8	IRIS DR	5/24/2023	\$640,000	1.020	\$652,800	\$578,800	89%	90%
4	IRONCLAD RD	3/26/2024	\$705,000	1.000	\$705,000	\$631,100	90%	90%
19	JAMECO MILL RD	7/6/2022	\$607,000	1.075	\$652,525	\$588,300	90%	97%
39	JAMECO MILL RD	10/25/2022	\$800,000	1.075	\$860,000	\$720,900	84%	90%
35	JAMECO MILL RD	11/29/2022	\$690,000	1.075	\$741,750	\$658,000	89%	95%
29	JAMECO MILL RD	3/15/2024	\$820,000	1.000	\$820,000	\$691,700	84%	84%
3	JANA LN	10/6/2022	\$697,000	1.075	\$749,275	\$705,200	94%	101%
42	JASPER ST	5/19/2022	\$1,176,623	1.085	\$1,276,636	\$1,159,200	91%	99%
53	JASPER ST	8/5/2022	\$820,850	1.075	\$882,414	\$841,900	95%	103%
43	JASPER ST	9/2/2022	\$953,700	1.075	\$1,025,228	\$936,000	91%	98%
51	JASPER ST	9/30/2022	\$809,308	1.075	\$870,006	\$862,800	99%	107%
37	JASPER ST	2/3/2023	\$1,000,000	1.075	\$1,075,000	\$1,032,100	96%	103%
39	JASPER ST	3/31/2023	\$886,750	1.040	\$922,220	\$788,300	85%	89%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
40	JASPER ST	3/31/2023	\$1,150,500	1.040	\$1,196,520	\$1,068,300	89%	93%
45	JASPER ST	4/14/2023	\$965,500	1.020	\$984,810	\$861,700	87%	89%
41	JASPER ST	8/31/2023	\$925,999	1.000	\$925,999	\$939,600	101%	101%
3	JOHNSON RD	10/4/2022	\$400,000	1.075	\$430,000	\$395,000	92%	99%
18	JONES CREEK DR	6/9/2022	\$633,000	1.085	\$686,805	\$651,200	95%	103%
22	JONES CREEK DR	7/31/2023	\$695,000	1.000	\$695,000	\$692,600	100%	100%
16	JONES CREEK DR	11/8/2023	\$1,310,000	1.000	\$1,310,000	\$1,212,200	93%	93%
21	JUNEBERRY LN	10/5/2022	\$625,000	1.075	\$671,875	\$613,700	91%	98%
11	JUNEBERRY LN	12/30/2022	\$650,000	1.075	\$698,750	\$603,800	86%	93%
5	KENNEBAGO DR	5/19/2023	\$630,000	1.020	\$642,600	\$539,800	84%	86%
3	KENNEDY DR	9/28/2022	\$517,000	1.075	\$555,775	\$574,800	103%	111%
14	KERRYMEN CIR	9/12/2023	\$1,100,000	1.000	\$1,100,000	\$982,800	89%	89%
7	KIMBALL DR	6/16/2023	\$425,000	1.000	\$425,000	\$449,200	106%	106%
83	KING ST	9/16/2022	\$699,900	1.075	\$752,393	\$698,100	93%	100%
62	KING ST	9/26/2023	\$1,175,000	1.000	\$1,175,000	\$988,800	84%	84%
3	KINGFISHER DR	12/15/2023	\$850,000	1.000	\$850,000	\$749,600	88%	88%
42	KIRKWOOD RD	10/14/2022	\$2,425,000	1.075	\$2,606,875	\$2,388,000	92%	98%
5	KYLIE AVE	9/1/2022	\$625,000	1.075	\$671,875	\$637,800	95%	102%
9	LANDMARK RD	9/30/2022	\$825,000	1.075	\$886,875	\$750,400	85%	91%
16	LANDMARK RD	6/28/2023	\$760,000	1.000	\$760,000	\$699,500	92%	92%
8	LARRABEE FARM RD	11/4/2022	\$359,900	1.075	\$386,893	\$378,800	98%	105%
3	LARY FALLS DR	5/25/2022	\$794,886	1.085	\$862,451	\$838,800	97%	106%

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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
5	LARY FALLS DR	9/13/2022	\$870,654	1.075	\$935,953	\$756,700	81%	87%
6	LAUREL RIDGE RD	10/20/2023	\$875,000	1.000	\$875,000	\$804,200	92%	92%
3	LEAH LN	6/16/2022	\$905,000	1.085	\$981,925	\$857,700	87%	95%
10	LEIGHTON FARM RD	4/29/2022	\$740,000	1.085	\$802,900	\$728,400	91%	98%
22	LEIGHTON FARM RD	7/30/2022	\$800,000	1.075	\$860,000	\$746,300	87%	93%
20	LIBBY ST	8/18/2022	\$525,000	1.075	\$564,375	\$487,500	86%	93%
9	LIBBY ST	5/26/2023	\$452,000	1.020	\$461,040	\$424,800	92%	94%
16	LIBBY ST	9/21/2023	\$425,000	1.000	\$425,000	\$378,100	89%	89%
10	LILAC LN	9/9/2022	\$572,300	1.075	\$615,223	\$565,300	92%	99%
9	LILLIAN WAY	4/12/2022	\$850,000	1.085	\$922,250	\$823,800	89%	97%
18	LILLIAN WAY	5/31/2022	\$950,000	1.085	\$1,030,750	\$919,800	89%	97%
3	LILLIAN WAY	10/14/2022	\$660,000	1.075	\$709,500	\$694,200	98%	105%
2	LOGMAD AVE	11/1/2023	\$670,000	1.000	\$670,000	\$651,800	97%	97%
32	LONGMEADOW RD	9/19/2022	\$700,000	1.075	\$752,500	\$667,700	89%	95%
4	LONGMEADOW RD	7/28/2023	\$785,000	1.000	\$785,000	\$668,900	85%	85%
20	LONGMEADOW RD	9/29/2023	\$680,000	1.000	\$680,000	\$627,000	92%	92%
35	LONGMEADOW RD	11/15/2023	\$825,000	1.000	\$825,000	\$735,800	89%	89%
34	LONGMEADOW RD	11/17/2023	\$747,500	1.000	\$747,500	\$706,700	95%	95%
3	LONGWAVE PL	5/12/2022	\$1,900,000	1.085	\$2,061,500	\$1,908,800	93%	100%
115	MAPLE AVE	7/18/2022	\$462,000	1.075	\$496,650	\$426,800	86%	92%
123	MAPLE AVE	1/18/2023	\$450,000	1.075	\$483,750	\$392,000	81%	87%
33	MAPLE AVE	9/1/2023	\$424,000	1.000	\$424,000	\$357,100	84%	84%

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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
69	MAPLE AVE	9/20/2023	\$611,000	1.000	\$611,000	\$517,700	85%	85%
3	MARR FARM WAY	3/8/2024	\$785,000	1.000	\$785,000	\$685,000	87%	87%
28	MARTIN AVE	4/6/2023	\$690,000	1.020	\$703,800	\$630,700	90%	91%
15	MARTIN AVE	8/25/2023	\$675,000	1.000	\$675,000	\$650,300	96%	96%
8	MAYFLOWER DR	6/1/2022	\$975,000	1.085	\$1,057,875	\$995,700	94%	102%
26	MCCANN WAY	1/18/2024	\$775,000	1.000	\$775,000	\$744,000	96%	96%
3	MEETING HOUSE RD	5/18/2022	\$802,000	1.085	\$870,170	\$770,000	88%	96%
18	MEETING HOUSE RD	10/5/2022	\$705,000	1.075	\$757,875	\$704,300	93%	100%
13	MEMORY LN	5/15/2023	\$725,000	1.020	\$739,500	\$584,700	79%	81%
10	MEMORY LN	6/29/2023	\$660,000	1.000	\$660,000	\$601,200	91%	91%
17	MILITIA LN	8/31/2022	\$590,000	1.075	\$634,250	\$587,300	93%	100%
24	MILLIKEN RD	7/23/2022	\$420,000	1.075	\$451,500	\$397,000	88%	95%
13	MINUTEMAN DR	5/16/2022	\$715,000	1.085	\$775,775	\$644,400	83%	90%
58	MITCHELL HILL RD	8/28/2023	\$652,000	1.000	\$652,000	\$595,900	91%	91%
3	MOONLIGHT DR	5/25/2022	\$575,000	1.085	\$623,875	\$568,600	91%	99%
12	MULBERRY LN	8/4/2022	\$525,000	1.075	\$564,375	\$526,200	93%	100%
1	MULBERRY LN	4/28/2023	\$535,000	1.020	\$545,700	\$491,500	90%	92%
1	MY WAY	10/24/2022	\$350,000	1.075	\$376,250	\$389,000	103%	111%
2	MY WAY	9/21/2023	\$475,000	1.000	\$475,000	\$437,200	92%	92%
15	NELSEN RD	3/30/2023	\$425,000	1.040	\$442,000	\$424,500	96%	100%
38	NEW RD	11/18/2022	\$649,000	1.075	\$697,675	\$651,000	93%	100%
30	NEW RD	8/3/2023	\$650,000	1.000	\$650,000	\$581,900	90%	90%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
4	NOBLE AVE	10/20/2022	\$350,000	1.075	\$376,250	\$301,800	80%	86%
9	NONESUCH COVE RD	8/5/2022	\$450,000	1.075	\$483,750	\$432,800	89%	96%
11	NONESUCH COVE RD	11/7/2023	\$578,800	1.000	\$578,800	\$488,300	84%	84%
1	NOTTINGHAM DR	4/25/2023	\$825,000	1.020	\$841,500	\$801,700	95%	97%
8	NUTTER WAY	9/29/2022	\$885,703	1.075	\$952,131	\$892,100	94%	101%
9	OCEAN AVE	9/2/2022	\$1,089,000	1.075	\$1,170,675	\$1,062,000	91%	98%
66	OCEAN AVE	5/26/2023	\$1,127,000	1.020	\$1,149,540	\$996,700	87%	88%
16	OCEAN VIEW RD	4/29/2022	\$475,000	1.085	\$515,375	\$471,600	92%	99%
4	OCEAN VIEW RD	5/12/2022	\$310,000	1.085	\$336,350	\$269,000	80%	87%
13	OCEAN VIEW RD	6/22/2022	\$375,000	1.085	\$406,875	\$329,700	81%	88%
12	OCEAN VIEW RD	11/21/2022	\$453,000	1.075	\$486,975	\$432,300	89%	95%
8	OLD COUNTY RD	6/3/2022	\$685,000	1.085	\$743,225	\$685,900	92%	100%
33	OLD COUNTY RD	7/21/2022	\$460,000	1.075	\$494,500	\$428,100	87%	93%
32	OLD COUNTY RD	3/29/2023	\$448,500	1.040	\$466,440	\$428,900	92%	96%
4	OLD COUNTY RD	3/22/2024	\$510,000	1.000	\$510,000	\$472,500	93%	93%
31	OLD NECK RD	2/24/2023	\$605,000	1.075	\$650,375	\$576,300	89%	95%
42	OLD NECK RD	6/1/2023	\$707,500	1.000	\$707,500	\$610,700	86%	86%
4	OLD NECK RD	9/28/2023	\$1,000,000	1.000	\$1,000,000	\$904,600	90%	90%
28	OLD NECK RD	11/7/2023	\$585,000	1.000	\$585,000	\$549,100	94%	94%
1	OLE MUSKET RD	8/4/2023	\$460,000	1.000	\$460,000	\$448,400	97%	97%
6	ORCHARD HILL RD	9/28/2023	\$1,000,000	1.000	\$1,000,000	\$892,300	89%	89%
28	ORCHARD ST	6/24/2022	\$580,000	1.085	\$629,300	\$595,300	95%	103%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
11	OTTAWA WOODS RD	7/11/2023	\$646,000	1.000	\$646,000	\$616,700	95%	95%
1	OWENS WAY	6/30/2023	\$815,000	1.000	\$815,000	\$744,800	91%	91%
5	PACER WAY	6/2/2022	\$585,000	1.085	\$634,725	\$565,400	89%	97%
3	PACER WAY	6/15/2022	\$595,000	1.085	\$645,575	\$565,400	88%	95%
17	PACER WAY	10/4/2022	\$588,200	1.075	\$632,315	\$572,400	91%	97%
15	PACER WAY	10/14/2022	\$625,000	1.075	\$671,875	\$558,800	83%	89%
33	PACER WAY	10/14/2022	\$639,000	1.075	\$686,925	\$651,000	95%	102%
11	PACER WAY	11/30/2022	\$600,000	1.075	\$645,000	\$617,600	96%	103%
41	PACER WAY	11/30/2022	\$639,900	1.075	\$687,893	\$598,800	87%	94%
43	PACER WAY	12/21/2022	\$680,000	1.075	\$731,000	\$670,900	92%	99%
29	PACER WAY	1/30/2023	\$654,000	1.075	\$703,050	\$665,700	95%	102%
45	PACER WAY	2/24/2023	\$645,000	1.075	\$693,375	\$644,700	93%	100%
49	PACER WAY	3/17/2023	\$726,500	1.040	\$755,560	\$708,600	94%	98%
42	PACER WAY	3/31/2023	\$675,000	1.040	\$702,000	\$656,600	94%	97%
47	PACER WAY	4/14/2023	\$655,000	1.020	\$668,100	\$671,400	100%	103%
35	PACER WAY	4/19/2023	\$708,520	1.020	\$722,690	\$677,400	94%	96%
44	PACER WAY	4/20/2023	\$655,000	1.020	\$668,100	\$640,900	96%	98%
46	PACER WAY	5/11/2023	\$656,490	1.020	\$669,620	\$638,800	95%	97%
48	PACER WAY	6/28/2023	\$701,343	1.000	\$701,343	\$676,600	96%	96%
52	PACER WAY	8/31/2023	\$676,000	1.000	\$676,000	\$648,300	96%	96%
51	PACER WAY	9/5/2023	\$655,000	1.000	\$655,000	\$641,700	98%	98%
54	PACER WAY	9/22/2023	\$700,000	1.000	\$700,000	\$661,100	94%	94%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
55	PACER WAY	10/13/2023	\$698,000	1.000	\$698,000	\$643,800	92%	92%
53	PACER WAY	10/30/2023	\$694,200	1.000	\$694,200	\$624,000	90%	90%
19	PARTRIDGE LN	10/19/2022	\$490,000	1.075	\$526,750	\$507,300	96%	104%
31	PAULSEN DR	11/4/2022	\$831,852	1.075	\$894,241	\$811,800	91%	98%
11	PAULSEN DR	4/20/2023	\$804,996	1.020	\$821,096	\$783,600	95%	97%
33	PAULSEN DR	6/1/2023	\$979,251	1.000	\$979,251	\$884,100	90%	90%
5	PAULSEN DR	9/15/2023	\$840,000	1.000	\$840,000	\$730,200	87%	87%
13	PAULSEN DR	10/18/2023	\$982,697	1.000	\$982,697	\$783,900	80%	80%
9	PAULSEN DR	11/8/2023	\$1,085,095	1.000	\$1,085,095	\$964,400	89%	89%
1	PAULSEN DR	1/5/2024	\$810,000	1.000	\$810,000	\$771,600	95%	95%
41	PAULSEN DR	3/8/2024	\$998,000	1.000	\$998,000	\$953,200	96%	96%
220	PAYNE RD	5/20/2022	\$565,000	1.085	\$613,025	\$546,000	89%	97%
205	PAYNE RD	6/3/2022	\$502,500	1.085	\$545,213	\$539,800	99%	107%
32	PAYNE RD	8/22/2022	\$555,000	1.075	\$596,625	\$534,800	90%	96%
36	PEARL ST	9/29/2023	\$1,470,000	1.000	\$1,470,000	\$1,320,200	90%	90%
7	PILGRIM DR	5/19/2023	\$500,000	1.020	\$510,000	\$497,600	98%	100%
7	PINE LEDGE DR	6/16/2023	\$715,000	1.000	\$715,000	\$727,600	102%	102%
11	PINE LEDGE DR	8/18/2023	\$870,000	1.000	\$870,000	\$820,800	94%	94%
51	PINE POINT RD	5/5/2022	\$500,000	1.085	\$542,500	\$560,600	103%	112%
33	PINE POINT RD	6/9/2022	\$380,000	1.085	\$412,300	\$335,700	81%	88%
176	PINE POINT RD	7/21/2022	\$408,000	1.075	\$438,600	\$428,700	98%	105%
28	PINE POINT RD	7/22/2022	\$405,000	1.075	\$435,375	\$425,700	98%	105%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
295	PINE POINT RD	9/1/2022	\$350,000	1.075	\$376,250	\$281,000	75%	80%
280	PINE POINT RD	1/5/2023	\$345,000	1.075	\$370,875	\$357,500	96%	104%
2	PINTAIL POINT DR	4/4/2023	\$1,400,000	1.020	\$1,428,000	\$1,222,000	86%	87%
199	PLEASANT HILL RD	5/19/2022	\$535,000	1.085	\$580,475	\$464,500	80%	87%
223	PLEASANT HILL RD	1/31/2023	\$850,000	1.075	\$913,750	\$807,800	88%	95%
301	PLEASANT HILL RD	5/30/2023	\$1,675,000	1.020	\$1,708,500	\$1,631,000	95%	97%
184	PLEASANT HILL RD	10/16/2023	\$750,000	1.000	\$750,000	\$636,300	85%	85%
269	PLEASANT HILL RD	11/14/2023	\$449,000	1.000	\$449,000	\$423,300	94%	94%
250	PLEASANT HILL RD	12/29/2023	\$570,000	1.000	\$570,000	\$468,400	82%	82%
259	PLEASANT HILL RD	3/25/2024	\$410,000	1.000	\$410,000	\$395,300	96%	96%
21	PORTLAND FARMS RD	9/22/2022	\$581,000	1.075	\$624,575	\$525,700	84%	90%
9	PORTLAND FARMS RD	12/6/2022	\$450,000	1.075	\$483,750	\$456,100	94%	101%
1	POWDERHORN DR	8/10/2023	\$462,000	1.000	\$462,000	\$437,800	95%	95%
7	PROSPECTOR LN	11/29/2023	\$1,390,000	1.000	\$1,390,000	\$1,295,500	93%	93%
4	QUADRANT LN	10/20/2023	\$825,000	1.000	\$825,000	\$710,900	86%	86%
7	QUARTERDECK LN	2/23/2024	\$570,000	1.000	\$570,000	\$517,200	91%	91%
7	QUEENS DR	9/2/2022	\$395,000	1.075	\$424,625	\$395,600	93%	100%
29	REFLECTION SQ	11/8/2022	\$1,080,000	1.075	\$1,161,000	\$1,093,700	94%	101%
3	REVIVAL LN	7/21/2022	\$859,000	1.075	\$923,425	\$795,300	86%	93%
5	REVIVAL LN	12/11/2023	\$999,000	1.000	\$999,000	\$874,700	88%	88%
7	RIDGEWAY RD	6/30/2022	\$550,000	1.085	\$596,750	\$598,300	100%	109%
10	RIVER SANDS DR	3/28/2024	\$2,100,000	1.000	\$2,100,000	\$1,945,300	93%	93%

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ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
41	RIVER WOODS DR	4/26/2022	\$765,879	1.085	\$830,979	\$756,700	91%	99%
42	RIVER WOODS DR	8/11/2023	\$725,000	1.000	\$725,000	\$656,800	91%	91%
5	RIVER WOODS DR	9/14/2023	\$655,000	1.000	\$655,000	\$573,700	88%	88%
21	ROBINSON RD	6/14/2022	\$500,000	1.085	\$542,500	\$465,000	86%	93%
2	ROCKY HILL RD	9/15/2023	\$575,000	1.000	\$575,000	\$556,800	97%	97%
4	ROSE HILL WAY	10/11/2022	\$395,418	1.075	\$425,074	\$366,800	86%	93%
20	ROSS RD	3/22/2024	\$626,500	1.000	\$626,500	\$611,100	98%	98%
121	RUNNING HILL RD	6/10/2022	\$667,000	1.085	\$723,695	\$653,100	90%	98%
91	RUNNING HILL RD	7/6/2022	\$649,900	1.075	\$698,643	\$637,100	91%	98%
4	RYEFIELD DR	7/28/2023	\$675,000	1.000	\$675,000	\$604,000	89%	89%
15	RYEFIELD DR	12/15/2023	\$640,000	1.000	\$640,000	\$601,200	94%	94%
6	SAGEBRUSH DR	3/23/2023	\$535,000	1.040	\$556,400	\$481,100	86%	90%
3	SALT MARSH CIR	8/22/2022	\$925,000	1.075	\$994,375	\$921,000	93%	100%
3	SARAH LIBERTY LN	8/11/2023	\$942,500	1.000	\$942,500	\$903,400	96%	96%
9	SAWGRASS DR	7/29/2022	\$536,000	1.075	\$576,200	\$594,600	103%	111%
19	SAWGRASS DR	8/5/2022	\$625,000	1.075	\$671,875	\$596,100	89%	95%
31	SAWYER RD	4/20/2022	\$550,000	1.085	\$596,750	\$546,500	92%	99%
88	SAWYER RD	5/10/2023	\$540,000	1.020	\$550,800	\$518,800	94%	96%
124	SAWYER RD	10/3/2023	\$489,000	1.000	\$489,000	\$454,300	93%	93%
2	SCABBARD RD	3/27/2024	\$830,000	1.000	\$830,000	\$745,700	90%	90%
1	SCHOONER RD	3/6/2024	\$850,000	1.000	\$850,000	\$764,900	90%	90%
37	SCOTTOW HILL RD	8/15/2022	\$650,000	1.075	\$698,750	\$600,000	86%	92%

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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
8	SEA ROSE LN	2/27/2024	\$1,300,000	1.000	\$1,300,000	\$966,500	74%	74%
52	SEAVEY LANDING RD	7/19/2022	\$1,350,000	1.075	\$1,451,250	\$1,323,000	91%	98%
4	SEAVIEW AVE	7/31/2023	\$411,000	1.000	\$411,000	\$363,200	88%	88%
7	SECOND AVE	11/17/2022	\$450,000	1.075	\$483,750	\$407,400	84%	91%
5	SECOND AVE	3/25/2024	\$361,000	1.000	\$361,000	\$335,500	93%	93%
5	SEQUOIA LN	9/28/2022	\$725,000	1.075	\$779,375	\$679,500	87%	94%
2	SEXTANT LN	6/17/2022	\$516,000	1.085	\$559,860	\$536,400	96%	104%
1	SEXTANT LN	10/19/2023	\$600,000	1.000	\$600,000	\$556,700	93%	93%
6	SIMPLICITY PL	5/27/2022	\$732,215	1.085	\$794,453	\$737,700	93%	101%
21	SNOWBERRY DR	7/13/2022	\$772,000	1.075	\$829,900	\$748,200	90%	97%
7	SPRINGBROOK LN	2/22/2024	\$875,000	1.000	\$875,000	\$843,300	96%	96%
89	SPURWINK RD	9/2/2022	\$675,000	1.075	\$725,625	\$613,300	85%	91%
119	SPURWINK RD	5/18/2023	\$715,000	1.020	\$729,300	\$619,900	85%	87%
95	SPURWINK RD	10/9/2023	\$1,150,000	1.000	\$1,150,000	\$1,071,500	93%	93%
4	STEEPLECHASE DR	8/15/2022	\$550,000	1.075	\$591,250	\$556,800	94%	101%
3	STERLINGWOOD DR	9/11/2023	\$685,000	1.000	\$685,000	\$668,200	98%	98%
111	STEWART DR	5/13/2022	\$833,544	1.085	\$904,395	\$888,600	98%	107%
129	STEWART DR	7/11/2022	\$913,728	1.075	\$982,258	\$932,900	95%	102%
99	STEWART DR	2/17/2023	\$911,137	1.075	\$979,472	\$824,100	84%	90%
115	STEWART DR	6/14/2023	\$1,057,000	1.000	\$1,057,000	\$1,037,700	98%	98%
5	STONE RD	6/16/2023	\$1,200,000	1.000	\$1,200,000	\$988,200	82%	82%
1	STONERIDGE DR	4/15/2022	\$1,485,000	1.085	\$1,611,225	\$1,475,900	92%	99%

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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
7	STRAWBERRY FIELDS LN	4/12/2022	\$897,623	1.085	\$973,921	\$883,200	91%	98%
6	SUMAC LN	5/15/2023	\$755,000	1.020	\$770,100	\$698,200	91%	92%
5	SUMMERFIELD LN	5/6/2022	\$585,000	1.085	\$634,725	\$591,900	93%	101%
10	SUSAN AVE	4/1/2022	\$620,000	1.085	\$672,700	\$661,600	98%	107%
6	SUSAN AVE	4/6/2023	\$445,000	1.020	\$453,900	\$364,000	80%	82%
4	SWEETBRIER LN	8/11/2023	\$710,000	1.000	\$710,000	\$652,600	92%	92%
9	SYLVAN RD	6/14/2023	\$516,000	1.000	\$516,000	\$488,100	95%	95%
1	TALIAS WAY	12/14/2023	\$620,000	1.000	\$620,000	\$577,500	93%	93%
10	TALL PINES RD	9/23/2022	\$415,000	1.075	\$446,125	\$385,800	86%	93%
11	TALL PINES RD	10/21/2022	\$510,000	1.075	\$548,250	\$520,500	95%	102%
9	TALL PINES RD	10/21/2022	\$627,000	1.075	\$674,025	\$600,500	89%	96%
40	TALL PINES RD	6/30/2023	\$700,000	1.000	\$700,000	\$640,100	91%	91%
15	TAMARACK LN	7/21/2022	\$860,000	1.075	\$924,500	\$730,600	79%	85%
4	TANGLEWOOD CIR	6/24/2022	\$735,000	1.085	\$797,475	\$753,300	94%	102%
6	TANGLEWOOD CIR	9/1/2023	\$900,000	1.000	\$900,000	\$843,800	94%	94%
15	TENNEY LN	5/3/2022	\$1,175,350	1.085	\$1,275,255	\$1,063,700	83%	91%
17	TENNEY LN	5/17/2022	\$1,200,000	1.085	\$1,302,000	\$1,133,400	87%	94%
12	TENNEY LN	9/16/2022	\$785,000	1.075	\$843,875	\$776,400	92%	99%
11	THIRD AVE	3/15/2024	\$370,000	1.000	\$370,000	\$333,400	90%	90%
14	THOMAS DR	6/9/2022	\$705,000	1.085	\$764,925	\$634,900	83%	90%
23	THOMAS DR	11/30/2022	\$805,000	1.075	\$865,375	\$783,500	91%	97%
4	TRACK VIEW TER	10/18/2022	\$497,000	1.075	\$534,275	\$532,200	100%	107%

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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
11	TRILLIUM WAY	5/4/2022	\$841,000	1.085	\$912,485	\$811,400	89%	96%
2	TUCKER BROOK DR	3/7/2024	\$674,500	1.000	\$674,500	\$642,600	95%	95%
43	TWO ROD RD	6/24/2022	\$630,000	1.085	\$683,550	\$623,500	91%	99%
82	TWO ROD RD	10/20/2023	\$461,000	1.000	\$461,000	\$447,600	97%	97%
75	TWO ROD RD	1/12/2024	\$366,000	1.000	\$366,000	\$337,900	92%	92%
565	US ROUTE 1	1/20/2023	\$410,000	1.075	\$440,750	\$380,100	86%	93%
7	VAL TER	4/20/2023	\$570,000	1.020	\$581,400	\$491,800	85%	86%
4	VAL TER	2/14/2024	\$953,000	1.000	\$953,000	\$860,800	90%	90%
20	VESPER ST	10/7/2022	\$1,025,000	1.075	\$1,101,875	\$1,022,400	93%	100%
1	WELCH DR	2/13/2024	\$460,000	1.000	\$460,000	\$413,100	90%	90%
9	WESTWOOD AVE	4/15/2022	\$467,000	1.085	\$506,695	\$431,600	85%	92%
7	WESTWOOD AVE	11/7/2023	\$404,800	1.000	\$404,800	\$372,100	92%	92%
9	WHIPPLE LN	7/7/2022	\$920,000	1.075	\$989,000	\$860,300	87%	94%
6	WHITE SANDS LN	10/5/2023	\$1,350,000	1.000	\$1,350,000	\$1,186,800	88%	88%
17	WILDROSE LN	7/17/2023	\$863,000	1.000	\$863,000	\$797,900	92%	92%
12	WILLIAMSBURG LN	8/17/2022	\$750,000	1.075	\$806,250	\$690,400	86%	92%
14	WINDSOR PINES DR	5/6/2022	\$681,250	1.085	\$739,156	\$645,500	87%	95%
6	WINDWARD LN	11/15/2023	\$800,000	1.000	\$800,000	\$732,200	92%	92%
3	WINN WAY	4/28/2022	\$814,499	1.085	\$883,731	\$792,000	90%	97%
12	WINN WAY	11/16/2022	\$880,000	1.075	\$946,000	\$827,800	88%	94%
10	WINN WAY	10/19/2023	\$799,000	1.000	\$799,000	\$779,600	98%	98%
35	WINNOCKS NECK RD	8/24/2022	\$645,900	1.075	\$694,343	\$565,800	81%	88%

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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
40	WINNOCKS NECK RD	6/14/2023	\$550,500	1.000	\$550,500	\$512,100	93%	93%
38	WINNOCKS NECK RD	9/7/2023	\$539,900	1.000	\$539,900	\$503,300	93%	93%
14	WOODFIELD DR	4/14/2023	\$745,000	1.020	\$759,900	\$724,500	95%	97%
6	WOODROCK DR	11/30/2022	\$510,000	1.075	\$548,250	\$543,200	99%	107%
9	WOODSIDE DR	6/29/2022	\$555,000	1.085	\$602,175	\$567,900	94%	102%
20	WOODSPELL RD	6/16/2022	\$901,000	1.085	\$977,585	\$891,400	91%	99%
3	WOODSPELL RD	8/15/2022	\$859,000	1.075	\$923,425	\$802,600	87%	93%
1	WOODSPELL RD	8/25/2022	\$590,000	1.075	\$634,250	\$610,600	96%	103%
42	WOODSPELL RD	7/3/2023	\$925,000	1.000	\$925,000	\$831,100	90%	90%
15	WOODSPELL RD	11/30/2023	\$825,000	1.000	\$825,000	\$703,800	85%	85%
21	WYNMOOR DR	5/18/2023	\$895,000	1.020	\$912,900	\$827,900	91%	93%

RESIDENTIAL
Sales Ratio Analysis Outcomes

Year	Sale Month	# Sales	Old Ratio (Before Reval)	Time Trended Ratio	Non Time Trended Ratio
2022	Apr	22	65%	91%	98%
	May	28	63%	90%	98%
	Jun	28	64%	91%	98%
	Jul	25	63%	89%	96%
	Aug	21	63%	90%	97%
	Sep	29	64%	90%	97%
	Oct	24	64%	91%	98%
	Nov	23	63%	92%	99%
	Dec	9	63%	92%	98%
2023	Jan	9	63%	90%	96%
	Feb	6	63%	90%	97%
	Mar	13	63%	90%	93%
	Apr	18	57%	90%	92%
	May	21	57%	90%	92%
	Jun	25	57%	91%	91%
	Jul	15	61%	91%	91%
	Aug	20	56%	92%	92%
	Sep	27	57%	92%	92%
	Oct	20	57%	91%	91%
	Nov	21	58%	91%	91%
	Dec	8	58%	90%	90%
2024	Jan	8	56%	94%	94%
	Feb	11	54%	89%	89%
	Mar	20	58%	92%	92%
Totals →		451	61%	91%	95%

BLDG Grade	# Sales	Time Trended Ratio
Average	109	91%
Average +10	102	91%
Average +20	106	91%
Below Average	4	86%
Good	87	91%
Good +10	30	91%
Good +20	13	91%
Total →	451	91%

BLDG Style	# Sales	Time Trended Ratio
Bungalow	4	93%
Cape Cod	88	91%
Colonial	197	91%
Conventional	12	91%
Cottage	1	88%
Modern/Contemp	47	90%
Raised Ranch	33	91%
Ranch	61	91%
Split Level	4	91%
Townhouse	3	91%
Two Unit	1	94%
Total →	451	91%

NBHD	# Sales	Time Trended Ratio
40	9	91%
50	110	91%
60	97	90%
65	16	91%
70	44	91%
75	19	90%
80	20	91%
85	15	90%
90	16	91%
95	1	92%
130	1	92%
R40	3	92%
R50	35	91%
R60	2	91%
R70	31	92%
R80	6	89%
R90	4	91%
HB: Higgins Beach	4	90%
HI: Harmons Isl	1	88%
HU: Hig Beach Upper	1	87%
L2: Lanes 2	1	92%
PP: Pine Point	12	90%
PS: Pillsbury Shores	2	92%
SL: Seavey Landing	1	91%
Total →	451	91%

CONDO SALES
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LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
13	ATLANTIC DR	R102	2613	ATLANTIC HOUSE	Very Good +10	1995	2,983	8/29/2023	\$2,800,000	1.00	\$2,800,000	\$1,207,400	\$2,525,000	43%	90%	90%
16	ATLANTIC DR	R102	2616	ATLANTIC HOUSE	Very Good +20	1996	2,468	8/23/2022	\$2,500,000	1.08	\$2,700,000	\$1,108,600	\$2,319,800	44%	86%	93%
17	ATLANTIC DR	R102	2617	ATLANTIC HOUSE	Very Good	1995	1,764	8/3/2023	\$1,750,000	1.00	\$1,750,000	\$877,900	\$1,577,600	50%	90%	90%
21	ATLANTIC DR	R102	2621	ATLANTIC HOUSE	Very Good	1995	3,126	10/12/2022	\$1,950,000	1.08	\$2,106,000	\$1,054,700	\$2,011,000	54%	95%	103%
22	ATLANTIC DR	R102	2622	ATLANTIC HOUSE	Very Good +20	1995	2,705	8/30/2022	\$2,800,000	1.08	\$3,024,000	\$1,249,000	\$2,607,500	45%	86%	93%
37	ATLANTIC DR	R102	2637	ATLANTIC HOUSE	Very Good	1988	1,742	10/27/2023	\$2,225,000	1.00	\$2,225,000	\$1,051,000	\$2,023,300	47%	91%	91%
40	ATLANTIC DR	R102	2640	ATLANTIC HOUSE	Very Good	1988	2,869	9/7/2022	\$2,200,000	1.08	\$2,376,000	\$1,222,600	\$2,157,600	56%	91%	98%
72	ATRIUM WAY	U040	2072	ATRIUM WAY	Average +10	2000	1,080	10/21/2022	\$392,000	1.08	\$423,360	\$221,700	\$389,300	57%	92%	99%
73	ATRIUM WAY	U040	2073	ATRIUM WAY	Average +10	2000	1,080	11/18/2022	\$410,000	1.08	\$442,800	\$222,200	\$404,700	54%	91%	99%
22	BLACK POINT RD	U043	133A	OAK HILL	Average	1973	1,260	4/17/2023	\$385,000	1.04	\$400,400	\$214,800	\$366,400	56%	92%	95%
22	BLACK POINT RD	U043	134E	OAK HILL	Average	1973	1,056	8/24/2022	\$358,000	1.08	\$386,640	\$210,200	\$332,800	59%	86%	93%
309	BLACK POINT RD	R090	1164	SANDPIPER COVE II	Average +20	1985	1,750	9/15/2023	\$820,000	1.00	\$820,000	\$321,400	\$752,500	39%	92%	92%
8	CAMPERDOWN ELM DR	R073	2008	BLACK POINT CONDO	Average +10	2001	903	7/29/2022	\$360,000	1.08	\$388,800	\$201,500	\$348,200	56%	90%	97%
7	CAMPERDOWN ELM DR	R073	2009	BLACK POINT CONDO	Average +10	2001	1,116	3/23/2024	\$405,000	1.00	\$405,000	\$222,700	\$347,300	55%	86%	86%
5	CAMPERDOWN ELM DR	R073	2018	BLACK POINT CONDO	Average +10	2001	1,102	1/19/2023	\$328,500	1.08	\$354,780	\$220,000	\$345,300	67%	97%	105%
5	CAMPERDOWN ELM DR	R073	2019	BLACK POINT CONDO	Average +10	2001	1,284	6/2/2023	\$450,000	1.00	\$450,000	\$254,300	\$416,300	57%	93%	93%
5	CAMPERDOWN ELM DR	R073	2020	BLACK POINT CONDO	Average +10	2001	896	4/1/2022	\$312,000	1.08	\$336,960	\$199,500	\$312,800	64%	93%	100%
9	CANTER WAY	U055	3501	SIMPLICITY COURT	Average +20	2023	520	6/30/2023	\$325,000	1.00	\$325,000	\$136,300	\$294,000	42%	90%	90%
11	CANTER WAY	U055	3502	SIMPLICITY COURT	Average +20	2023	520	8/24/2023	\$325,000	1.00	\$325,000	\$136,300	\$294,000	42%	90%	90%
13	CANTER WAY	U055	3503	SIMPLICITY COURT	Average +20	2023	520	7/31/2023	\$325,000	1.00	\$325,000	\$136,300	\$294,000	42%	90%	90%
15	CANTER WAY	U055	3504	SIMPLICITY COURT	Average +20	2023	520	7/21/2023	\$325,000	1.00	\$325,000	\$166,600	\$294,000	51%	90%	90%
17	CANTER WAY	U055	3505	SIMPLICITY COURT	Average +20	2023	520	8/31/2023	\$325,000	1.00	\$325,000	\$166,600	\$294,000	51%	90%	90%
12	CANTER WAY	U055	3506	SIMPLICITY COURT	Average +20	2023	520	8/11/2023	\$325,000	1.00	\$325,000	\$136,300	\$294,000	42%	90%	90%
14	CANTER WAY	U055	3507	SIMPLICITY COURT	Average +20	2023	520	6/30/2023	\$325,000	1.00	\$325,000	\$166,600	\$294,000	51%	90%	90%
16	CANTER WAY	U055	3508	SIMPLICITY COURT	Average +20	2023	520	7/19/2023	\$325,000	1.00	\$325,000	\$166,600	\$294,000	51%	90%	90%
3	CEDARBROOK DR	R074	503	CEDARBROOK EAST	Average +10	1985	1,528	5/4/2023	\$460,000	1.04	\$478,400	\$241,800	\$418,000	53%	87%	91%
5	CEDARBROOK DR	R074	505	CEDARBROOK EAST	Average +10	1985	1,528	8/11/2023	\$415,000	1.00	\$415,000	\$257,700	\$375,900	62%	91%	91%
6	CEDARBROOK DR	R074	506	CEDARBROOK EAST	Average +10	1985	2,012	5/10/2023	\$415,900	1.04	\$432,536	\$270,300	\$416,800	65%	96%	100%
12	CEDARBROOK DR	R074	512	CEDARBROOK EAST	Average +10	1986	1,608	4/28/2023	\$440,500	1.04	\$458,120	\$252,600	\$425,500	57%	93%	97%
13	CEDARBROOK DR	R074	513	CEDARBROOK EAST	Average +10	1986	1,820	6/3/2022	\$460,000	1.08	\$496,800	\$254,100	\$442,100	55%	89%	96%
22	CEDARBROOK DR	R074	522	CEDARBROOK EAST	Average +10	1985	1,528	4/28/2023	\$495,000	1.04	\$514,800	\$249,100	\$423,800	50%	82%	86%
12	CLEARVIEW DR	U046	1212	CLEARVIEW	Average	1988	1,018	8/24/2022	\$260,000	1.08	\$280,800	\$209,000	\$280,700	80%	100%	108%

CONDO SALES
4/1/22 - 4/1/24

LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
13	CLEARVIEW DR	U046	1213	CLEARVIEW	Average	1988	1,018	5/31/2022	\$292,000	1.08	\$315,360	\$216,400	\$297,800	74%	94%	102%
22	CLEARVIEW DR	U046	1222	CLEARVIEW	Average	1988	980	8/12/2022	\$300,000	1.08	\$324,000	\$197,300	\$291,800	66%	90%	97%
28	CLEARVIEW DR	U046	1228	CLEARVIEW	Average	1988	980	9/22/2023	\$320,000	1.00	\$320,000	\$191,300	\$283,900	60%	89%	89%
30	CLEARVIEW DR	U046	1230	CLEARVIEW	Average	1988	980	2/15/2023	\$300,000	1.08	\$324,000	\$198,400	\$289,400	66%	89%	96%
21	CLIFF ST	U002	138A	19-21 CLIFF ST	Good +20	1999	1,516	10/18/2023	\$1,600,000	1.00	\$1,600,000	\$893,600	\$1,457,700	56%	91%	91%
19	EAST GRAND AVE	U022	1183	PINE PT TOURIST CT	Average	1948	168	1/12/2024	\$170,000	1.00	\$170,000	\$87,500	\$149,800	51%	88%	88%
19	EAST GRAND AVE	U022	118A	PINE PT TOURIST CT	Average	1958	192	5/13/2022	\$180,000	1.08	\$194,400	\$91,800	\$166,400	51%	86%	92%
9	EAST GRAND AVE	U022	1221	REST POINT	Average	1966	330	10/5/2022	\$217,000	1.08	\$234,360	\$119,900	\$207,300	55%	88%	96%
9	EAST GRAND AVE	U022	1223	REST POINT	Average	1966	330	11/6/2023	\$235,000	1.00	\$235,000	\$119,900	\$210,800	51%	90%	90%
59	EAST GRAND AVE	U023	1001	EVENTIDE	Average +20	1950	656	11/29/2022	\$411,000	1.08	\$443,880	\$272,200	\$389,600	66%	88%	95%
59	EAST GRAND AVE	U023	1002	EVENTIDE	Good	1950	656	11/9/2022	\$400,000	1.08	\$432,000	\$287,700	\$404,500	72%	94%	101%
59	EAST GRAND AVE	U023	1003	EVENTIDE	Good	1950	1,052	4/12/2023	\$769,000	1.04	\$799,760	\$477,900	\$716,300	62%	90%	93%
59	EAST GRAND AVE	U023	1004	EVENTIDE	Good	1950	1,052	12/22/2022	\$749,000	1.08	\$808,920	\$477,900	\$716,300	64%	89%	96%
59	EAST GRAND AVE	U023	1005	EVENTIDE	Average +20	1900	1,176	2/29/2024	\$700,000	1.00	\$700,000	\$325,800	\$650,700	47%	93%	93%
4	ESTATE DR	R061	5304	EVERGREEN PLACE	Average +20	1996	1,582	10/14/2022	\$520,000	1.08	\$561,600	\$338,800	\$517,800	65%	92%	100%
204	FOXCROFT CIR	U045	2104	FOXCROFT	Average	1981	980	8/11/2023	\$350,000	1.00	\$350,000	\$209,100	\$319,000	60%	91%	91%
15	FRONTRUNNER WAY	U055	2715	FRONTRUNNER PARK	Good	2022	2,138	2/24/2023	\$660,000	1.08	\$712,800	\$460,100	\$647,300	70%	91%	98%
17	FRONTRUNNER WAY	U055	2717	FRONTRUNNER PARK	Good	2022	1,963	11/30/2022	\$615,000	1.08	\$664,200	\$433,500	\$599,300	70%	90%	97%
19	FRONTRUNNER WAY	U055	2719	FRONTRUNNER PARK	Good	2022	1,963	10/28/2022	\$599,880	1.08	\$647,870	\$433,500	\$599,300	72%	93%	100%
21	FRONTRUNNER WAY	U055	2721	FRONTRUNNER PARK	Good	2022	1,963	10/21/2022	\$599,000	1.08	\$646,920	\$434,600	\$600,700	73%	93%	100%
23	FRONTRUNNER WAY	U055	2723	FRONTRUNNER PARK	Good	2022	1,963	10/7/2022	\$615,000	1.08	\$664,200	\$437,400	\$605,000	71%	91%	98%
25	FRONTRUNNER WAY	U055	2725	FRONTRUNNER PARK	Good	2022	2,138	9/30/2022	\$619,700	1.08	\$669,276	\$449,300	\$632,100	73%	94%	102%
27	FRONTRUNNER WAY	U055	2727	FRONTRUNNER PARK	Good	2022	2,138	7/27/2022	\$647,421	1.08	\$699,215	\$457,200	\$642,800	71%	92%	99%
29	FRONTRUNNER WAY	U055	2729	FRONTRUNNER PARK	Good	2022	1,963	8/1/2022	\$579,000	1.08	\$625,320	\$433,500	\$599,300	75%	96%	104%
31	FRONTRUNNER WAY	U055	2731	FRONTRUNNER PARK	Good	2022	1,963	10/19/2022	\$589,000	1.08	\$636,120	\$426,800	\$590,000	72%	93%	100%
33	FRONTRUNNER WAY	U055	2733	FRONTRUNNER PARK	Good	2022	1,963	8/1/2022	\$579,695	1.08	\$626,071	\$433,500	\$599,300	75%	96%	103%
35	FRONTRUNNER WAY	U055	2735	FRONTRUNNER PARK	Good	2022	1,963	8/5/2022	\$615,000	1.08	\$664,200	\$433,500	\$599,300	70%	90%	97%
37	FRONTRUNNER WAY	U055	2737	FRONTRUNNER PARK	Good	2022	2,138	8/11/2022	\$668,721	1.08	\$722,219	\$457,200	\$642,800	68%	89%	96%
8	HIGGINS CREEK RD	R100	1208	HIGGINS CREEK RD	Average +20	1989	2,042	7/14/2022	\$730,000	1.08	\$788,400	\$436,200	\$714,900	60%	91%	98%
42	KING ST	U022	060B	MOORINGS BY THE SEA	Average +20	1939	506	7/14/2023	\$405,000	1.00	\$405,000	\$227,200	\$358,900	56%	89%	89%
47	KING ST	U022	977	GABLES BY THE SEA	Good +20	1989	1,847	7/31/2023	\$1,805,000	1.00	\$1,805,000	\$975,200	\$1,633,000	54%	90%	90%
3	KING ST	U022	1086	KING ST	Good	1959	988	6/27/2022	\$785,000	1.08	\$847,800	\$556,300	\$760,700	71%	90%	97%

CONDO SALES
4/1/22 - 4/1/24

LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
3	KING ST	U022	1089	KING ST	Good	1959	650	5/25/2022	\$590,000	1.08	\$637,200	\$350,300	\$567,800	59%	89%	96%
23	MCCANN WAY	U030	2E09	DUNSTAN CROSSING	Good	2016	1,787	8/16/2023	\$625,000	1.00	\$625,000	\$414,800	\$629,700	66%	101%	101%
25	MCCANN WAY	U030	2E10	DUNSTAN CROSSING	Good	2016	1,787	10/29/2022	\$600,000	1.08	\$648,000	\$418,300	\$635,900	70%	98%	106%
2	MILL COMMONS DR	U052	203	MILL COMMONS	Average +10	2019	1,002	7/22/2022	\$339,000	1.08	\$366,120	\$230,700	\$358,700	68%	98%	106%
34	MILL COMMONS DR	U052	211	MILL COMMONS	Average +10	2019	1,002	6/26/2023	\$425,000	1.00	\$425,000	\$230,700	\$358,700	54%	84%	84%
35	MILL COMMONS DR	U052	217	MILL COMMONS	Average +10	2019	1,002	9/8/2022	\$365,000	1.08	\$394,200	\$225,300	\$350,000	62%	89%	96%
37	MILL COMMONS DR	U052	226	MILL COMMONS	Average +10	2019	1,002	11/8/2023	\$325,000	1.00	\$325,000	\$205,100	\$299,450	63%	92%	92%
37	MILL COMMONS DR	U052	227	MILL COMMONS	Average +10	2019	1,002	8/1/2022	\$350,000	1.08	\$378,000	\$225,900	\$350,900	65%	93%	100%
13	MILL COMMONS DR	U052	2013	MILL COMMONS	Good	2019	1,576	2/24/2023	\$620,000	1.08	\$669,600	\$363,500	\$555,900	59%	83%	90%
19	MILL COMMONS DR	U052	2019	MILL COMMONS	Good	2019	1,563	10/13/2023	\$575,000	1.00	\$575,000	\$354,600	\$532,600	62%	93%	93%
12	OAK DALE DR	R059	2212	OAK DALE	Average +10	1986	882	2/15/2023	\$330,000	1.08	\$356,400	\$178,200	\$309,400	54%	87%	94%
16	OAK DALE DR	R059	2216	OAK DALE	Average +10	1986	882	8/12/2022	\$320,000	1.08	\$345,600	\$179,200	\$311,400	56%	90%	97%
6	OCEANWOOD DR	R100	806	OCEAN WOODS	Average +10	1986	1,874	7/14/2022	\$640,000	1.08	\$691,200	\$423,500	\$620,000	66%	90%	97%
12	PACER WAY	U055	2712	FRONTRUNNER PARK	Good	2022	2,156	1/20/2023	\$675,000	1.08	\$729,000	\$455,000	\$638,700	67%	88%	95%
14	PACER WAY	U055	2714	FRONTRUNNER PARK	Good	2022	1,963	4/28/2023	\$589,000	1.04	\$612,560	\$424,000	\$585,300	72%	96%	99%
16	PACER WAY	U055	2716	FRONTRUNNER PARK	Good	2022	1,963	3/15/2023	\$589,000	1.08	\$636,120	\$424,000	\$585,300	72%	92%	99%
18	PACER WAY	U055	2718	FRONTRUNNER PARK	Good	2022	1,963	2/24/2023	\$589,000	1.08	\$636,120	\$424,000	\$585,300	72%	92%	99%
20	PACER WAY	U055	2720	FRONTRUNNER PARK	Good	2022	1,963	2/16/2023	\$615,000	1.08	\$664,200	\$431,800	\$596,000	70%	90%	97%
22	PACER WAY	U055	2722	FRONTRUNNER PARK	Good	2022	2,156	1/17/2023	\$675,000	1.08	\$729,000	\$455,000	\$638,700	67%	88%	95%
28	PACER WAY	U055	4001	FRONTRUNNER PARK	Average +10	2022	1,028	11/30/2022	\$387,500	1.08	\$418,500	\$235,100	\$373,000	61%	89%	96%
28	PACER WAY	U055	4002	FRONTRUNNER PARK	Average +10	2022	1,024	11/30/2022	\$385,000	1.08	\$415,800	\$234,700	\$372,400	61%	90%	97%
28	PACER WAY	U055	4003	FRONTRUNNER PARK	Average +10	2022	882	11/30/2022	\$350,000	1.08	\$378,000	\$219,200	\$345,900	63%	92%	99%
28	PACER WAY	U055	4004	FRONTRUNNER PARK	Average +10	2022	965	11/30/2022	\$385,000	1.08	\$415,800	\$228,500	\$361,600	59%	87%	94%
28	PACER WAY	U055	4005	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
28	PACER WAY	U055	4006	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
28	PACER WAY	U055	4007	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
28	PACER WAY	U055	4008	FRONTRUNNER PARK	Average +10	2022	1,004	12/15/2023	\$420,000	1.00	\$420,000	\$232,900	\$369,000	55%	88%	88%
28	PACER WAY	U055	4009	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
28	PACER WAY	U055	4010	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
28	PACER WAY	U055	4011	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
28	PACER WAY	U055	4012	FRONTRUNNER PARK	Average +10	2022	1,004	11/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
30	PACER WAY	U055	4013	FRONTRUNNER PARK	Average +10	2022	1,028	11/2/2022	\$385,000	1.08	\$415,800	\$235,100	\$373,000	61%	90%	97%

CONDO SALES
4/1/22 - 4/1/24

LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
30	PACER WAY	U055	4014	FRONTRUNNER PARK	Average +10	2022	1,024	10/28/2022	\$375,000	1.08	\$405,000	\$234,700	\$372,400	63%	92%	99%
30	PACER WAY	U055	4015	FRONTRUNNER PARK	Average +10	2022	1,024	10/28/2022	\$385,000	1.08	\$415,800	\$234,700	\$372,400	61%	90%	97%
30	PACER WAY	U055	4016	FRONTRUNNER PARK	Average +10	2022	882	2/8/2023	\$350,000	1.08	\$378,000	\$219,200	\$345,900	63%	92%	99%
30	PACER WAY	U055	4017	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4018	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$365,000	1.08	\$394,200	\$232,900	\$369,000	64%	94%	101%
30	PACER WAY	U055	4019	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4020	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4021	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4022	FRONTRUNNER PARK	Average +10	2022	1,004	10/28/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4023	FRONTRUNNER PARK	Average +10	2022	1,004	11/2/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
30	PACER WAY	U055	4024	FRONTRUNNER PARK	Average +10	2022	1,004	11/2/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4025	FRONTRUNNER PARK	Average +10	2022	882	2/22/2023	\$350,000	1.08	\$378,000	\$219,200	\$345,900	63%	92%	99%
32	PACER WAY	U055	4026	FRONTRUNNER PARK	Average +10	2022	1,024	6/20/2023	\$410,000	1.00	\$410,000	\$234,700	\$372,400	57%	91%	91%
32	PACER WAY	U055	4028	FRONTRUNNER PARK	Average +10	2022	1,028	12/30/2022	\$388,900	1.08	\$420,012	\$235,100	\$373,000	60%	89%	96%
32	PACER WAY	U055	4029	FRONTRUNNER PARK	Average +10	2022	1,004	12/30/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4030	FRONTRUNNER PARK	Average +10	2022	1,004	12/29/2022	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4031	FRONTRUNNER PARK	Average +10	2022	1,004	2/2/2023	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4032	FRONTRUNNER PARK	Average +10	2022	1,004	1/3/2023	\$375,000	1.08	\$405,000	\$232,900	\$369,000	62%	91%	98%
32	PACER WAY	U055	4033	FRONTRUNNER PARK	Average +10	2022	1,004	12/21/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
32	PACER WAY	U055	4034	FRONTRUNNER PARK	Average +10	2022	1,004	12/29/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
32	PACER WAY	U055	4035	FRONTRUNNER PARK	Average +10	2022	1,004	12/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
32	PACER WAY	U055	4036	FRONTRUNNER PARK	Average +10	2022	1,004	12/30/2022	\$385,000	1.08	\$415,800	\$232,900	\$369,000	60%	89%	96%
19	PACER WAY	U055	3201	19-21 PACER WAY	Good	2022	1,500	8/17/2022	\$500,000	1.08	\$540,000	\$374,400	\$494,600	75%	92%	99%
21	PACER WAY	U055	3202	19-21 PACER WAY	Good	2022	1,500	7/28/2022	\$489,000	1.08	\$528,120	\$374,400	\$494,600	77%	94%	101%
4	PAULSEN DR	U030	2V01	DUNSTAN CROSSING	Good	2023	1,392	1/25/2024	\$658,480	1.00	\$658,480	\$170,000	\$571,700	26%	87%	87%
6	PAULSEN DR	U030	2V02	DUNSTAN CROSSING	Good	2023	1,392	1/31/2024	\$665,650	1.00	\$665,650	\$170,000	\$571,700	26%	86%	86%
10	PAULSEN DR	U030	2V03	DUNSTAN CROSSING	Good	2023	1,727	3/28/2024	\$706,757	1.00	\$706,757	\$150,000	\$629,600	21%	89%	89%
12	PAULSEN DR	U030	2V04	DUNSTAN CROSSING	Good	2023	1,871	11/28/2023	\$783,075	1.00	\$783,075	\$150,000	\$653,900	19%	84%	84%
16	PAULSEN DR	U030	2V05	DUNSTAN CROSSING	Good	2023	1,392	8/31/2023	\$645,205	1.00	\$645,205	\$310,900	\$576,000	48%	89%	89%
18	PAULSEN DR	U030	2V06	DUNSTAN CROSSING	Good	2023	1,392	6/23/2023	\$598,275	1.00	\$598,275	\$354,100	\$575,700	59%	96%	96%
32	PAULSEN DR	U030	2V07	DUNSTAN CROSSING	Good	2022	1,727	1/4/2024	\$685,000	1.00	\$685,000	\$450,500	\$624,600	66%	91%	91%
34	PAULSEN DR	U030	2V08	DUNSTAN CROSSING	Good	2022	1,727	12/16/2022	\$664,896	1.08	\$718,088	\$454,900	\$631,700	68%	88%	95%

CONDO SALES
4/1/22 - 4/1/24

LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
40	PAULSEN DR	U030	2V10	DUNSTAN CROSSING	Good	2022	1,512	10/31/2022	\$572,432	1.08	\$618,227	\$401,500	\$582,700	70%	94%	102%
65	PINE POINT RD	R065	201	MARSH WINDS	Average +10	1984	1,165	5/4/2022	\$416,000	1.08	\$449,280	\$243,600	\$395,600	59%	88%	95%
65	PINE POINT RD	R065	202	MARSH WINDS	Average	1989	1,558	8/3/2023	\$380,000	1.00	\$380,000	\$266,500	\$353,900	70%	93%	93%
65	PINE POINT RD	R065	207	MARSH WINDS	Average +10	1984	1,305	7/5/2023	\$445,000	1.00	\$445,000	\$245,700	\$412,000	55%	93%	93%
65	PINE POINT RD	R065	212	MARSH WINDS	Average +10	1984	1,135	9/5/2023	\$465,000	1.00	\$465,000	\$239,600	\$409,400	52%	88%	88%
5	REEF LN	U009	1905	OLDE MILLBROOK	Average +10	1986	1,639	2/20/2024	\$470,000	1.00	\$470,000	\$258,100	\$432,900	55%	92%	92%
6	REEF LN	U009	1906	OLDE MILLBROOK	Average +10	1986	1,677	12/22/2022	\$427,500	1.08	\$461,700	\$277,600	\$442,600	65%	96%	104%
25	RUNNING TIDE DR	U009	1925	OLDE MILLBROOK	Average +10	1985	1,639	10/13/2022	\$410,000	1.08	\$442,800	\$258,000	\$401,000	63%	91%	98%
26	RUNNING TIDE DR	U009	1926	OLDE MILLBROOK	Average +20	1985	1,639	11/29/2023	\$530,000	1.00	\$530,000	\$258,400	\$464,600	49%	88%	88%
17	SANDPIPER COVE RD	R090	1114	SANDPIPER COVE	Average	1977	962	9/29/2022	\$290,000	1.08	\$313,200	\$203,000	\$287,300	70%	92%	99%
16	SANDPIPER COVE RD	R090	1115	SANDPIPER COVE	Average	1977	962	4/12/2022	\$305,000	1.08	\$329,400	\$204,100	\$285,600	67%	87%	94%
8	SANDPIPER COVE RD	R090	1107	SANDPIPER COVE	Average +10	1977	958	12/29/2023	\$385,000	1.00	\$385,000	\$202,700	\$334,500	53%	87%	87%
131	SCARBOROUGH DOWNS RD	U055	105	TANDEM COURT	Average +10	2021	1,004	1/5/2024	\$400,000	1.00	\$400,000	\$232,900	\$369,000	58%	92%	92%
137	SCARBOROUGH DOWNS RD	U055	116	TANDEM COURT	Average +10	2021	1,002	11/8/2023	\$415,000	1.00	\$415,000	\$232,400	\$368,300	56%	89%	89%
137	SCARBOROUGH DOWNS RD	U055	120	TANDEM COURT	Average +10	2021	1,004	6/1/2023	\$405,000	1.00	\$405,000	\$232,900	\$369,000	58%	91%	91%
146	SCARBOROUGH DOWNS RD	U055	208	GABLES AT THE DOWNS	Average +10	2021	1,004	7/19/2023	\$410,000	1.00	\$410,000	\$231,900	\$363,200	57%	89%	89%
156	SCARBOROUGH DOWNS RD	U055	226	GABLES AT THE DOWNS	Average +10	2021	1,031	7/11/2023	\$415,000	1.00	\$415,000	\$234,400	\$367,600	56%	89%	89%
91	SOUTHPOINTE DR	U040	2091	SOUTHPOINTE DR	Average +10	1999	1,644	12/13/2022	\$390,000	1.08	\$421,200	\$305,900	\$393,200	78%	93%	101%
92	SOUTHPOINTE DR	U040	2092	SOUTHPOINTE DR	Average +10	1999	1,648	1/12/2023	\$435,000	1.08	\$469,800	\$311,700	\$429,400	72%	91%	99%
86	STEWART DR	U030	2T08	DUNSTAN CROSSING	Good	2020	1,384	7/11/2022	\$560,000	1.08	\$604,800	\$391,600	\$565,800	70%	94%	101%
189	STEWART DR	U030	2M27	DUNSTAN CROSSING	Good	2023	1,871	12/15/2023	\$715,137	1.00	\$715,137	\$37,500	\$651,100	5%	91%	91%
8	STONEY CREEK DR	R061	5608	STONEY CREEK DR	Average +20	1997	1,469	6/13/2022	\$444,000	1.08	\$479,520	\$307,100	\$456,300	69%	95%	103%
12	STONEY CREEK DR	R061	5612	STONEY CREEK DR	Average +20	1998	1,469	10/6/2022	\$500,000	1.08	\$540,000	\$310,800	\$461,800	62%	86%	92%
14	STONEY CREEK DR	R061	5614	STONEY CREEK DR	Average +20	1998	1,469	5/9/2022	\$485,000	1.08	\$523,800	\$313,200	\$468,900	65%	90%	97%
19	STONEY CREEK DR	R061	5619	STONEY CREEK DR	Average +20	1998	1,469	7/21/2023	\$465,000	1.00	\$465,000	\$309,000	\$445,200	66%	96%	96%
22	STONEY CREEK DR	R061	5622	STONEY CREEK DR	Average +20	1998	1,469	12/12/2022	\$460,000	1.08	\$496,800	\$308,700	\$460,400	67%	93%	100%
28	STONEY CREEK DR	R061	5628	STONEY CREEK DR	Average +20	1997	1,309	11/29/2023	\$472,000	1.00	\$472,000	\$303,300	\$444,200	64%	94%	94%
30	STONEY CREEK DR	R061	5630	STONEY CREEK DR	Average +20	1999	1,306	9/28/2023	\$485,000	1.00	\$485,000	\$301,700	\$430,300	62%	89%	89%
2	STRATTON RD	U044	1324	CLEARVIEW	Average +10	1982	1,213	10/6/2023	\$360,000	1.00	\$360,000	\$253,800	\$338,300	71%	94%	94%
4	STRATTON RD	U044	1326	CLEARVIEW	Average +10	1982	1,395	11/10/2022	\$355,000	1.08	\$383,400	\$248,100	\$368,900	70%	96%	104%
29	TEAL POINT DR	R074	1429	TEAL POINT DR	Average +10	1997	1,593	10/25/2022	\$500,000	1.08	\$540,000	\$332,900	\$497,500	67%	92%	100%

CONDO SALES
4/1/22 - 4/1/24

LOCATION					BUILDING(S)			SALE				ASSESSMENT		RATIO: ASSESS/SALES		
ST#	STREET	MAP	LOT	CONDO COMPLEX	BLDG GRADE	YEAR BUILT	LIVING AREA (sqft)	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	PRIOR ASSESSED	NEW ASSESSED	OLD RATIO BEFORE REVAL	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
8	WALDRON DR	U030	2I01	DUNSTAN CROSSING	Good	2009	2,053	9/18/2023	\$649,000	1.00	\$649,000	\$404,800	\$606,300	62%	93%	93%
19	WALDRON DR	U030	2H05	DUNSTAN CROSSING	Good	2011	2,120	9/19/2023	\$649,000	1.00	\$649,000	\$411,000	\$636,100	63%	98%	98%
21	WALDRON DR	U030	2H06	DUNSTAN CROSSING	Good	2011	2,183	7/24/2023	\$713,000	1.00	\$713,000	\$429,500	\$659,100	60%	92%	92%
10	WEBSTER WAY	U030	2J05	DUNSTAN CROSSING	Good +10	2012	2,566	6/23/2023	\$812,000	1.00	\$812,000	\$517,000	\$762,000	64%	94%	94%
14	WEBSTER WAY	U030	2J07	DUNSTAN CROSSING	Good +10	2010	2,403	7/27/2023	\$740,000	1.00	\$740,000	\$499,500	\$727,300	68%	98%	98%
6	WHISTLER LNDG	R074	1206	WHISTLER LANDING	Average +10	1988	1,177	4/4/2023	\$397,100	1.04	\$412,984	\$288,800	\$368,100	73%	89%	93%
18	WILLOWOOD LN	U039	818	WILLOWOODS	Average	1985	1,293	6/8/2022	\$425,000	1.08	\$459,000	\$228,400	\$384,000	54%	84%	90%
19	WILLOWOOD LN	U039	819	WILLOWOODS	Average	1986	1,293	9/26/2023	\$407,500	1.00	\$407,500	\$232,000	\$389,900	57%	96%	96%

Condominiums
Sales Ratio Analysis Outcomes

Year	Sale Month	# Sales	Old Ratio (Before Reval)	Time Trended Ratio	Non Time Trended Ratio
2022	Apr	2	65%	90%	97%
	May	5	62%	89%	96%
	Jun	4	62%	89%	97%
	Jul	7	67%	92%	100%
	Aug	12	65%	91%	98%
	Sep	4	65%	91%	99%
	Oct	21	64%	92%	99%
	Nov	19	63%	90%	98%
	Dec	12	64%	90%	98%
2023	Jan	5	67%	91%	98%
	Feb	9	64%	90%	97%
	Mar	1	72%	92%	99%
	Apr	6	62%	90%	94%
	May	2	59%	92%	96%
	Jun	8	55%	91%	91%
	Jul	11	56%	92%	92%
	Aug	10	53%	92%	92%
	Sep	7	56%	92%	92%
	Oct	4	59%	92%	92%
	Nov	6	50%	89%	89%
	Dec	3	38%	89%	89%
2024	Jan	5	45%	89%	89%
	Feb	2	51%	93%	93%
	Mar	2	38%	87%	87%
Totals →		167	60%	91%	95%

BLDG Grade	# Sales	Time Trended Ratio
Average	17	90%
Average +10	74	91%
Average +20	22	91%
Good	43	92%
Good +10	2	96%
Good +20	2	91%
Very Good	4	92%
Very Good +10	1	90%
Very Good +20	2	86%
Total →	167	91%

Condo Complex	# Sales	Time Trended Ratio
19-21 CLIFF ST	1	91%
19-21 PACER WAY	2	93%
ATLANTIC HOUSE	7	90%
ATRIUM WAY	2	92%
BLACK POINT CONDO	5	92%
CEDARBROOK EAST	6	90%
CLEARVIEW	7	93%
DUNSTAN CROSSING	18	92%
EVENTIDE	5	90%
EVERGREEN PLACE	1	92%
FOXCROFT	1	91%
FRONTRUNNER PARK	53	91%
GABLES AT THE DOWNS	2	89%
GABLES BY THE SEA	1	90%
HIGGINS CREEK RD	1	91%
KING ST	2	89%
MARSH WINDS	4	90%
MILL COMMONS	7	90%
MOORINGS BY THE SEA	1	89%
OAK DALE	2	88%
OAK HILL	2	89%
OCEAN WOODS	1	90%
OLDE MILLBROOK	4	92%
PINE PT TOURIST CT	2	87%
REST POINT	2	89%
SANDPIPER COVE	3	88%
SANDPIPER COVE II	1	92%
SIMPLICITY COURT	8	90%
SOUTHPOINTE DR	2	92%
STONEY CREEK DR	7	92%
TANDEM COURT	3	91%
TEAL POINT DR	1	92%
WHISTLER LANDING	1	89%
WILLOWOODS	2	90%
Total →	167	91%

CONDO SALES
4/1/22 - 4/1/24
(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
13	ATLANTIC DR	8/29/2023	\$2,800,000	1.00	\$2,800,000	\$2,525,000	90%	90%
16	ATLANTIC DR	8/23/2022	\$2,500,000	1.08	\$2,700,000	\$2,319,800	86%	93%
17	ATLANTIC DR	8/3/2023	\$1,750,000	1.00	\$1,750,000	\$1,577,600	90%	90%
21	ATLANTIC DR	10/12/2022	\$1,950,000	1.08	\$2,106,000	\$2,011,000	95%	103%
22	ATLANTIC DR	8/30/2022	\$2,800,000	1.08	\$3,024,000	\$2,607,500	86%	93%
37	ATLANTIC DR	10/27/2023	\$2,225,000	1.00	\$2,225,000	\$2,023,300	91%	91%
40	ATLANTIC DR	9/7/2022	\$2,200,000	1.08	\$2,376,000	\$2,157,600	91%	98%
72	ATRIUM WAY	10/21/2022	\$392,000	1.08	\$423,360	\$389,300	92%	99%
73	ATRIUM WAY	11/18/2022	\$410,000	1.08	\$442,800	\$404,700	91%	99%
22	BLACK POINT RD	4/17/2023	\$385,000	1.04	\$400,400	\$366,400	92%	95%
22	BLACK POINT RD	8/24/2022	\$358,000	1.08	\$386,640	\$332,800	86%	93%
309	BLACK POINT RD	9/15/2023	\$820,000	1.00	\$820,000	\$752,500	92%	92%
8	CAMPERDOWN ELM DR	7/29/2022	\$360,000	1.08	\$388,800	\$348,200	90%	97%
7	CAMPERDOWN ELM DR	3/23/2024	\$405,000	1.00	\$405,000	\$347,300	86%	86%
5	CAMPERDOWN ELM DR	1/19/2023	\$328,500	1.08	\$354,780	\$345,300	97%	105%
5	CAMPERDOWN ELM DR	6/2/2023	\$450,000	1.00	\$450,000	\$416,300	93%	93%
5	CAMPERDOWN ELM DR	4/1/2022	\$312,000	1.08	\$336,960	\$312,800	93%	100%
9	CANTER WAY	6/30/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
11	CANTER WAY	8/24/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
13	CANTER WAY	7/31/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
15	CANTER WAY	7/21/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
17	CANTER WAY	8/31/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%

CONDO SALES
4/1/22 - 4/1/24
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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
12	CANTER WAY	8/11/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
14	CANTER WAY	6/30/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
16	CANTER WAY	7/19/2023	\$325,000	1.00	\$325,000	\$294,000	90%	90%
3	CEDARBROOK DR	5/4/2023	\$460,000	1.04	\$478,400	\$418,000	87%	91%
5	CEDARBROOK DR	8/11/2023	\$415,000	1.00	\$415,000	\$375,900	91%	91%
6	CEDARBROOK DR	5/10/2023	\$415,900	1.04	\$432,536	\$416,800	96%	100%
12	CEDARBROOK DR	4/28/2023	\$440,500	1.04	\$458,120	\$425,500	93%	97%
13	CEDARBROOK DR	6/3/2022	\$460,000	1.08	\$496,800	\$442,100	89%	96%
22	CEDARBROOK DR	4/28/2023	\$495,000	1.04	\$514,800	\$423,800	82%	86%
12	CLEARVIEW DR	8/24/2022	\$260,000	1.08	\$280,800	\$280,700	100%	108%
13	CLEARVIEW DR	5/31/2022	\$292,000	1.08	\$315,360	\$297,800	94%	102%
22	CLEARVIEW DR	8/12/2022	\$300,000	1.08	\$324,000	\$291,800	90%	97%
28	CLEARVIEW DR	9/22/2023	\$320,000	1.00	\$320,000	\$283,900	89%	89%
30	CLEARVIEW DR	2/15/2023	\$300,000	1.08	\$324,000	\$289,400	89%	96%
21	CLIFF ST	10/18/2023	\$1,600,000	1.00	\$1,600,000	\$1,457,700	91%	91%
19	EAST GRAND AVE	1/12/2024	\$170,000	1.00	\$170,000	\$149,800	88%	88%
19	EAST GRAND AVE	5/13/2022	\$180,000	1.08	\$194,400	\$166,400	86%	92%
9	EAST GRAND AVE	10/5/2022	\$217,000	1.08	\$234,360	\$207,300	88%	96%
9	EAST GRAND AVE	11/6/2023	\$235,000	1.00	\$235,000	\$210,800	90%	90%
59	EAST GRAND AVE	11/29/2022	\$411,000	1.08	\$443,880	\$389,600	88%	95%
59	EAST GRAND AVE	11/9/2022	\$400,000	1.08	\$432,000	\$404,500	94%	101%
59	EAST GRAND AVE	4/12/2023	\$769,000	1.04	\$799,760	\$716,300	90%	93%

CONDO SALES
4/1/22 - 4/1/24
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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
59	EAST GRAND AVE	12/22/2022	\$749,000	1.08	\$808,920	\$716,300	89%	96%
59	EAST GRAND AVE	2/29/2024	\$700,000	1.00	\$700,000	\$650,700	93%	93%
4	ESTATE DR	10/14/2022	\$520,000	1.08	\$561,600	\$517,800	92%	100%
204	FOXCROFT CIR	8/11/2023	\$350,000	1.00	\$350,000	\$319,000	91%	91%
15	FRONTRUNNER WAY	2/24/2023	\$660,000	1.08	\$712,800	\$647,300	91%	98%
17	FRONTRUNNER WAY	11/30/2022	\$615,000	1.08	\$664,200	\$599,300	90%	97%
19	FRONTRUNNER WAY	10/28/2022	\$599,880	1.08	\$647,870	\$599,300	93%	100%
21	FRONTRUNNER WAY	10/21/2022	\$599,000	1.08	\$646,920	\$600,700	93%	100%
23	FRONTRUNNER WAY	10/7/2022	\$615,000	1.08	\$664,200	\$605,000	91%	98%
25	FRONTRUNNER WAY	9/30/2022	\$619,700	1.08	\$669,276	\$632,100	94%	102%
27	FRONTRUNNER WAY	7/27/2022	\$647,421	1.08	\$699,215	\$642,800	92%	99%
29	FRONTRUNNER WAY	8/1/2022	\$579,000	1.08	\$625,320	\$599,300	96%	104%
31	FRONTRUNNER WAY	10/19/2022	\$589,000	1.08	\$636,120	\$590,000	93%	100%
33	FRONTRUNNER WAY	8/1/2022	\$579,695	1.08	\$626,071	\$599,300	96%	103%
35	FRONTRUNNER WAY	8/5/2022	\$615,000	1.08	\$664,200	\$599,300	90%	97%
37	FRONTRUNNER WAY	8/11/2022	\$668,721	1.08	\$722,219	\$642,800	89%	96%
8	HIGGINS CREEK RD	7/14/2022	\$730,000	1.08	\$788,400	\$714,900	91%	98%
42	KING ST	7/14/2023	\$405,000	1.00	\$405,000	\$358,900	89%	89%
47	KING ST	7/31/2023	\$1,805,000	1.00	\$1,805,000	\$1,633,000	90%	90%
3	KING ST	6/27/2022	\$785,000	1.08	\$847,800	\$760,700	90%	97%
3	KING ST	5/25/2022	\$590,000	1.08	\$637,200	\$567,800	89%	96%
23	MCCANN WAY	8/16/2023	\$625,000	1.00	\$625,000	\$629,700	101%	101%

CONDO SALES
4/1/22 - 4/1/24
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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
25	MCCANN WAY	10/29/2022	\$600,000	1.08	\$648,000	\$635,900	98%	106%
2	MILL COMMONS DR	7/22/2022	\$339,000	1.08	\$366,120	\$358,700	98%	106%
34	MILL COMMONS DR	6/26/2023	\$425,000	1.00	\$425,000	\$358,700	84%	84%
35	MILL COMMONS DR	9/8/2022	\$365,000	1.08	\$394,200	\$350,000	89%	96%
37	MILL COMMONS DR	11/8/2023	\$325,000	1.00	\$325,000	\$299,450	92%	92%
37	MILL COMMONS DR	8/1/2022	\$350,000	1.08	\$378,000	\$350,900	93%	100%
13	MILL COMMONS DR	2/24/2023	\$620,000	1.08	\$669,600	\$555,900	83%	90%
19	MILL COMMONS DR	10/13/2023	\$575,000	1.00	\$575,000	\$532,600	93%	93%
12	OAK DALE DR	2/15/2023	\$330,000	1.08	\$356,400	\$309,400	87%	94%
16	OAK DALE DR	8/12/2022	\$320,000	1.08	\$345,600	\$311,400	90%	97%
6	OCEANWOOD DR	7/14/2022	\$640,000	1.08	\$691,200	\$620,000	90%	97%
12	PACER WAY	1/20/2023	\$675,000	1.08	\$729,000	\$638,700	88%	95%
14	PACER WAY	4/28/2023	\$589,000	1.04	\$612,560	\$585,300	96%	99%
16	PACER WAY	3/15/2023	\$589,000	1.08	\$636,120	\$585,300	92%	99%
18	PACER WAY	2/24/2023	\$589,000	1.08	\$636,120	\$585,300	92%	99%
20	PACER WAY	2/16/2023	\$615,000	1.08	\$664,200	\$596,000	90%	97%
22	PACER WAY	1/17/2023	\$675,000	1.08	\$729,000	\$638,700	88%	95%
28	PACER WAY	11/30/2022	\$387,500	1.08	\$418,500	\$373,000	89%	96%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$372,400	90%	97%
28	PACER WAY	11/30/2022	\$350,000	1.08	\$378,000	\$345,900	92%	99%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$361,600	87%	94%
28	PACER WAY	11/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%

CONDO SALES
4/1/22 - 4/1/24
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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
28	PACER WAY	11/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
28	PACER WAY	11/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
28	PACER WAY	12/15/2023	\$420,000	1.00	\$420,000	\$369,000	88%	88%
28	PACER WAY	11/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
28	PACER WAY	11/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
30	PACER WAY	11/2/2022	\$385,000	1.08	\$415,800	\$373,000	90%	97%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$372,400	92%	99%
30	PACER WAY	10/28/2022	\$385,000	1.08	\$415,800	\$372,400	90%	97%
30	PACER WAY	2/8/2023	\$350,000	1.08	\$378,000	\$345,900	92%	99%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$365,000	1.08	\$394,200	\$369,000	94%	101%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	10/28/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	11/2/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
30	PACER WAY	11/2/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	2/22/2023	\$350,000	1.08	\$378,000	\$345,900	92%	99%
32	PACER WAY	6/20/2023	\$410,000	1.00	\$410,000	\$372,400	91%	91%
32	PACER WAY	12/30/2022	\$388,900	1.08	\$420,012	\$373,000	89%	96%

CONDO SALES
4/1/22 - 4/1/24
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LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
32	PACER WAY	12/30/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	12/29/2022	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	2/2/2023	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	1/3/2023	\$375,000	1.08	\$405,000	\$369,000	91%	98%
32	PACER WAY	12/21/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
32	PACER WAY	12/29/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
32	PACER WAY	12/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
32	PACER WAY	12/30/2022	\$385,000	1.08	\$415,800	\$369,000	89%	96%
19	PACER WAY	8/17/2022	\$500,000	1.08	\$540,000	\$494,600	92%	99%
21	PACER WAY	7/28/2022	\$489,000	1.08	\$528,120	\$494,600	94%	101%
4	PAULSEN DR	1/25/2024	\$658,480	1.00	\$658,480	\$571,700	87%	87%
6	PAULSEN DR	1/31/2024	\$665,650	1.00	\$665,650	\$571,700	86%	86%
10	PAULSEN DR	3/28/2024	\$706,757	1.00	\$706,757	\$629,600	89%	89%
12	PAULSEN DR	11/28/2023	\$783,075	1.00	\$783,075	\$653,900	84%	84%
16	PAULSEN DR	8/31/2023	\$645,205	1.00	\$645,205	\$576,000	89%	89%
18	PAULSEN DR	6/23/2023	\$598,275	1.00	\$598,275	\$575,700	96%	96%
32	PAULSEN DR	1/4/2024	\$685,000	1.00	\$685,000	\$624,600	91%	91%
34	PAULSEN DR	12/16/2022	\$664,896	1.08	\$718,088	\$631,700	88%	95%
40	PAULSEN DR	10/31/2022	\$572,432	1.08	\$618,227	\$582,700	94%	102%
65	PINE POINT RD	5/4/2022	\$416,000	1.08	\$449,280	\$395,600	88%	95%
65	PINE POINT RD	8/3/2023	\$380,000	1.00	\$380,000	\$353,900	93%	93%
65	PINE POINT RD	7/5/2023	\$445,000	1.00	\$445,000	\$412,000	93%	93%

CONDO SALES
4/1/22 - 4/1/24
(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
65	PINE POINT RD	9/5/2023	\$465,000	1.00	\$465,000	\$409,400	88%	88%
5	REEF LN	2/20/2024	\$470,000	1.00	\$470,000	\$432,900	92%	92%
6	REEF LN	12/22/2022	\$427,500	1.08	\$461,700	\$442,600	96%	104%
25	RUNNING TIDE DR	10/13/2022	\$410,000	1.08	\$442,800	\$401,000	91%	98%
26	RUNNING TIDE DR	11/29/2023	\$530,000	1.00	\$530,000	\$464,600	88%	88%
17	SANDPIPER COVE RD	9/29/2022	\$290,000	1.08	\$313,200	\$287,300	92%	99%
16	SANDPIPER COVE RD	4/12/2022	\$305,000	1.08	\$329,400	\$285,600	87%	94%
8	SANDPIPER COVE RD	12/29/2023	\$385,000	1.00	\$385,000	\$334,500	87%	87%
131	SCARBOROUGH DOWNS RD	1/5/2024	\$400,000	1.00	\$400,000	\$369,000	92%	92%
137	SCARBOROUGH DOWNS RD	11/8/2023	\$415,000	1.00	\$415,000	\$368,300	89%	89%
137	SCARBOROUGH DOWNS RD	6/1/2023	\$405,000	1.00	\$405,000	\$369,000	91%	91%
146	SCARBOROUGH DOWNS RD	7/19/2023	\$410,000	1.00	\$410,000	\$363,200	89%	89%
156	SCARBOROUGH DOWNS RD	7/11/2023	\$415,000	1.00	\$415,000	\$367,600	89%	89%
91	SOUTHPOINTE DR	12/13/2022	\$390,000	1.08	\$421,200	\$393,200	93%	101%
92	SOUTHPOINTE DR	1/12/2023	\$435,000	1.08	\$469,800	\$429,400	91%	99%
86	STEWART DR	7/11/2022	\$560,000	1.08	\$604,800	\$565,800	94%	101%
189	STEWART DR	12/15/2023	\$715,137	1.00	\$715,137	\$651,100	91%	91%
8	STONEY CREEK DR	6/13/2022	\$444,000	1.08	\$479,520	\$456,300	95%	103%
12	STONEY CREEK DR	10/6/2022	\$500,000	1.08	\$540,000	\$461,800	86%	92%
14	STONEY CREEK DR	5/9/2022	\$485,000	1.08	\$523,800	\$468,900	90%	97%
19	STONEY CREEK DR	7/21/2023	\$465,000	1.00	\$465,000	\$445,200	96%	96%

CONDO SALES
4/1/22 - 4/1/24
(Version 2 - Less Info)

LOCATION		SALE				RATIO: ASSESS/SALES		
ST#	STREET	SALE DATE	SALE PRICE	TIME-TREND FACTOR	TIME-TRENDED SALE PRICE	NEW ASSESSED	NEW TIME-TRENDED RATIO	NEW NON-TIME-TRENDED RATIO
22	STONEY CREEK DR	12/12/2022	\$460,000	1.08	\$496,800	\$460,400	93%	100%
28	STONEY CREEK DR	11/29/2023	\$472,000	1.00	\$472,000	\$444,200	94%	94%
30	STONEY CREEK DR	9/28/2023	\$485,000	1.00	\$485,000	\$430,300	89%	89%
2	STRATTON RD	10/6/2023	\$360,000	1.00	\$360,000	\$338,300	94%	94%
4	STRATTON RD	11/10/2022	\$355,000	1.08	\$383,400	\$368,900	96%	104%
29	TEAL POINT DR	10/25/2022	\$500,000	1.08	\$540,000	\$497,500	92%	100%
8	WALDRON DR	9/18/2023	\$649,000	1.00	\$649,000	\$606,300	93%	93%
19	WALDRON DR	9/19/2023	\$649,000	1.00	\$649,000	\$636,100	98%	98%
21	WALDRON DR	7/24/2023	\$713,000	1.00	\$713,000	\$659,100	92%	92%
10	WEBSTER WAY	6/23/2023	\$812,000	1.00	\$812,000	\$762,000	94%	94%
14	WEBSTER WAY	7/27/2023	\$740,000	1.00	\$740,000	\$727,300	98%	98%
6	WHISTLER LNDG	4/4/2023	\$397,100	1.04	\$412,984	\$368,100	89%	93%
18	WILLOWOOD LN	6/8/2022	\$425,000	1.08	\$459,000	\$384,000	84%	90%
19	WILLOWOOD LN	9/26/2023	\$407,500	1.00	\$407,500	\$389,900	96%	96%

Condominiums
Sales Ratio Analysis Outcomes

Year	Sale Month	# Sales	Old Ratio (Before Reval)	Time Trended Ratio	Non Time Trended Ratio
2022	Apr	2	65%	90%	97%
	May	5	62%	89%	96%
	Jun	4	62%	89%	97%
	Jul	7	67%	92%	100%
	Aug	12	65%	91%	98%
	Sep	4	65%	91%	99%
	Oct	21	64%	92%	99%
	Nov	19	63%	90%	98%
	Dec	12	64%	90%	98%
2023	Jan	5	67%	91%	98%
	Feb	9	64%	90%	97%
	Mar	1	72%	92%	99%
	Apr	6	62%	90%	94%
	May	2	59%	92%	96%
	Jun	8	55%	91%	91%
	Jul	11	56%	92%	92%
	Aug	10	53%	92%	92%
	Sep	7	56%	92%	92%
	Oct	4	59%	92%	92%
	Nov	6	50%	89%	89%
	Dec	3	38%	89%	89%
2024	Jan	5	45%	89%	89%
	Feb	2	51%	93%	93%
	Mar	2	38%	87%	87%
Totals →		167	60%	91%	95%

BLDG Grade	# Sales	Time Trended Ratio
Average	17	90%
Average +10	74	91%
Average +20	22	91%
Good	43	92%
Good +10	2	96%
Good +20	2	91%
Very Good	4	92%
Very Good +10	1	90%
Very Good +20	2	86%
Total →	167	91%

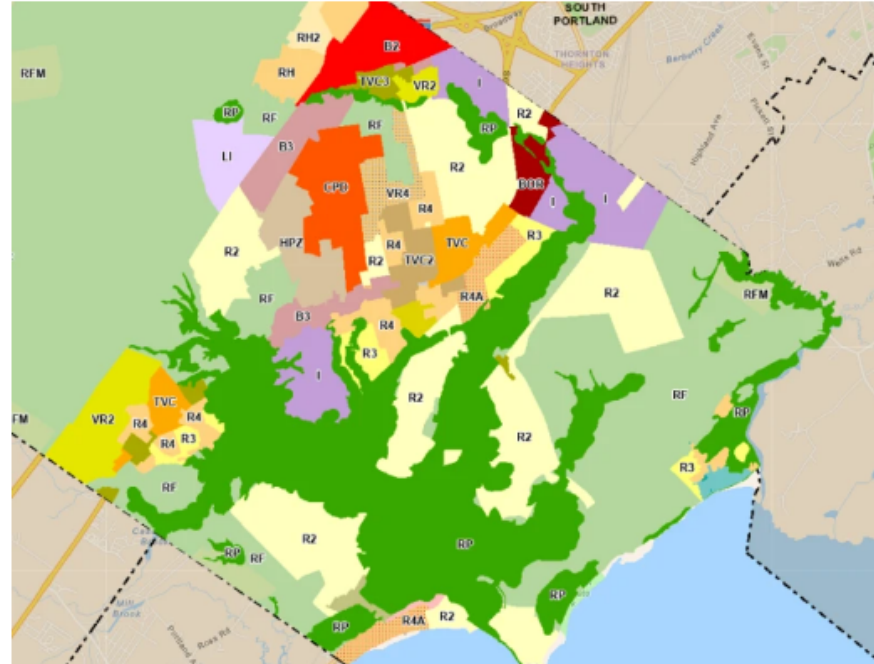
Condo Complex	# Sales	Time Trended Ratio
19-21 CLIFF ST	1	91%
19-21 PACER WAY	2	93%
ATLANTIC HOUSE	7	90%
ATRIUM WAY	2	92%
BLACK POINT CONDO	5	92%
CEDARBROOK EAST	6	90%
CLEARVIEW	7	93%
DUNSTAN CROSSING	18	92%
EVENTIDE	5	90%
EVERGREEN PLACE	1	92%
FOXCROFT	1	91%
FRONTRUNNER PARK	53	91%
GABLES AT THE DOWNS	2	89%
GABLES BY THE SEA	1	90%
HIGGINS CREEK RD	1	91%
KING ST	2	89%
MARSH WINDS	4	90%
MILL COMMONS	7	90%
MOORINGS BY THE SEA	1	89%
OAK DALE	2	88%
OAK HILL	2	89%
OCEAN WOODS	1	90%
OLDE MILLBROOK	4	92%
PINE PT TOURIST CT	2	87%
REST POINT	2	89%
SANDPIPER COVE	3	88%
SANDPIPER COVE II	1	92%
SIMPLICITY COURT	8	90%
SOUTHPOINTE DR	2	92%
STONEY CREEK DR	7	92%
TANDEM COURT	3	91%
TEAL POINT DR	1	92%
WHISTLER LANDING	1	89%
WILLOWOODS	2	90%
Total →	167	91%

Property Search Tools

The following property search tools will help you locate your property record card (**Vision Database**), look up real estate sales considered in the 2024 Revaluation (**Property Sales**), explore various layers of parcel information for properties in the Town of Scarborough (**GIS Parcel Viewer**), and access archived parcel data (**Historical Records**).

[Overview](#)
[Vision Database](#)
[Property Sales](#)
[GIS Parcel Viewer](#)
[Historical Records](#)

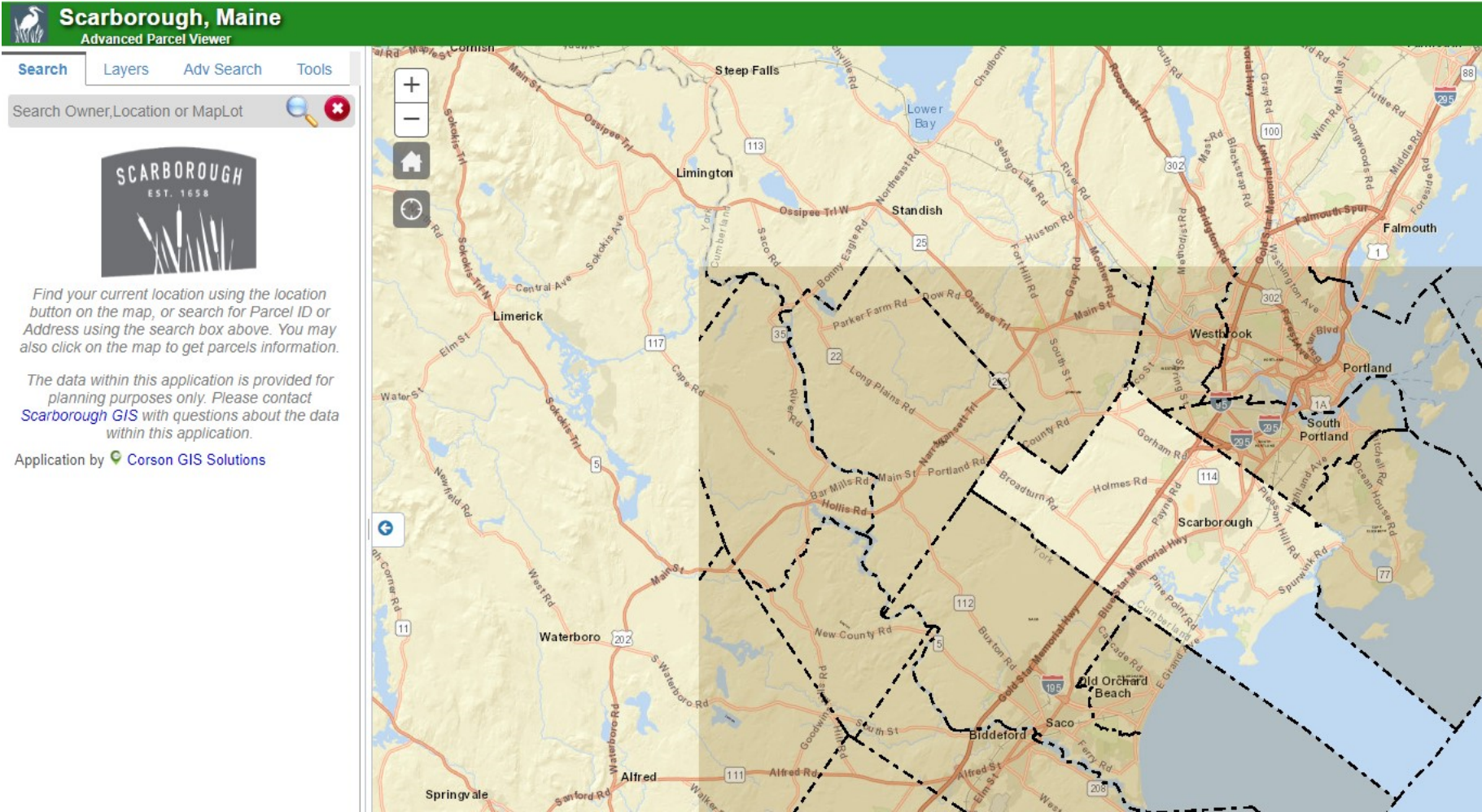
The **GIS Parcel Viewer** is an interactive web map showing available digital parcel data and can be used to search, compare, and evaluate properties within the town. Click “**GIS Parcel Viewer**” below and search by Owner, Location (Address) or Map/Lot (e.g., R059024). You will also have access to layers of information (e.g., current sales, water influenced lots, zoning, flood zones, etc.), and even view aerial photographs of the town. To view data that may impact your property, select the “**Layers**” tab.


[GIS PARCEL VIEWER](#)

The material displayed on this page is informational and should be used for reference only. The Town of Scarborough ME, Parcel Viewer provides local government property tax and assessment information. This application and the application within have been provided by the Town of Scarborough with the assistance of Corson GIS Solutions and is intended for planning purposes only. Neither the Town of Scarborough nor Corson GIS Solutions accept any liability for the systems completeness or accuracy.

See [GIS User's Guide Quick Tips](#)

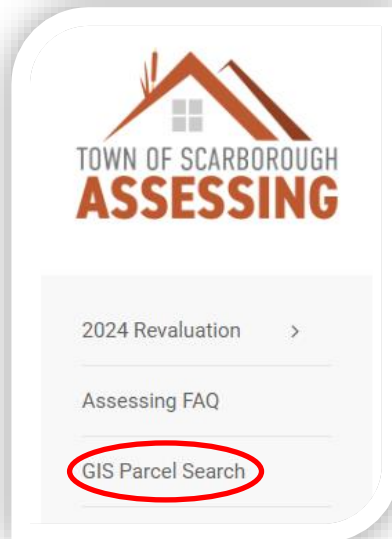
GIS PARCEL VIEWER



Town of Scarborough Online GIS Parcel Viewer

User's Guide Quick Tips

- Visit www.scarboroughmaine.org
- Under “Departments” go to the “Assessing” page
- Start by clicking on “GIS Parcel Search” link in the navigation panel

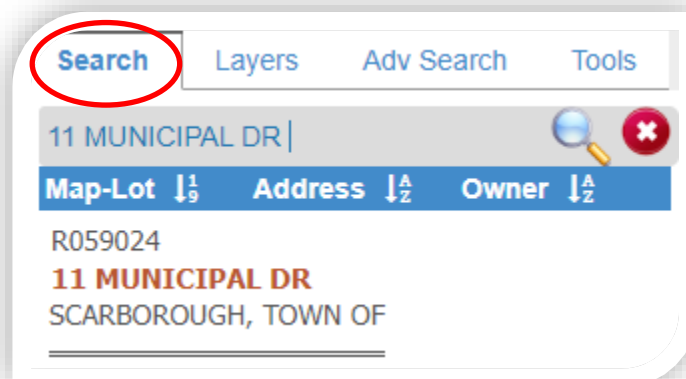


- A dialog box will open: “Scarborough Parcel Viewer”
- After reading the following disclaimer, click “OK”

The material displayed on this page is informational and should be used for reference only.

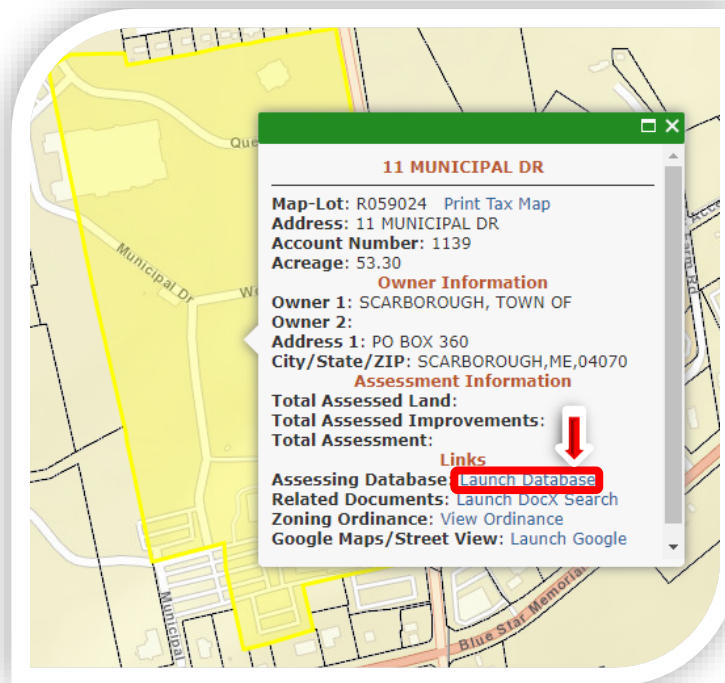
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- On the left side of the page there will be three gray tabs: **Search**, **Layers**, and **Tools**
- Click “**Search**” tab
- Begin typing the property you are researching in the gray search box
 - You can search by Owner, Location (property address) or Map/Lot (i.e., Parcel ID - with no spaces)
 - As you type, any matching results will be displayed beneath the search box
- Click on the desired parcel in the list which will be highlighted on the map to the right



APPENDIX N-4.2: User's Guide Quick Tips

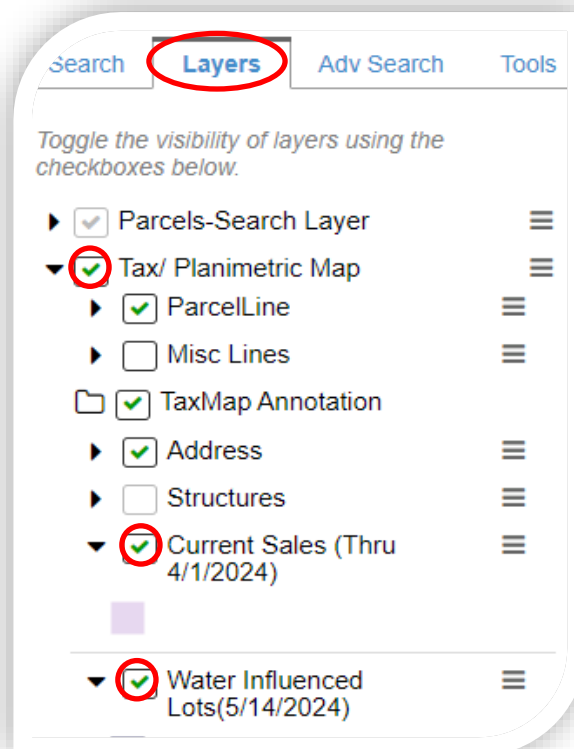
- A box will appear over the map that includes property specific information
 - Under **"Links"** click **"Launch Database"** to view the assessment details



Note: To view your **Property Card** ("Field Card"), click the orange **"Field Card"** button at the top right

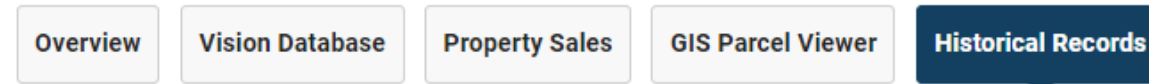


- Once you close the information box you can then use the **"Layers"** tab to select available data layers such as current sales, water influenced lots, zoning, flood zones, etc.



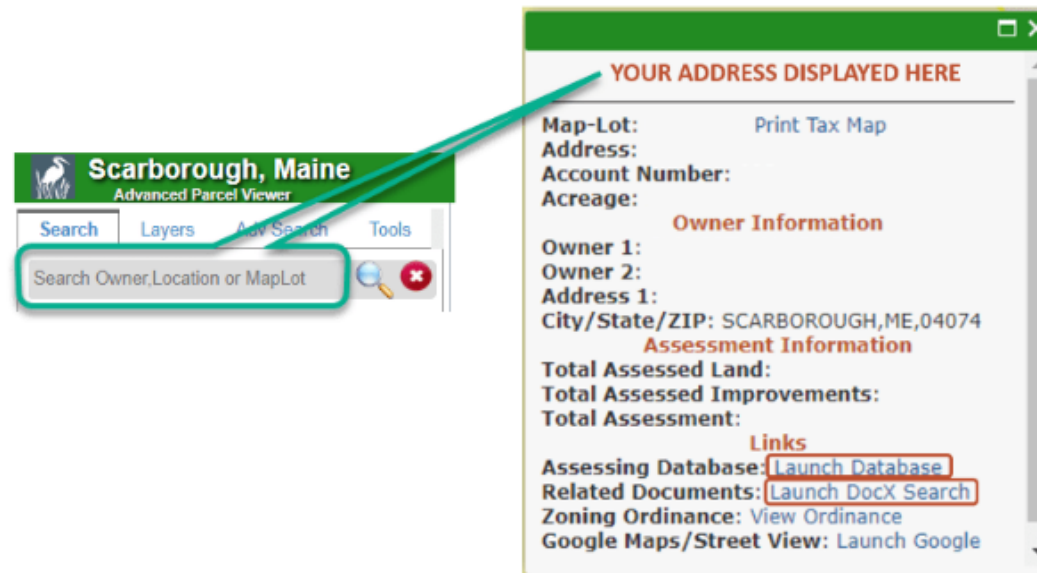
Property Search Tools

The following property search tools will help you locate your property record card (**Vision Database**), look up real estate sales considered in the 2024 Revaluation (**Property Sales**), explore various layers of parcel information for properties in the Town of Scarborough (**GIS Parcel Viewer**), and access archived parcel data (**Historical Records**).



The **Historical Records** can be used for searching archived documentation maintained for Scarborough properties (e.g., building permits, inspection records, and other code enforcement and planning department documents). To access these historical records, go to "[GIS Parcel Viewer](#)" and in the search field enter an Owner, Location (Address), or Map/Lot (e.g., R059024), then see "Related Documents" under Links.

- To access the **Assessing Database**, select "[Launch Database](#)" under Links
- To access **Codes & Planning Department** database, select "[Launch DocX Search](#)" under Links



In addition to the above resources, you can get answers to frequently asked questions by visiting our [Assessing FAQ](#) and [Revaluation FAQ](#) subpages.



TOWN OF SCARBOROUGH APPLICATION FOR ABATEMENT OF PROPERTY TAXES



Appeals

In the State of Maine, a taxpayer has the right to appeal their assessed value. Abatements, or tax appeals, are made through the statutory abatement process governed by ***M.R.S.A. Title 36 Section 841-849***. An abatement process provides a path for a taxpayer who disagrees with their property tax assessment to present evidence and request a reduction in property tax; however, a taxpayer must do more than simply disagree with the assessment, which is presumed to be valid. See, *e.g., Madison Paper Industries v. Town of Madison, 2021 ME 35, 253 A.3d. 575*, noting that the burden of proof is upon the taxpayer to demonstrate through credible evidence that the assessment was manifestly wrong by proving indisputably that:

1. The property was substantially overvalued and an injustice resulted from the overvaluation;
2. That there was unjust discrimination in the valuation of the property; or
3. That the assessment was fraudulent, dishonest, or illegal.

While we understand some may have concerns about affordability, high tax, or change in value from one year to the next, these are not sufficient grounds for an appeal. An appeal is to be based on the estimated market value of the property. According to Maine law, a property's valuation is considered reasonable within 10% of its probable selling price.

Your assessment may be appealed for the following reasons:

Yes 	No 
Assessed value is substantially higher than market value.	Your financial ability to pay the taxes.
Assessed value is inequitable with similar properties.	The percentage increase over the previous assessed value.
Assessed value is calculated incorrectly due to clerical error.	An opinion that taxes are too high.

Assessment vs. Taxation

- Assessment function is distinct from the taxation function.
- Assessor appraises and classifies property to determine assessments.
- Town Council approves the municipal and school budget. This is an open process and residents do have a say in the matter. Residents then confirm approved school budget through referendum.
- Assessor provides assessed value totals to town governing body.
- Total assessment and additional revenues are combined with approved budget to determine the property tax rate.
- Taxes are collected by the town collecting officials.

Steps of an Appeal

1. Informal Valuation Review

The majority of assessment concerns can often be addressed without a formal appeal just by having an informal discussion with the Assessor's Office. If you believe the market value of your property on April 1 is less than the amount shown on your tax bill, you may arrange for an informal review of your assessment before pursuing a formal valuation appeal.

- Review your property record card and report any inaccuracies to the Assessor's Office.
- Review sales of similar properties and familiarize yourself with local market conditions.
- Present clear and credible evidence that the property is significantly overvalued as well as what the valuation ought to be.

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. If you would like to set up an informal valuation review, we respectfully request that you contact the Assessor's Office via one of the following methods:

- **Email (Preferred):** Email an explanation to us at reval@scarboroughmaine.org. Upload relevant documents, if applicable.
- **Phone:** Call us at (207) 730-4060 between 7:00 a.m. and 5:00 p.m., Monday through Thursday. If you reach voicemail, please leave a brief message with your name, address, telephone number and email address, if applicable.

PERTINENT EVIDENCE TO SUPPORT A TAXPAYER'S CASE

- A sale of the subject property;
- Sales of comparable properties;
- An appraisal prepared by a licensed appraiser;
- For income-producing property: income and expense information; and
- Any other supporting evidence you think will help your case.

Steps of an Appeal *(continued)*

2. Formal Valuation Appeal

If an informal valuation review with the Assessor does not result in a reduction in your assessment, and you still feel as though your assessment is too high, you may wish to make a formal abatement request. A taxpayer has 185 days from the date of commitment to file a formal appeal. The Assessor's Office has 60 days to review and respond to a formal appeal request. Fiscal year 2025 valuations were formally committed to the Collector's Office on August 21, 2024.

"In making a formal abatement appeal the assessment is presumed valid and the burden is on the taxpayer to show that it is manifestly wrong in relation to just value".
CMP v Town of Moscow, 649 A.2d 320 (ME. 1994).

APPEALS DEADLINE: The formal appeal period for fiscal year 2025 ends February 24, 2025.

Note: Assessors do not determine your property taxes. If you feel as though your assessment accurately reflects the market value of your property, but you still feel that your property taxes are too high, you may wish to address this matter with the town council, county officials, and other local elected officials. The assessor cannot assist you with tax matters, but only with matters pertaining to the assessed value of your property.

3. Board of Assessment Review

A taxpayer has 60 days to appeal the formal decision of the Assessor to the Board of Assessment Review. The Board will convene for a public hearing where the taxpayer and Assessor will provide written and/or oral testimony.



TOWN OF SCARBOROUGH APPLICATION FOR ABATEMENT OF PROPERTY TAXES

For Office Use Only

Date Received: _____

Received by: _____

TITLE 36 M.R.S.A. § 841 – 849 DEADLINE FOR FILING IS 185 DAYS FROM COMMITMENT DATE

PROPERTY IDENTIFICATION

Property Owner(s)			
Parcel Location			
Property ID (PID)		Map / Lot	
Requested parcel information is noted on the front side of your Revaluation Notice or call the Assessor's Office at 207-730-4060 for assistance.			
Tax assessment being appealed as of April 1, 2024			
A. Current Assessed Valuation	\$		
B. Applicant's Opinion of Fair Market Value	\$		
(A less B) = Abatement Amount Requested			\$

REASONS FOR REQUESTING ABATEMENT

NOTE: The Maine Supreme Court has held in tax abatement cases that in order to prevail, the taxpayer must indisputably prove one of the following three things for an assessment to be "manifestly wrong":

- 1) The judgment of the Assessor was irrational or so unreasonable in light of the circumstances that the property is substantially overvalued and an injustice results;
- 2) There was unjust discrimination; or
- 3) The assessment was fraudulent, dishonest or illegal.

For a thorough explanation of the abatement and appeal process, see **Bulletin No. 10, Property Tax Abatement and Appeals Procedures** at www.scarboroughmaine.org/appeals.

State reason(s) for requesting abatement. Please be specific, stating grounds for belief that assessment is "Manifestly Wrong" for assessment purposes. (Attach documents/evidence supporting your appeal, as necessary)

PLEASE SEE PAGE 2

MAIL TO: ASSESSOR'S OFFICE | PO BOX 360 | SCARBOROUGH MAINE 04074 | (207) 730-4060 **EMAIL TO:** REVAL@SCARBOROUGHMAINE.ORG

APPENDIX O-2: Application for Abatement of Property Taxes

CONTACT INFORMATION				
Applicant				
Mailing Address		City/State/Zip		
Phone / Mobile		Email Address		
CERTIFICATION STATEMENT AND SIGNATURE OF APPLICANT/OWNER				
<p>***** THIS APPLICATION MUST BE SIGNED. *****</p> <p>NOTE: A separate application form should be filed for each separately assessed parcel of real estate claimed to be “manifestly wrong.”</p> <p>I UNDERSTAND and AGREE that pursuant to 36 M.R.S.A. §706A the Assessor may ask questions and/or request additional information and I shall answer such questions in writing and provide the necessary information. Please be advised you may be required to provide the following:</p> <ol style="list-style-type: none"> 1. A copy of your current insurance rider that indicates the replacement cost of all structures. 2. A copy of any and all real estate appraisals within the last two (2) years. 3. Commercial Properties - income and expense data along with vacancy and collection loss data for the previous two (2) years, plus copies of all lease agreements and rent rolls. If desired, label as "Proprietary & Confidential". 4. Such other relevant information the Assessor deems necessary or appropriate to grant an abatement of taxes including, but not limited to, an exterior and interior inspection (or reinspection) of the property. The Assessor may dismiss the appeal if the taxpayer does not permit the inspection. <p>To the Assessor of the Town of Scarborough, Maine:</p> <p>In accordance with the provisions of M.R.S.A. Title 36 §841, I hereby make written application for abatement and certify that the above statements are correct and true to the best of my knowledge and belief.</p> <p>I further understand that failure to answer the Assessor's questions in writing and/or to provide the Assessor with additional information, as requested, shall bar me from appealing the Assessor's decision.</p>				
Applicant/Owner Signature			Date	
***** SIGNATURE OF AUTHORIZED REPRESENTATIVE *****				
<p>NOTE: If signed by authorized representative, please submit a copy of written authorization to act on behalf of owner/taxpayer.</p>				
Name of Agent/Representative (please print or type)		Phone:		
Title/Relationship (i.e., President, Attorney, Tax Consultant, Relative, etc.)		Email:		
Mailing Address (Street or PO box)	City	State	ZIP code	
Signature of Authorized Representative			Date	

APPEALS DEADLINE: Completed applications must be filed on or before February 24, 2025.

MAIL TO: ASSESSOR'S OFFICE | PO BOX 360 | SCARBOROUGH MAINE 04074 | (207) 730-4060 **EMAIL TO:** REVAL@SCARBOROUGHMAINE.ORG

TOWN OF SCARBOROUGH
TAX COMMITMENT REPORT
FISCAL YEAR 2025
SCARBOROUGH ASSESSING DEPARTMENT

Nicholas Cloutier, CMA, Assessor

Susan Russo, CMA, Deputy Assessor

Erika Fennell, Administrative Coordinator

Marianne Cellucci, Administrative Assistant



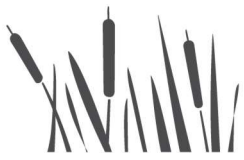
Tax Commitment Report

2024-2025

Scarborough Assessing Department

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		➤ Town Council Adopted Budget (5-15-2024)
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		➤ Certificate of Assessment to Municipal Treasurer
pg. 9	C	➤ Municipal Valuation Return
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		➤ TIF/CEA Summary
pg. 32	G	➤ Top Ten Taxpayers
pg. 33	H	➤ 2024 Revaluation: Final Outcomes



August 22, 2024

To: The Honorable Town Councilors, Town Manager, and Finance Director
of the Town of Scarborough, Maine

Subject: 2024-2025 Commitment

The tax rate was set at \$10.93 for the 2025 fiscal year. The total assessed value of all taxable real and personal property is \$7,821,453,300 an increase of \$2,678,870,124 over the prior year. This large valuation increase is primarily the result of the Town-wide Revaluation of all properties performed to bring assessments in alignment with current market value.

Total taxable valuation of personal property increased from \$110,459,200 to \$148,944,100, whereas total taxable valuation of real estate increased from \$5,032,123,976 to \$7,672,509,200.

Since last year's Commitment, occurring on August 16, 2023, the reductions in assessed value resulting from abatements totaled \$846,100. Of that total value abated, \$390,500 was personal property and \$455,600 was real estate.

The total value of all Homestead Exemptions increased from \$128,088,900 to 138,011,500, yielding a reimbursement amount of \$1,146,434. The total exempt value for all BETE qualified properties increased from \$108,554,600 to 152,828,000, yielding a reimbursement of \$835,205.

Based on a review of the Assessment to Sales Price Ratio utilizing new 2024 Revaluation Assessed Values, Maine Revenue Services has approved Scarborough to declare a certified assessment ratio of 100%. Per Maine Statute, this allows Scarborough to once again provide full value property exemptions and receive full reimbursements related to State exemption programs. Without a revaluation, these exemptions and respective State reimbursements would have continued to drop. Based on available data, it is projected that the ability to declare a 100% certified ratio with the State will also continue to the FY26 Tax Commitment, and possibly beyond.

The committed Overlay amount was set at \$515,451. This amount is projected to be adequate to cover any speculative abatements to come in this fiscal year. There are no pending abatements unresolved from prior tax years.

Attached, you will find the updated 2024-2025 Tax Rate Computation document, including figures that reflect all final and actual values as of April 1, 2024, with a Commitment date of August 21, 2024.

Sincerely,

Nicholas Cloutier, SHRM-CP, CMA
Assessor
Town of Scarborough

Assessing Department

APPENDIX P-1: Tax Commitment Report

Final FY25 Tax Rate Computation						
Tax Commitment 8-21-2024						
		2024		2025		
		Budget		Budget		
Municipal Gross		42,987,850		46,005,167		7.0%
Less: Debt Revenues		(708,503)		(708,503)		0.0%
Less: TIF Revenue		(928,491)		(1,207,225)		30.0%
Less: TIF Revenues for Operating		(284,512)		(1,123,688)		295.0%
Less: Revenues		(18,255,592)		(19,264,135)		5.5%
Total Municipal - Revenues		(20,177,098)		(22,303,551)		10.5%
Municipal (Net Appropriation)		22,810,752		23,701,616		3.9%
Education Gross		62,052,141		65,828,078		6.1%
Less: Revenues		(7,792,838)		(9,770,696)		25.4%
Education (Net)		54,259,303		56,057,382		3.3%
Adult Learning		183,149		214,129		16.9%
Less: Revenues		(120,738)		(140,569)		16.4%
Adult Learning (Net)		62,411		73,560		17.9%
Food Services		2,313,735		2,404,192		3.9%
Less: Revenues		(2,313,735)		(2,404,192)		3.9%
Food Service (Net)		-		-		0.0%
Municipal Capital Program		6,904,300		11,687,942		69.3%
School Capital Program		140,456,583		6,158,475		-95.6%
Total Capital Projects - Gross		147,360,883		17,846,417		-87.9%
Less: Revenues						
Municipal Capital Program Revenues		(965,000)		(5,504,000)		470.4%
Recreation Reserve		(300,000)		(57,000)		-81.0%
Working Waterfront Reserve		(50,000)		-		-100.0%
Town Bond Revenues		(3,479,800)		(5,061,942)		45.5%
ARPA Revenues		-		-		100.0%
Downtown TIF		(885,000)		(1,005,000)		13.6%
Municipal Capital Reserve Use		-		-		100.0%
School Capital Reserve Use		(405,783)		(585,000)		44.2%
School Bond Revenues		(139,047,700)		(5,542,475)		-96.0%
		-		-		100.0%
Total C.I.P. - Revenues		(145,133,283)		(17,755,417)		-87.8%
Capital (Net Appropriation)		2,227,600		91,000		-95.9%
Total Townwide Operating Budgets		79,360,066		79,923,558		0.7%
County Assessment		3,193,206		3,342,311		4.7%
6 month County Assessment transition (Year 2 of 5)		287,875		287,875		0.0%
Overlay		256,425		515,451		101.0%
Downtown TIF		1,879,176		2,813,315		49.7%
Haigis Pkwy TIF		1,450,050		1,655,737		14.2%
Avesta Southgate TIF		18,405		20,142		9.4%
Credit Enhancement Agreements		1,411,477		1,722,832		22.1%
Resident Senior Property Tax Relief Fund		320,000		435,000		35.9%
Capital Equipment Reserve		-		-		
Homestead Exemption Reimbursement		(1,554,641)		(1,146,434)		-26.3%
Business Equipment Tax Exemption (BETE)		(866,808)		(835,205)		-3.6%
State Municipal Revenue Sharing (Estimate)		(3,628,179)		(3,246,097)		-10.5%
Use of Fund Balance		-		-		
Total Net Budget		82,127,052.00		85,488,484		4.1%
Fiscal Year	Taxable Value	Net Budget	Tax Rate	Rate/\$1,000	Change	% Change
Actual 2025	\$7,821,453,300	\$85,488,484	\$0.01093	\$10.93	(\$5.04)	-31.56%
2024	\$5,142,583,176	\$82,127,053	\$0.01597	\$15.97		

APPENDIX P-1: Tax Commitment Report

Town Council Adopted Budget (5/15/2024)						
~ Tax Rate Computation with Estimated Valuation Figures ~						
	2024 Budget		2025 Budget			
Municipal Gross	42,987,850		46,005,167		7.0%	
Less: Debt Revenues	(708,503)		(708,503)		0.0%	
Less: TIF Revenue	(928,491)		(1,207,225)		30.0%	
Less: TIF Revenues for Operating	(284,512)		(1,123,688)		295.0%	
Less: Revenues	(18,255,592)		(19,264,135)		5.5%	
Total Municipal - Revenues	(20,177,098)		(22,303,551)		10.5%	
Municipal (Net Appropriation)	22,810,752		23,701,616		3.9%	
Education Gross	62,052,141		65,828,078		6.1%	
Less: Revenues	(7,792,838)		(9,770,696)		25.4%	
Education (Net)	54,259,303		56,057,382		3.3%	
Adult Learning	183,149		214,129		16.9%	
Less: Revenues	(120,738)		(140,569)		16.4%	
Adult Learning (Net)	62,411		73,560		17.9%	
Food Services	2,313,735		2,404,192		3.9%	
Less: Revenues	(2,313,735)		(2,404,192)		3.9%	
Food Service (Net)	-		-		0.0%	
Municipal Capital Program	6,904,300		11,687,942		69.3%	
School Capital Program	140,456,583		6,158,475		-95.6%	
Total Capital Projects - Gross	147,360,883		17,846,417		-87.9%	
Less: Revenues						
Municipal Capital Program Revenues	(965,000)		(5,504,000)		470.4%	
Recreation Reserve	(300,000)		(57,000)		-81.0%	
Working Waterfront Reserve	(50,000)		-		-100.0%	
Town Bond Revenues	(3,479,800)		(5,061,942)		45.5%	
ARPA Revenues	-		-		100.0%	
Downtown TIF	(885,000)		(1,005,000)		13.6%	
Municipal Capital Reserve Use	-		-		100.0%	
School Capital Reserve Use	(405,783)		(585,000)		44.2%	
School Bond Revenues	(139,047,700)		(5,542,475)		-96.0%	
	-		-		100.0%	
Total C.I.P. - Revenues	(145,133,283)		(17,755,417)		-87.8%	
Capital (Net Appropriation)	2,227,600		91,000		-95.9%	
Total Townwide Operating Budgets	79,360,066		79,923,558		0.7%	
County Assessment	3,193,206		3,342,311		4.7%	
6 month County Assessment transition (Year 2 of 5)	287,875		287,875		0.0%	
Overlay	256,425		500,000		95.0%	
Downtown TIF	1,879,176		2,970,000		58.0%	
Haigis Pkwy TIF	1,450,050		1,640,000			
Avesta Southgate TIF	18,405		20,000			
Credit Enhancement Agreements	1,411,477		1,715,000		21.5%	
Resident Senior Property Tax Relief Fund	320,000		435,000		35.9%	
Capital Equipment Reserve	-		-		0.0%	
Homestead Exemption Reimbursement (Estimate)	(1,554,641)		(1,120,000)		-28.0%	
Business Equipment Tax Exemption (BETE)	(866,808)		(885,000)		2.1%	
State Municipal Revenue Sharing (Estimate)	(3,628,179)		(3,246,097)			
Use of Fund Balance	-		-		0.0%	
Total Net Budget	82,127,052.00		85,582,647		4.2%	
Fiscal Year	Taxable Value	Net Budget	Tax Rate	Rate/\$1,000	Change	% Change
<i>Estimated</i> 2025	\$7,741,862,207	\$85,582,647	\$0.01105	\$11.05	(\$4.92)	-30.78%
2024	\$5,142,583,176	\$82,127,053	\$0.01597	\$15.97		

2024-2025 ASSESSOR'S REPORT TO THE TOWN COUNCIL



GENERAL INFORMATION

- The new tax rate is \$10.93 per thousand dollars of value (- 31.56% from \$15.97 last year)
- FY25 Commitment Date: August 21, 2024 (4/1/2024 Assessment date)
- The new total taxable valuation base of the town is \$7,821,453,300 (+\$2,678,870,124 from last year)
 - Real Estate accounts: 10,278, with a total taxable value of \$7,672,509,200. (Up \$2,640,385,224)
 - Personal Property accounts: 1,053, with a total taxable value of \$148,944,100. (Up \$38,484,900)
 - Exempt Real Estate accounts: 360, with an assessed value of \$582,802,700.
- Total number of taxpayers who qualified for State of Maine Exemptions:
 - Homestead Exemption: 5,522 (\$273.25 savings in property taxes)
 - Veteran's Exemption: 557 (\$65.58 savings in property taxes)
- Last year (FY24) was the 16th year of the Town's Senior Property Tax Reimbursement program. 423 applications were approved for a total refund of \$311,224
- The 2024 State Valuation (2022 audit), is \$6,548,950,000, fourth highest in the State behind Portland, York, and South Portland. The Preliminary 2025 State Valuation (2023 audit) is 7,568,500,000.
- Due to the 2024 Town-wide Revaluation of all properties, Maine Revenue Services approved the Town's ability to declare a certified assessment ratio of 100%. This resulted in the restoration of full value State exemptions and reimbursements to the Town for FY25.
- Prior to the Revaluation, the Town's assessment ratio was 72% (2022 audit) and 63% (2023 audit). (State requirement of above 70%).

ASSESSMENT STATISTICS

- Considering all single-family homes (non-waterfront) throughout Town as of the April 1, 2024 assessment date, the Average Assessed Value was 673,552 and the Median Assessed Value was 610,200.
- We had 316 qualified sales in 2023/2024 (April 1, 2023 – April 1, 2024) compared to 456 the previous year.
- The sale price of a single-family home (*non-waterfront*), was: Average: \$758,324 and Median: \$704,500
- The assessed value of those same homes is: Average: \$690,810 and Median: \$650,300

Assessed/Sales Ratio

4/1/2023 – 4/1/2024

Property Type	Assessment to Sale Price Ratio	# of Sales
Single-Family	91%	217
Condominium	91%	67
Waterfront	92%	4
Vacant Residential	92%	17
Commercial	92%	11

APPENDIX P-1: Tax Commitment Report

SCARBOROUGH TAX-BASE BREAKDOWN FY21 - FY25

	Taxable Assessed Value					Total Residential	Total Non-Residential
	Residential	Commercial	Industrial	Personal Prop	Total Taxable		
FY21 (4/1/2020)	3,621,912,300	814,980,776	178,159,600	112,178,300	4,727,230,976	3,621,912,300	1,105,318,676
% of Total	76.6%	17.2%	3.8%	2.4%		76.6%	23.4%
FY22 (4/1/2021)	3,699,245,300	841,175,876	195,189,400	110,072,200	4,845,682,776	3,699,245,300	1,146,437,476
% of Total	76.3%	17.4%	4.0%	2.3%		76.3%	23.7%
FY23 (4/1/2022)	3,776,715,000	883,636,376	217,166,800	110,658,700	4,988,176,876	3,776,715,000	1,211,461,876
% of Total	75.7%	17.7%	4.4%	2.2%		75.7%	24.3%
FY24 (4/1/2023)	3,847,211,900	937,189,576	247,722,500	110,459,200	5,142,583,176	3,847,211,900	1,295,371,276
% of Total	74.8%	18.2%	4.8%	2.1%		74.8%	25.2%
FY25 (4/1/2024)	5,943,601,900	1,357,680,200	371,227,100	148,944,100	7,821,453,300	5,943,601,900	1,877,851,400
% of Total	76.0%	17.4%	4.7%	1.9%		76.0%	24.0%

Year-Over-Year Valuation Change

– 2024 Town-Wide Revaluation –

	Res	Comm	Indust	Pers Prop	Town-Wide	Res	Non-Res
Value Change	2,096,390,000	420,490,624	123,504,600	38,484,900	2,678,870,124	2,096,390,000	582,480,124
% Change	54.5%	45%	50%	35%	52%	54.5%	45%

HISTORIC VIEW OF TAXABLE VALUE, TAX RATES, AND BUDGETS

Fiscal Year	Taxable Valuation	% Change in Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy	% Change in Annual Budget
2016	\$3,745,548,100	1.22%	15.49	2.58%	\$58,706,467	5.06%
2017	\$3,776,362,500	0.82%	15.92	2.78%	\$61,217,501	4.28%
2018	\$3,785,488,432	0.24%	16.49	3.58%	\$62,422,703	1.97%
2019	\$4,012,292,612	5.99%	16.49	0.00%	\$66,162,705	5.99%
2020	\$4,696,461,376	17.05%	14.70	-10.86%	\$69,037,982	4.35%
2021	\$4,727,230,976	0.66%	14.86	1.09%	\$70,246,652	1.75%
2022	\$4,845,682,776	2.51%	15.02	1.08%	\$72,782,155	3.61%
2023	\$4,988,176,876	2.94%	15.39	2.46%	\$76,768,042	5.48%
2024	\$5,142,583,176	3.10%	15.97	3.77%	\$82,127,053	6.98%
2025	\$7,821,453,300	52.09%	10.93	-31.56%	\$85,488,484	4.09%

Respectfully Submitted,

Nicholas Cloutier, Assessor

ASSESSORS' CERTIFICATION OF ASSESSMENT

WE HEREBY CERTIFY that the pages herein, numbered from 1 to TBD inclusive, contain a list and valuation of estates, real and personal, liable to be taxed in the Municipality of Scarborough for county, district, and municipal taxes for the fiscal year 07/01/2024 (mm/dd/yyyy) to 06/30/2025 (mm/dd/yyyy) as they existed on the first day of April, 2024.

IN WITNESS THEREOF, we have hereunto set our hands at Scarborough, (municipality) this Twenty-First day of August, 2024.

____ Municipal Assessor(s) of Scarborough (municipality)

Nicholas T. Cloutier, CMA

MUNICIPAL TAX ASSESSMENT WARRANT

State of Maine, Municipality Scarborough, County Cumberland
To Lisa Saulle, Tax Collector

In the name of the State of Maine, you are hereby required to collect of each person named in the list herewith committed to you the amount set down on said list as payable by that person.

Assessments:

1.	County tax	\$	<u>3,630,186.00</u>
2.	Municipal appropriation	\$	<u>24,196,616.00</u>
3.	Tax increment financing plan amount	\$	<u>6,212,025.36</u>
4.	Local education appropriation	\$	<u>56,161,942.00</u>
5.	Overlay (not to exceed 5% of "net to be raised")	\$	<u>515,451.16</u>
6.	Total Assessments	\$	<u>90,716,220.52</u>

Deductions:


7.	State-municipal revenue sharing	\$	<u>3,246,097.00</u>
8.	Homestead exemption reimbursement	\$	<u>1,146,433.93</u>
9.	Business Equipment Tax Exemption reimbursement	\$	<u>835,205.02</u>
10.	Other revenue	\$	<u>0</u>
11.	Total deductions	\$	<u>5,227,735.95</u>
12.	Net assessment for commitment (line 6 minus line 11)	\$	<u>85,488,484.57</u>

APPENDIX P-1: Tax Commitment Report

You are to pay to Jennifer Lord, the municipal treasurer, or to any successor in office, the taxes herewith committed, paying on the last day of each month all money collected by you, and you are to complete and make an account of your collections of the whole sum on or before 08/21/2024 (mm/dd/yyyy).

In case of the neglect of any person to pay the sum required by said list until after 10/15/2024 & 3/17/2025 (mm/dd/yyyy); you will add interest to so much thereof as remains unpaid at the rate of 8.5 percent per annum, commencing 10/15/2024 & 3/17/2025 (mm/dd/yyyy) to the time of payment, and collect the same with the tax remaining unpaid.

Given under our hands, as provided by a legal vote of the Municipality and warrants received pursuant to the laws of the State of Maine, this 08/21/2024 (mm/dd/yy).



Nicholas T. Cloutier, CMA

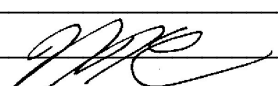
Municipal Assessor(s) of: Scarborough, Maine

CERTIFICATE OF COMMITMENT

To Lisa Saulle, the Tax Collector of the municipality of Scarborough, aforesaid.

Herewith are committed to you true lists of the assessments of the estates of the persons wherein named; you are to levy and collect the same, of each one their respective amount, therein set down, of the sum total of \$ 85,488,484.57 (being the amount of the lists contained herein), according to the tenor of the foregoing warrant.

Given under our hands this 08/21/2024 (mm/dd/yy).



Nicholas T. Cloutier, CMA

municipal assessor(s) of: Scarborough, Maine

File the original certificate with the tax collector. File a copy in the commitment book.



CERTIFICATE OF ASSESSMENT TO BE RETURNED TO MUNICIPAL TREASURER

County of Cumberland, ss.

We hereby certify that we have assessed a tax on the estate, real and personal, liable to be taxed in the Municipality of Scarborough for the fiscal year 07/01/2024 (mm/dd/yyyy) to 06/30/2025 (mm/dd/yyyy), at 10.93 mills, on a total taxable value of \$ 7,821,453,300.

Assessments:

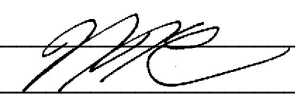
1. County tax	\$ <u>3,630,186.00</u>
2. Municipal appropriation	\$ <u>24,196,616.00</u>
3. Tax increment financing plan amount	\$ <u>6,212,025.36</u>
4. Local education appropriation	\$ <u>56,161,942.00</u>
5. Overlay (not to exceed 5% of net to be raised)	\$ <u>515,451.16</u>
6. Total assessments	\$ <u>90,716,220.52</u>

Deductions:

7. State-municipal revenue sharing	\$ <u>3,246,097.00</u>
8. Homestead exemption reimbursement	\$ <u>1,146,433.93</u>
9. Busines Equipment Tax Exemption reimbursement	\$ <u>835,205.02</u>
10. Other revenue	\$ <u>0</u>
11. Total deductions	\$ <u>5,227,735.95</u>
12. Net assessment for commitment (line 6 minus line 11)	\$ <u>85,488,484.57</u>

Lists of all the same we have committed to Lisa Saulle, Tax Collector of said Municipality, with warrants in due form of law for collecting and paying the same to Jennifer Lord, Treasurer of said Municipality, or the successor in office, on or before such date, or dates, as provided by legal vote of the Municipality and warrants received pursuant to the laws of the State of Maine. (36 M.R.S. § 712)

Given under our hands this 08/21/2024 (mm/dd/yyyy).



Nicholas T. Cloutier, CMA

Municipal Assessor(s) of Scarborough, Maine

File the original certificate with the treasurer. File a copy in the commitment book.

2024 Municipal Valuation Return



DUE DATE - NOVEMBER 1, 2024 (or within 30 days of commitment, whichever is later)

*Mail the signed original to Maine Revenue Services, Property Tax Division,
PO Box 9106, Augusta, ME 04332-9106 and affix copy to front cover of Municipal Valuation book.
You may also file this return online using the Maine Tax Portal at: <https://revenue.maine.gov>.*

For help in filling out this return, please see the MVR Instructions at www.maine.gov/revenue/taxes/property-tax/assessor

MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

(36 M.R.S. § 383)

DUE DATE - NOVEMBER 1, 2024 (or within 30 days of commitment, whichever is later)**SCARBOROUGH**

Municipality

1. County: **CUMBERLAND**Commitment Date: **8/21/2024**
mm/dd/yyyy2. Municipality **SCARBOROUGH**

Commitment period (select one): 12 months

3. 2024 Certified Ratio (Percentage of current just value upon which assessments are based.) 3 **100%**
 Homestead, veterans, blind, and BETE Exemptions, and Tree Growth values must be adjusted by this percentage

TAXABLE VALUE OF REAL ESTATE

(Exclude exempt values)

4. Land (include value of transmission, distribution lines and substations, dams and power houses) 4 **4,570,791,400**

5. Buildings 5 **3,101,717,800**

6. Total **taxable** value of real estate (line 4 + line 5) 6 **7,672,509,200**
 (this amount will be entered on Tax Rate Form, line 1)

TAXABLE VALUE OF PERSONAL PROPERTY

(Exclude exempt values)

7. Production machinery and equipment 7 **146,676,100**

8. Business equipment (furniture, furnishings and fixtures) 8

9. All other personal property 9 **2,268,000**

10. Total **taxable** value of personal property (line 7 + line 8 + line 9) 10 **148,944,100**
 (this amount will be entered on Tax Rate Form, line 2)

OTHER TAX INFORMATION

11. Total taxable value of real estate and personal property (line 6 + line 10) 11 **7,821,453,300**
 (must match Tax Rate Form, line 3)

12. 2024 Property Tax Rate (example .01520) 12 **0.01093**
 (from Tax Rate Form, line 19, column B)

13. 2024 Property Tax Levy (includes overlay and any fractional gains from rounding) 13 **\$85,488,484.57**
Note: This is the amount of 2024 tax actually committed to the collector
 (must match Tax Rate Form line 19, column C)

HOMESTEAD EXEMPTION REIMBURSEMENT CLAIM

Homestead exemptions must be adjusted by the municipality's certified ratio

14. a. Number of maximum homestead exemptions granted 14a **5,513**
 (maximum exemption = \$25,000 x line 3 certified ratio)

b. Value of homestead exemptions on line 14a (line 14a x \$25,000 x line 3) 14b **137,825,000**

c. Number of exemptions granted for homesteads valued less than the maximum 14c **9**

d. Value of homestead exemptions on line 14c 14d **186,500**

e. Total number of homestead exemptions granted (line 14a + line 14c) 14e **5,522**

f. Total value of all homestead exemptions granted (line 14b + line 14d) 14f **138,011,500**
 (this amount will be entered on Tax Rate Form, line 4a)

g. Total assessed value of all property with homestead exemptions 14g **3,323,001,800**
 (include taxable and exempt value)

APPENDIX P-1: Tax Commitment Report
MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

Municipality: **SCARBOROUGH**

BUSINESS EQUIPMENT TAX EXEMPTION ("BETE")

15. a. Number of BETE applications processed for tax year 2024	15a	266
b. Number of BETE applications approved	15b	266
c. Total exempt value of all BETE property (this amount will be entered on Tax Rate Form, line 5a and Enhanced BETE Sheet, line 1a)	15c	152,828,000
d. Total exempt value of BETE property in TIF districts with captured assessed value	15d	0

TAX INCREMENT FINANCING ("TIF") DISTRICTS

16. a. Total amount of increased taxable value within TIF districts	16a	571,015,400
b. Amount of captured assessed value within TIF districts	16b	568,346,328
c. Tax revenue deposited in a project cost account or sinking fund account	16c	6,212,025
d. BETE reimbursement revenue deposited in a project cost or sinking fund account (16c + 16d must match Tax Rate Form, line 9)	16d	\$0

EXCISE TAX

17. a. Enter whether excise taxes are collected based on a calendar or fiscal year	17a	Fiscal
b. Motor vehicle excise tax collected	17b	\$7,977,254
c. Watercraft excise tax collected	17c	\$33,016.19

ELECTRICAL GENERATION AND DISTRIBUTION PROPERTY

18. Total value of distribution and transmission lines owned by electric utility companies	18	\$53,247,100
19. Total value of all electrical generation facilities	19	

TREE GROWTH TAX LAW PROGRAM PROPERTY

20. Average per acre value applied to undeveloped acreage	20	\$11,263
21. Forest land		
a. Number of parcels enrolled in the Tree Growth Tax Law program as of April 1, 2024	21a	34
b. Softwood acreage	21b	357.82
c. Mixed wood acreage	21c	655.77
d. Hardwood acreage	21d	207.55
e. Total number of acres of forest land (sum of lines 21b - d)	21e	1,221.14
22. Total assessed value of all forest land as of April 1, 2024	22	678,200
a. Local value per acre used to assess forest land		
(1) Softwood	22a(1)	434
(2) Mixed Wood	22a(2)	454
(3) Hardwood	22a(3)	362

APPENDIX P-1: Tax Commitment Report

MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

Municipality: **SCARBOROUGH**

TREE GROWTH TAX LAW PROGRAM PROPERTY, continued

23.	Number of forest land acres first enrolled in the Tree Growth Tax Law program in 2024	23	42.00
24.	Land withdrawn from the Tree Growth Tax Law program		
	a. Total number of parcels withdrawn from 4/2/23 through 4/1/24	24a	0
	b. Total number of acres withdrawn from 4/2/23 through 4/1/24	24b	10.00
	c. Total value of withdrawal penalties assessed from 4/1/23 through 4/1/24	24c	\$30,320
	d. Total number of \$500 penalties assessed for non-compliance	24d	1
24-1	Since April 1, 2024, have any Tree Growth acres been transferred to Farmland?	24-1	No Yes/No

FARM AND OPEN SPACE TAX LAW PROGRAM PROPERTY

FARMLAND:

25.	Number of parcels enrolled in the Farmland program as of April 1, 2024	25	23
26.	Number of acres first enrolled in the Farmland program for April 1, 2024	26	9.66
27. a.	Total number of acres (excluding farm woodland) currently enrolled in the Farmland program	27a	315.91
	b. Total value of land (excluding farm woodland) currently enrolled in the Farmland program	27b	158,100
28. a.	Number of farm woodland acres:		
	(1) Softwood	28a(1)	68.00
	(2) Mixed wood	28a(2)	380.21
	(3) Hardwood	28a(3)	0.00
	b. Total number of acres of all land now classified as farm woodland	28b	448.21
	c. Total value of all land now classified as farm woodland	28c	202,100
	d. Per acre rates used for farm woodland:		
	(1) Softwood	28d(1)	434.00
	(2) Mixed Wood	28d(2)	454.00
	(3) Hardwood	28d(3)	362.00
29.	Land withdrawn from the Farmland program:		
	a. Total number of parcels withdrawn from 4/2/23 through 4/1/24	29a	0
	b. Total number of acres withdrawn from 4/2/23 through 4/1/24	29b	0.00
	c. Total value of withdrawal penalties assessed from 4/1/23 through 4/1/24	29c	\$0

OPEN SPACE:

30.	Number of parcels enrolled in the Open Space program as of April 1, 2024	30	11
31.	Number of acres first enrolled in the Open Space program for April 1, 2024	31	13.79
32.	Total number of acres currently enrolled in the Open Space program	32	303.67
33.	Total value of land enrolled in the Open Space program	33	1,156,000

APPENDIX P-1: Tax Commitment Report

MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

Municipality: **SCARBOROUGH****FARM AND OPEN SPACE TAX LAW PROGRAM PROPERTY, continued**

34. Land withdrawn from the Open Space program:

a. Total number of parcels withdrawn from 4/2/23 through 4/1/24	34a	0
b. Total number of acres withdrawn from 4/2/23 through 4/1/24	34b	0.00
c. Total value of withdrawal penalties assessed from 4/2/23 through 4/1/24	34c	\$0

WORKING WATERFRONT TAX LAW PROGRAM PROPERTY

35. Number of parcels enrolled in the Working Waterfront program as of April 1, 2024	35	1
36. Number of acres first enrolled in the Working Waterfront program for April 1, 2024	36	0.00
37. Total number of acres currently enrolled in the Working Waterfront program	37	0.19
38. Total value of land enrolled in the Working Waterfront program	38	162,000
39. Land withdrawn from the Working Waterfront program:		
a. Total number of parcels withdrawn from 4/2/23 through 4/1/24	39a	0
b. Total number of acres withdrawn from 4/2/23 through 4/1/24	39b	0.00
c. Total value of withdrawal penalties assessed from 4/2/23 through 4/1/24	39c	\$0

EXEMPT PROPERTY40. Enter the **exempt value** of all the following classes of property which are exempt from property taxation by law.

a. Public Property as defined by 36 M.R.S. §§ 651(1)(A) and (B):

(1) United States	40a(1)	\$107,169,600
(2) State of Maine (excluding roads)	40a(2)	\$38,766,000
Total value of public property (40a(1) + 40a(2))	40a	145,935,600

b. Maine real estate owned by the Water Resources Board of the State of New Hampshire

40b **0**

c. Property of any Maine public municipal corporation appropriated to public uses

40c **261,468,200**

d. Certain water, power, or light property of other Maine public municipal corporations

40d **0**

e. Certain airport property of Maine public municipal corporations

40e **0**

f. Landing area of privately owned airports with free public use

40f **0**

g. Certain sewage disposal property of other Maine public municipal corporations

40g **0**

MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

Municipality: **SCARBOROUGH****EXEMPT PROPERTY, continued**

40. h. Property of benevolent and charitable institutions	40h	170,749,600
i. Property of literary and scientific institutions	40i	9,324,000
j. Property of veteran organizations:		
1) Total exempt value of veteran organizations	40 j(1)	805,500
2) Exempt value attributable to purposes other than meetings, ceremonial, or instruction facilities (reimbursable exemption) .	40 j(2)	0
k. Property of central labor councils, chambers of commerce, and boards of trade		
1) chambers of commerce or boards of trade	40k(1)	0
2) central labor councils (reimbursable exemption)	40k(2)	0
l. Property of houses of religious worship and parsonages		
1) Number of parsonages within this municipality	40 l(1)	4
2) Total exempt value of those parsonages	40 l(2)	80,000
3) Total taxable value of those parsonages	40 l(3)	1,726,100
4) Total exempt value of all houses of religious worship (excluding parsonages)	40 l(4)	27,817,700
Total exempt value of houses of religious worship and parsonages (40l(2) + 40l(4))	40l	27,897,700
m. Property owned or held in trust for fraternal organizations operating under the lodge system (do not include college fraternities) (§ 652(1)(H))	40m	2,795,300
n. Personal property leased by a benevolent and charitable organization exempt from taxation under § 501 of the Internal Revenue Code of 1954 and the primary purpose is the operation of a hospital licensed by the Dept. of Health and Human Services, health maintenance organization or blood bank (§ 652(1)(K)) (Value of property <u>owned</u> by a hospital should be reported on line 40h)	40n	0
o. Exempt value of real property of all persons determined to be legally blind (§ 654-A) (\$4,000 adjusted by certified ratio)	40o	28,000
p. Aqueducts, pipes and conduits of any corporation supplying a municipality with water (§ 656(1)(A))	40p	0
q. Animal waste storage facilities certified as exempt (reimbursable exemption)	40q	0
r. Pollution control facilities certified by the Department of Environmental Protection	40r	0
s. Snowmobile trail grooming equipment registered under 12 M.R.S. § 13113 (reimbursable exemption)	40s	0

APPENDIX P-1: Tax Commitment Report
MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

Municipality: **SCARBOROUGH**

EXEMPT PROPERTY, continued

40t. Veteran exemptions - The following information is necessary in order to calculate reimbursement			
SECTION 1: Veterans who served <u>during a federally recognized war period</u> (lines 40t(1) - 40t(9))			
		NUMBER OF EXEMPTIONS	EXEMPT VALUE
Widower (post WWI):			
40t(1). Living male spouse or male parent of a deceased veteran	40t(1)A	0	40t(1)B
Revocable Living Trusts (post WWI veteran/widow):			
40t(2). Paraplegic veteran beneficiary (or their widow)	40t(2)A	0	40t(2)B
40t(3). All other veteran beneficiaries (or their widows)	40t(3)A	0	40t(3)B
WW I Veterans:			
40t(4). WW I veteran (or their widow) enlisted as Maine resident	40t(4)A	0	40t(4)B
40t(5). WW I veteran (or their widow) enlisted as non-Maine resident	40t(5)A	0	40t(5)B
Paraplegic Veterans:			
40t(6). Paraplegic status veteran or their unremarried widow.	40t(6)A	0	40t(6)B
Cooperative Housing Corporation Veterans:			
40t(7). Qualifying Shareholder of Cooperative Housing Corporation	40t(7)A	0	40t(7)B
All Other Veterans:			
40t(8). All other veterans (or their widows) enlisted as Maine residents	40t(8)A	317	40t(8)B \$1,902,000
40t(9). All other veterans (or their widows) enlisted as nonresidents	40t(9)A	240	40t(9)B \$1,440,000
SECTION 2: Veterans who <u>did not serve during a federally recognized war period</u> (lines 40t(10) - 40t(12))			
		NUMBER OF EXEMPTIONS	EXEMPT VALUE
40t(10). Veteran (or their widow) disabled in the line of duty.	40t(10)A	0	40t(10)B
40t(11). Veteran (or their widow) who served during the periods from 8/24/1982 to 7/31/1984 and 12/20/1989 to 1/31/1990	40t(11)A	0	40t(11)B
40t(12). Veteran (or their widow) who served during the period from 2/1/1955 to 5/7/1975, but not prior to 2/1/1955 or after 5/7/1975	40t(12)A	0	40t(12)B
Total number of ALL veteran exemptions granted in 2024	40t(A)	557	
Total exempt value of ALL veteran exemptions granted in tax year 2024			40t(B) 3,342,000

APPENDIX P-1: Tax Commitment Report
MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

Municipality: **SCARBOROUGH**

EXEMPT PROPERTY, continued

40. u. Solar and wind energy equipment. **(reimbursable exemption)**

1) Total number of solar and wind energy equipment applications processed.	40 u(1)	257
2) Total number of solar and wind energy equipment applications approved.	40 u(2)	257
3) Total exempt value of solar and wind energy equipment.	40 u(3)	17,375,000

40. v. Other. The Laws of the State of Maine provide for exemption of quasi-municipal organizations such as authorities, districts and trust commissions.

Examples: 30-A M.R.S. § 5114 provides for exemption of real and personal property of an Urban Renewal Authority or Chapter 164, P. & S.L. of 1971 provides for exemption of real estate owned by the Cobbossee-Annabessacook Authority. (See *also* 30-A M.R.S., § 5413, Revenue Producing Municipal Facilities Act.)

Enter the full name of the organization in your municipality that has been granted exempt status through such a law, the provision of the law granting the exemption, and the estimated full value of real property.

NAME OF ORGANIZATION	PROVISION OF LAW	EXEMPT VALUE
TOTAL		40v 0

40. TOTAL VALUE OF ALL PROPERTY EXEMPTED BY LAW **40** **639,720,900**

MUNICIPAL RECORDS

41. a. Does your municipality have tax maps? 41a **Yes** YES/NO
If yes, proceed to b, c, and d. If no, move to line 42.
Enter date/contractor name when maps were originally obtained. (This does not refer to the annual updating of tax maps.)

b. Date 41b **4/1/1998** mm/dd/yyyy

c. Name of contractor 41c **DesLauriers**

d. Are your tax maps PAPER, GIS, or CAD? 41d **GIS**

42. Enter the number of land parcels in your municipality (not the number of tax bills) 42 **9468**

43. Total **taxable acreage** in your municipality. 43 **20741.30**

44. a. Have you/contractor completed professional town-wide revaluation? 44a **Yes** YES/NO
If yes, please answer the questions below.
If no, please proceed to line 45.

b. Did the revaluation include any of the following? 44b (1) **Yes** LAND
Please enter each category with Yes or No.

44b (2) **Yes** BUILDINGS

44b (3) **Yes** PERSONAL PROPERTY

c. Effective Date 44c **4/1/2024** mm/dd/yyyy

d. Contractor Name 44d **N/A: Town of Scarborough Assessing**

e. Cost 44e **\$19,877**

MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

Municipality: **SCARBOROUGH**

MUNICIPAL RECORDS, continued

45. Enter the best choice that describes how the municipality administers its assessment function. Choose **SINGLE ASSESSOR, ASSESSORS' AGENT** or **BOARD OF ASSESSORS**. Include the name of any single assessor or agent.

a) Function 45a **SINGLE ASSESSOR**

b) Name 45b **Nicholas Cloutier**

c) Email address 45c **ncloutier@scarboroughmaine.org**

46. Enter the beginning and ending dates of the fiscal year in your municipality.

FROM 46a **7/1/2024**
mm/dd/yyyy

TO 46b **6/30/2025**
mm/dd/yyyy

47. Interest rate charged on overdue 2024 property taxes

47 **8.50**
8.50% maximum

48. Date(s) that 2024 property taxes are due.

48a **10/15/2024**
48c
mm/dd/yyyy

48b **3/17/2025**
48d
mm/dd/yyyy

49. Are your assessment records computerized?

49a **YES** YES/NO

Name of software used 49b **Vision Gov. Solutions**

50. Has your municipality implemented a local property tax relief program under 36 M.R.S. § 6232(1)?

50a **YES** YES/NO

How many people qualified? 50b **423**

How much relief was granted? 50c **\$311,224.00**

51. Has your municipality implemented a local senior volunteer tax credit program under 36 M.R.S. § 6232(1-A)?

51a **NO** YES/NO

How many people qualified? 51b

How much relief was granted? 51c

52. Has your municipality implemented a local property tax deferral for senior citizens under 36 M.R.S. § 6271?

52a **NO** YES/NO

How many people qualified? 52b

How much relief was granted? 52c

I/We, the Assessor(s) of the Municipality of

SCARBOROUGH

do state that the

foregoing information contained herein is, to the best knowledge and belief of this office, reported correctly and that all of the requirements of the law have been followed in valuing, listing and submitting the information.

ASSESSOR(S)
SIGNATURES


Nicholas T. Cloutier, CMA

DATE **8/21/2024**
mm/dd/yyyy

NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2024 or within 30 days after the commitment date, whichever is later, in order to avoid reduction or loss of any entitlement under the Tree Growth Tax Law municipal reimbursement program for the 2024 tax year.

APPENDIX P-1: Tax Commitment Report

MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

Municipality: **SCARBOROUGH**

County: **CUMBERLAND**

VALUATION INFORMATION

1. Enter the number and type of new, demolished and converted residential buildings in your municipality since April 1, 2023, giving the approximate increase or decrease in full market value.

	One Family	Two Family	3-4 Family	5 Family Plus	Mobile Homes	Seasonal Homes
New	93	2			23	
Demolished	3				5	
Converted						
Valuation Increase (+)	\$60,396,000	\$3,797,200			\$4,712,200	
Valuation Loss (-)	\$374,700				\$166,000	
Net Increase/Loss	\$60,021,300	\$3,797,200	\$0	\$0	\$4,546,200	\$0

2. Enter any new industrial or commercial growth started or expanded since April 1, 2023, giving the approximate full market value and additional machinery, equipment, etc.

Apartments: Hackamore Place: 45 Units; North Village: 84 Units; Beacon: 48 Units; 225 Innovation: 22 Units;
Apts (Cont.): Jocelyn Place (Senior IR): 60 Units; Avesta Route 1 (Senior IR): 31 Units; TOTAL NEW = + 32.7 M
Idexx: Labs, Offices, Whouse (% UC Last Year to Complete); TOTAL NEW = +30.3 M
Retail: Costco; Café Luna/DoublePlay; Patriot Acura (% UC); TOTAL NEW = + 18.7 M
Major Renos: Hannaford Store; Hannaford Off; Aroma Joes Off; Mercedes-Benz; TOTAL NEW = + 10.1 M
New Commercial Subdiv Lots at The Downs; TOTAL NEW = + 6.3 M
Banks: Evergreen Credit Union; Wendys converted to Chase Bank; TOTAL NEW = + 2.4 M

3. Enter any extreme losses in valuation since April 1, 2023, giving a brief explanation such as "fire" or "mill closing", etc. giving the loss at full market value.

4. Explain any general increase or decrease in valuation since April 1, 2023 based on revaluations, change in ratio used, adjustments, etc.

4/1/2024 Town-Wide Revaluation of All Properties: RE & PP
Assessed Values Overall % Increase (vs 4/1/23) by Property Type:
~ Residential: + 54.5%
~ Industrial: + 50%
~ Commercial: + 45%
~ Personal Property: + 35%
Total Town-Wide Taxable Valuation: + 52%

APPENDIX P-1: Tax Commitment Report

2024 MUNICIPAL TAX RATE CALCULATION FORM

Municipality: **SCARBOROUGH**

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Total taxable value of real estate	1	\$7,672,509,200 <small>(from page 1, line 6)</small>	
2. Total taxable value of personal property	2	\$148,944,100 <small>(from page 1, line 10)</small>	
3. Total taxable value of real estate and personal property (Line 1 plus line 2)	3	\$7,821,453,300 <small>(from page 1, line 11)</small>	
4. a. Total exempt value for all homestead exemptions granted	4a.	\$138,011,500 <small>(from Page 1, line 14f)</small>	
b. Homestead exemption reimbursement value	4b.	\$104,888,740	
5. a. Total exempt value of all BETE qualified property	5a.	\$152,828,000 <small>(from page 2, line 15c)</small>	
b. BETE exemption reimbursement value	5b.	\$76,414,000	
6. Total valuation base (Line 3 + line 4b + line 5b)	6	\$8,002,756,040	

ASSESSMENTS

7. County tax	7	\$3,630,186.00	
8. Municipal appropriation	8	\$24,196,616.00	
9. TIF financial plan amount	9	\$6,212,025 <small>(must match page 2, line 16c + 16d)</small>	
10. Local education appropriation	10	\$56,161,942.00	
11. Total appropriations (Add lines 7 through 10)	11	\$90,200,769.36	

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	\$3,246,097.00	
13. Other revenues: (All other revenues that have been formally appropriated to reduce the commitment such as excise tax revenue, T.G. reimbursement, renewable energy reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	\$0.00	
14. Total deductions (Line 12 plus line 13)	14	\$3,246,097.00	
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	\$86,954,672.36	

16.	A \$86,954,672.36 <small>(Amount from line 15)</small>	x	B 1.05	=	C \$91,302,405.98	Maximum Allowable Tax
17.	\$86,954,672.36 <small>(Amount from line 15)</small>	÷	\$8,002,756,040 <small>(Amount from line 6)</small>	=	0.01087	Minimum Tax Rate
18.	\$91,302,405.98 <small>(Amount from line 16)</small>	÷	\$8,002,756,040 <small>(Amount from line 6)</small>	=	0.01141	Maximum Tax Rate
19.	\$7,821,453,300.00 <small>(Amount from line 3)</small>	x	0.01093 <small>(Selected Rate)</small>	=	\$85,488,484.57 <small>(Enter on page 1, line 13)</small>	Tax for Commitment
20.	\$86,954,672.36 <small>(Amount from line 15)</small>	x	0.05	=	\$4,347,733.62	Maximum Overlay
21.	\$104,888,740 <small>(Amount from line 4b.)</small>	x	0.01093 <small>(Selected Rate)</small>	=	\$1,146,433.93 <small>(Enter on line 8, Assessment Warrant)</small>	Homestead Reimbursement
22.	\$76,414,000 <small>(Amount from line 5b.)</small>	x	0.01093 <small>(Selected Rate)</small>	=	\$835,205.02 <small>(Enter on line 9, Assessment Warrant)</small>	BETE Reimbursement
23.	\$87,470,123.52 <small>(Line 19 plus lines 21 and 22)</small>	-	\$86,954,672.36 <small>(Amount from line 15)</small>	=	\$515,451.16 <small>(Enter on line 5, Assessment Warrant)</small>	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

APPENDIX P-1: Tax Commitment Report



STATE OF MAINE
MAINE REVENUE SERVICES
PO BOX 1064
AUGUSTA ME 04332-1064

Letter ID: L0001452987
Letter Date: March 29, 2024
TAXPAYER ASSISTANCE: (207) 624-5600
V/TTY 7-1-1

Municipal Valuation Return
Account ID: 1198-5034
Period Start: April 01, 2024
Period End: March 31, 2025

SCARBOROUGH TOWN OF
DBA SCARBOROUGH
PO BOX 360
SCARBOROUGH ME 04070-0360



CERTIFIED RATIO DECLARATION FORM

Municipality: SCARBOROUGH County: CUMBERLAND Tax Year: 2024 Due Date: June 03, 2024

Under Maine law, municipal assessors must annually certify to Maine Revenue Services (MRS) the ratio of assessed value to just value in their municipality. This certified ratio must be used by the assessors to adjust the value of certain exemptions in the municipality, including the homestead exemption. As part of the process for determining municipal reimbursement for the homestead exemption, assessors must declare their certified ratio to MRS by June 3 each year. Please review the below options for declaring the certified ratio. MRS will accept the ratio declared by an assessor if it is within 10% of the developed parcel ratio determined by MRS for the municipality as part of the most recently completed state valuation. If the ratio declared by the assessor differs by more than 10% from the developed parcel ratio, the assessor must provide evidence showing the ratio declared is more accurate for one of the reasons under Option #2 on page 2.

Option #1: The municipality declares the developed parcel ratio of 72%, determined by MRS as part of the 2024 state valuation, as the certified ratio for 2024.

Option #2: The municipality declares a current year certified ratio that differs from the developed parcel ratio in Option #1.

If this ratio is not between 65% and 79%, select a reason and attach supporting evidence. If insufficient proof is included with this form, MRS will only accept use of the developed parcel ratio in Option #1 and will adjust reimbursements received by the municipality accordingly.

Visit the Maine Tax Portal at revenue.maine.gov to file your Certified Ratio Declaration online. If you cannot file electronically, complete page 2 and mail to the following address:

Maine Revenue Services
Property Tax Division
PO BOX 1064
AUGUSTA ME 04332-1064

Phone: (207) 624-5600
Fax: (207) 287-6396
Email: prop.tax@maine.gov

APPENDIX P-1: Tax Commitment Report



Municipality: SCARBOROUGH

Due: June 03^H, 2024

2388010

Letter ID: L0001452987

SECTION A: 2024 RATIO DECLARATION

☐ Option #1: The municipality declares the developed parcel ratio as determined by MRS as 72 %
part of the 2024 state valuation as the certified ratio for 2024.

☒ Option #2: The municipality declares a current year certified ratio that differs from the 100 %
developed parcel ratio in Option #1. Enter the chosen certified ratio.

If the municipality declares a current year certified ratio outside of 65% and 79%, check the appropriate box below and provide supporting documentation.

- ☐ A total revaluation will be implemented this year.
- ☒ A partial revaluation or market-based adjustment will be implemented this year.
**See Attached/Submitted Supporting Documentation: 2024 Sales Ratio Analysis-Updated*
- ☐ A total revaluation, partial revaluation or market based adjustment was implemented last year.
- ☐ More current sales information is available which justifies a higher ratio.
- ☐ Other (explain): _____

SECTION B: 2024 HOMESTEAD PROPERTY TAX EXEMPTION INFORMATION

Total number of actual or estimated homestead exemptions granted: 5,530

Total value of 2024 homestead exemptions, adjusted by the certified ratio declared in Section A: \$138,250,000.00

2024 property tax rate. Note: If commitment is not final for 2024, use the 2023 tax rate or an estimated rate: 00.01105

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature: Nicholas Cloutier, CMA Date: 5/21/24 Email: NCLOUTIER@scarboroughmaine.org

Signature: _____ Date: _____ Email: _____

Signature: _____ Date: _____ Email: _____

If more than three assessors, attach a sheet with a copy of the above declaration and additional signatures

Contact Person: Nicholas Cloutier, Assessor Phone: 207-730-4061 Email: NCLOUTIER@Scarboroughmaine.org

APPENDIX P-1: Tax Commitment Report



STATE OF MAINE
MAINE REVENUE SERVICES
PO BOX 9106
AUGUSTA ME 04332-9106

Letter ID: L0001740805
Letter Date: June 07, 2024
TAXPAYER ASSISTANCE: (207) 624-5600
V/TTY 7-1-1

Municipal Valuation Return
Account ID: 1198-5034
Period Start: April 01, 2024
Period End: March 31, 2025

SCARBOROUGH TOWN OF
DBA SCARBOROUGH
PO BOX 360
SCARBOROUGH ME 04070-0360



CERTIFIED RATIO DECLARATION APPROVAL

Maine Revenue Services (MRS) has received your completed 2024 Certified Ratio Declaration Form. You requested that SCARBOROUGH be allowed to use a certified ratio that varies by more than 10% from the developed parcel ratio last determined by MRS. After reviewing the evidence you provided, your request to certify at 100% has been approved for commitment April 1, 2024.

However, please remember that the ratio used by SCARBOROUGH for the homestead exemption program should be used to adjust all other property values in the municipality including the value of acres in the tree growth and farmland program, business equipment tax exemption (BETE) and veterans' exemptions.

If for any reason adjustments to your taxable value can not be implemented and goals are not met then you would use the maximum allowed ratio determined by MRS. Reimbursements would be based on 79.2%, the maximum allowed ratio determined in the Certified Ratio Declaration Form mailed to your municipality.

For questions regarding this notice, you may contact the Property Tax Division at (207) 624-5600 between 9:00 AM and 4:00 PM Monday through Friday, holidays excepted, or by email at prop.tax@maine.gov.

Cumberland County Government
142 Federal Street, Portland, Maine 04101
207-871-8380 • cumberlandcounty.org

James H. Gailey, County Manager

MAR 27 2024

March 21, 2024

Dear Town of Scarborough Town Manager:

As you will likely remember, Cumberland County transitioned from a calendar year to a fiscal year budget starting with the 2023-24 budget last year. This was no easy task on our end and the tremendous help and support of the communities made the transition go smoother.

Each spring, the County sends out its Warrant to the twenty-eight communities in Cumberland County. This year will be no different, but like last year, slightly more information will be provided than in the past. Enclosed you will find the regular Warrant information representing the County's 2024-25 Warrant, but also two different invoices from the County.

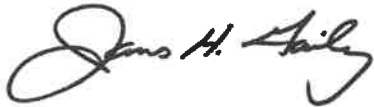
Your community selected 5 years to pay the 2023.5 Warrant related to the fiscal year shift, meaning the 2023.5 Warrant is divided by that many years, then prorated over 5 years and due in addition to each annual fiscal year warrant amount.

For convenience and to reduce confusion, two invoices are enclosed for this year's amounts due. The first invoice is for the 2024-25 budget year and is due September 1, 2024. The second invoice is for the "2023.5" budget year prorated amount and is due September 1, 2024. The total amount due September 1, 2024 is the combination of both of the amounts shown on the two invoices.

As always, we would be happy to answer any questions regarding the enclosed documents.

Again, thank you for your help in making this transition work.

Sincerely,



James H. Gailey
County Manager

Maine
Cumberland **County**
142 FEDERAL ST
PORTLAND, ME 04101

APPENDIX P-1: Tax Commitment Report

INVOICE
Customer Copy

CUSTOMER		INVOICE DATE		INVOICE NUMBER		AMOUNT PAID		DUE DATE		INVOICE TOTAL DUE					
TOWN OF SCARBROUGH		03/21/2024		5153		\$0.00		03/21/2024		\$3,342,311.00					
DESCRIPTION		QUANTITY		PRICE		UOM		ORIGINAL BILL		ADJUSTED		PAID		AMOUNT DUE	
2024-2025 TAX WARRENT DUE 8/31/2024		1		\$3,342,311.00		EACH		\$3,342,311.00		\$0.00		\$0.00		\$3,342,311.00	
									Invoice Total:		\$3,342,311.00				

SCARBROUGH TAXES

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

Maine
Cumberland **County**

Remit To:
Cumberland County Finance Office
142 Federal St.
Portland, ME 04101

TOWN OF SCARBROUGH
PO BOX 360
SCARBROUGH, ME 04070

INVOICE
Remit Portion

Invoice Date	03/21/2024
Invoice Number	5153
Customer Number	175
Amount Paid	\$0.00
Due Date	03/21/2024
Invoice Total Due	\$3,342,311.00

Please write your original invoice number on your check and
enclose this portion of the bill with your payment.

142 FEDERAL ST
PORTLAND, ME 04101

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE	
TOWN OF SCARBOROUGH	3/22/2024	4499	\$ -	9/1/2024	\$ 287,875	
DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL	PAID	AMOUNT DUE
2023.5 TAX PAYMENT	1	\$ 287,875	EA	\$287,875	\$ -	\$ 287,875
Due 9/1/2024						

Invoice Total:	\$ 287,875.00
----------------	---------------

TOWN OF SCARBOROUGH	"2023.5" Payment plan year	2	of	5
---------------------	----------------------------	---	----	---

Cumberland County Government

142 Federal Street, Portland, Maine 04101
207-871-8380 • cumberlandcounty.org

James H. Gailey, County Manager

Alex Kimball, Deputy Manager, Finance & Administration

March 21, 2024

Mr. Thomas Hall
Town Manager
Town of Scarborough
259 U.S. Route #1
PO Box 360
Scarborough, ME 04074

Dear Town Manager Hall,

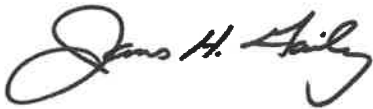
On behalf of the Board of Commissioners and our County Leadership Team, I have enclosed the Cumberland County's 2024-25 Assessment. As you will note from the attached information, the County's mil rate for FY 2024-25 is .0005103583 or \$0.51 per thousand. This represents a net increase of 4.89% in taxes raised compared to fiscal year 2023-24, or approximately a \$12.13 decrease for the average taxpayer as compared to last year, which varies by municipality depending on the valuation.

We know our municipalities are facing many difficult decisions and I want you to know our partnership with you is a commitment we take seriously. If you would like to learn more about our 2024-25 budget, please visit our website at www.cumberlandcounty.org.

We are committed to working collaboratively with our municipalities as a facilitator, convener, and service provider. With our economies of scale and the use of modern technology, we understand and accept our responsibility to continue to look for ways to provide for more efficient, value-added public services that help you achieve your goals.

If you have any questions or concerns about the assessment or what we are doing as a county government, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "James H. Gailey".

James H. Gailey
County Manager

APPENDIX P-1: Tax Commitment Report

WARRANT

STATE OF MAINE

COUNTY OF CUMBERLAND

Assessor, Town of Scarborough

Pursuant to the provisions of Title 30-A, M.S.R.A. section 706, an estimate of sums necessary for defraying the charges of the County of Cumberland for the fiscal year 2024-25 was voted March 19, 2024 by the Board of County Commissioners. A tax of \$39,091,943 is to be assessed, collected and paid according to law, and applied for the purposes aforesaid.

Whereas, upon a due apportionment of the said sum on the Towns/Cities in said County, your Town/City's proportion is found to be: **\$3,342,311 on a valuation of \$6,548,950,000.**

Tax Rate: 0.0005103583

Your municipality is hereby required, in the name of the State of Maine and the County of Cumberland, to assess the said sum upon the polls and estates in said Town/City, agreeable to the laws in said State, and cause the same in like manner to be collected and paid to Treasurer, Cumberland County upon this Warrant issued for the same, **on or before the first day of September 2024.**

March 21, 2024

Attest:

A handwritten signature in black ink, appearing to read "James H. Gailey", written in a cursive style.

James H. Gailey
Cumberland County Manager

TAX ASSESSOR'S RETURN

Pursuant to a Warrant from James H. Gailey, Clerk of Cumberland County, dated March 22, 2024 we have assessed the polls and estates of the residents and non-residents of the Town/City of Scarborough, County of Cumberland in the amount of \$ \$3,630,186 and have forwarded lists thereof to Lisa Saulle, Tax Collector of said Town/City.

Said assessment of taxes to be paid to Treasurer, Cumberland County, on or before the first day of September 2024.

ASSESSORS:

 8/12/24

Nicholas T. Cloutier, CMA

Town/City of Scarborough

\$ \$3,630,186

**TO BE FILLED IN AND FORWARDED TO THE COUNTY TREASURER, 142
FEDERAL STREET, PORTLAND, MAINE 04101 WITH PAYMENT OF TAXES
BY SEPTEMBER 1, 2024.**

**INTEREST RATE ON UNPAID TAXES SET AT 5% AND SHALL BE ASSESSED
SIXTY (60) DAYS AFTER SEPTEMBER 1, 2024.**

APPENDIX P-1: Tax Commitment Report

TIF/CEA TOTALS 2024-2025

TIF/CEA	LOCATION	TOTAL ASSESSED VALUE	OAV	INCREASED VALUE
AVESTA SOUTHGATE	577 US ROUTE 1	\$ 4,127,700	\$ 442,100	\$ 3,685,600
BESSEY SCHOOL I	1 BESSEY SCHOOL DR	\$ 7,942,700	\$ -	\$ 7,942,700
BESSEY COMMONS II	4 BESSEY SCHOOL DR	\$ 7,472,500	\$ 379,600	\$ 7,092,900
BOR ZONE	71 US ROUTE 1	\$ 9,390,800	\$ 2,312,000	\$ 7,078,800
HAIGIS PKWY TIF	VARIOUS	\$ 160,049,042	\$ 8,563,500	\$ 151,485,542
DOWNTOWN TIF	VARIOUS	\$ 518,033,058	\$ 124,303,200	\$ 393,729,858 ***
CROSSROADS HOLDINGS CEA	VARIOUS	\$ 326,879,658	\$ 7,265,700	\$ 319,613,958
OAK HILL SENIOR HOUSING CEA	41 LITTLE DOLPHIN DR	\$ 7,948,000	\$ 684,642	\$ 7,263,358
AVESTA ROUTE ONE CEA	9 FAIRFIELD RD	\$ 4,057,200	\$ -	\$ 4,057,200

TIF/CEA	INCREASED VALUE	CAPTURE RATE	CAPTURED VALUE	TAX RATE	TAXES
AVESTA SOUTHGATE CEA (TO AVESTA)	\$ 3,685,600	50%	\$ 1,842,800	\$ 10.93	\$ 20,141.80
AVESTA SOUTHGATE TIF (TO TOS)		50%	\$ 1,842,800	\$ 10.93	\$ 20,141.80 *
BESSEY SCHOOL I CEA	\$ 7,942,700	100%	\$ 7,942,700	\$ 10.93	\$ 86,813.71
BESSEY COMMONS II CEA	\$ 7,092,900	100%	\$ 7,092,900	\$ 10.93	\$ 77,525.40
BOR ZONE CEA **	\$ 7,078,800	100% (Max Limit Reached)	\$ 4,409,728	\$ 10.93	\$ 48,198.33
HAIGIS PKWY TIF	\$ 151,485,542	100%	\$ 151,485,542	\$ 10.93	\$ 1,655,736.97 *
DOWNTOWN TIF ***	\$ 393,729,858	100% (LESS 3 CEAs)	\$ 257,393,856	\$ 10.93	\$ 2,813,314.84 *
CROSSROADS HOLDINGS CEA	\$ 319,613,958	40%	\$ 127,845,583	\$ 10.93	\$ 1,397,352.23
OAK HILL SENIOR HOUSING CEA	\$ 7,263,358	75%	\$ 5,447,519	\$ 10.93	\$ 59,541.38
AVESTA ROUTE ONE CEA	\$ 4,057,200	75%	\$ 3,042,900	\$ 10.93	\$ 33,258.90

TOTAL INCREASED VALUE ***	\$ 571,015,400	TOTAL CAPTURED VALUE	\$ 568,346,328	CEA TOTALS	\$ 1,722,831.75
				TIF TOTALS	\$ 4,489,193.61 *
					\$ 6,212,025.36

* CAPTURED TIF REVENUES TO TOWN (NON-CEA)

** BOR ZONE CEA MAX TOTAL LIMIT (\$559,065) REACHED FY25, SO CAPTURED VALUE LESS THAN 100%, ONLY UP TO MAX

*** INCREASED VALUE OF CROSSROADS CEA , OAK HILL SENIOR HOUSING CEA,
& AVESTA ROUTE ONE CEA ARE ALREADY INCLUDED IN TOTAL INCREASED VALUE OF DOWNTOWN TIF

APPENDIX P-1: Tax Commitment Report

Town of Scarborough TIF/CEA Summary

(pg. 1 of 2)

DECD TIF Districts

TIF/CEA	Base Value Date	Base Value	Start Date	End Date	Term	Max Sum of Total Payments	Capture Rate (of IAV)	Captured Tax Revenues / EST. CEA Payments through 06-30-25	Brief Description of Agreement
BOR Zone TIF	3/31/2009	2,312,000	4/1/2010 (Approved 10/23/2009)	3/31/2025	15 Years	\$559,065	100%	see CEA below	Reimburse developer for public infrastructure costs associated with redevelopment in District.
CEA: Foundation Center (Within BOR Zone TIF District)	3/31/2009	2,312,000	4/1/2010 (Approved 10/23/2009)	3/31/2025	15 Years	\$559,065	100%	\$559,065.00	100% of Captured TIF revenues to Foundation Center, LLC.
Downtown Omnibus TIF	3/31/2019	124,303,200	7/1/2019	6/30/2049	30 Years		100%*	\$6,015,375.42	*Per 2022 Amendment, 100% of IAV captured on entire district. District revenues deposited/held in dedicated accounts and applied only toward approved activities/projects
CEA: Crossroads Holdings (Within Downtown TIF District)	3/31/2019	7,265,700	4/1/2019	3/31/2049	30	see notes **	40%** (Years 1-10)	\$3,999,376.08	**For Scarborough Downs portion of Downtown District parcels, TIF revenues to developer as follows: 1. CEA Years 1-10 = 40% of taxes paid on IAV 2. Years 11-15 = 25% OR 40% of taxes paid on IAV (contingent on performance standard incentives) 3. Years 16-20: 25% OR 40% (up to max cumulative of \$55Million) 4. Years 21-30: 10% of taxes paid on IAV, with max annual deposit per year of \$2 Million, if CEA standards met at end of year 20
CEA: Oak Hill Senior Housing [Jocelyn Place] (Within Downtown TIF District)	3/31/2021	684,642	7/1/2021	6/30/2041	20 Years		75%	\$91,847.68	75% of taxes paid on IAV to developer (60-unit senior/affordable housing)
CEA: Avesta US Route One (Within Downtown TIF District)	3/31/2021	0	7/1/2022	6/30/2042	20 Years		75%	\$41,847.97	75% of taxes paid on IAV to developer (31-unit senior/affordable housing)
Haigis Parkway TIF	3/31/2003	8,563,500	7/1/2003	6/30/2033	30 years		100%***	\$5,587,881.27	***Per 2022 Amendment, District will capture 100% of the IAV (for remainder of TIF). Used to retire the debt for the public improvements within the district and for a portion of NEE Gateway project. Note: NEE CEA concluded FY23.

Note: Summary provided by Town Assessor for unofficial/review purposes only and considered a "Working Document" subject to changes and updates as needed

Summary Updated: 08/21/2024

APPENDIX P-1: Tax Commitment Report

Town of Scarborough TIF/CEA Summary

(pg. 2 of 2)

Affordable Housing TIF Districts

TIF/CEA	Base Value Date	Base Value	Start Date	End Date	Term	Max Sum of Total Payments	Capture Rate (of IAV)	Captured Tax Revenues / EST. CEA Payments through 06-30-25	Brief Description of Agreement
Avesta Southgate TIF	3/31/2015	442,100	4/1/2016 (Approved 10/11/2016)	3/31/2033	17 Years		100%	see detail below	38-unit family rental affordable housing project Note: No CEA Payments thru' FY2019.
CEA: Avesta Southgate	3/31/2015	442,100	4/1/2016 (Approved 10/11/2016)	3/31/2033	17 Years		50%	\$110,075.25	50% to owner for debt service (38-unit family rental affordable housing project)
Avesta Southgate (% to Town)	3/31/2015	442,100	4/1/2016 (Approved 10/11/2016)	3/31/2033	17 Years		50%	\$110,075.25	50% to Town's affordable housing initiative fund.
Bessey School I TIF	3/31/2006	0	7/1/2008 (Approved 11/1/2006)	11/15/2036	30 Years		100%	see CEA below	54 one-bedroom apts, senior/affordable housing. Built on land leased from Town for \$1 per year for 99-year term.
CEA: Bessey School	3/31/2006	0	7/1/2008 (Approved 11/1/2006)	11/15/2036	30 Years		100%	\$969,457.82	100% of TIF revenues to Bessey School, LP.
Bessey Commons II TIF	3/31/2019	379,600	7/1/2019	11/15/2049	30 Years		100%	see CEA below	40 one-bedroom apts, senior/affordable housing. Built on land leased from Town for \$1 per year for 99-year term.
CEA: Bessey Commons II	3/31/2019	379,600	7/1/2019	11/15/2049	30 Years		100%	\$253,587.61	100% of TIF revenues to Bessey Commons II, LP. 1st CEA Payment was FY22, FY21 IAV = \$0

Note: Summary provided by Town Assessor for unofficial/review purposes only
and considered a "Working Document" subject to changes and updates as needed

Summary Updated: 08/21/2024

APPENDIX P-1: Tax Commitment Report

Top Ten Taxpayers, FY 2024-2025

#	OWNER	REAL ESTATE VALUE	PERSONAL PROP VALUE	TOTAL VALUE	TAX	% LEVY
1	MAINE LIFE CARE INC	\$ 117,298,300	\$ 1,476,200	\$ 118,774,500	\$ 1,298,205.29	1.52%
2	THE RESIDENCES AT GATEWAY COMMONS LLC	\$ 64,337,100	\$ 69,300	\$ 64,406,400	\$ 703,961.95	0.82%
3	IDEXX DISTRIBUTION INC	\$ 60,407,800	\$ 1,116,600	\$ 61,524,400	\$ 672,461.69	0.79%
4	CENTRAL MAINE POWER CO	\$ 59,242,200	\$ 60,000	\$ 59,302,200	\$ 648,173.05	0.76%
5	HANNAFORD BROS CO	\$ 38,493,100	\$ 17,180,000	\$ 55,673,100	\$ 608,506.98	0.71%
6	NEW ENGLAND EXPEDITION-SCARBOROUGH LLC	\$ 36,367,800	\$ -	\$ 36,367,800	\$ 397,500.05	0.46%
7	COSTCO WHOLESALE CORPORATION	\$ 19,397,800	\$ 10,040,700	\$ 29,438,500	\$ 321,762.81	0.38%
8	ABBOTT DIAGNOSTICS SCARBOROUGH INC	\$ 26,746,600	\$ 1,669,800	\$ 28,416,400	\$ 310,591.25	0.36%
9	WAL-MART REAL ESTATE BUSINESS TRUST	\$ 20,465,200	\$ 2,731,300	\$ 23,196,500	\$ 253,537.75	0.30%
10	WATERSTONE SCARBOROUGH LLC	\$ 20,467,400	\$ -	\$ 20,467,400	\$ 223,708.68	0.26%
Totals		\$ 463,223,300	\$ 34,343,900	\$ 497,567,200	\$ 5,438,409.50	6.36%

2024 Revaluation

FINAL OUTCOMES

TAX COMMITMENT: AUGUST 21, 2024

Note: Revaluation Outcome Impacts (Averages & Medians)
exclude the following atypical outliers:

- New Construction
- 2023-2024 Permits > 25,000
- Properties with Tax Bills < \$50
- Mixed-Use / "Current Use" Properties (i.e. Tree Growth, Farmland)



APPENDIX P-1: Tax Commitment Report

Factors Revaluation Outcomes

FACTORS

That Impacted Taxes This Year

Scope of Reval

- 
1. Relative Assessment Change
 2. Commercial → Residential “Shift”

Not a Product
of the Reval

- 
3. FY25 Budget
 4. State’s Property Tax “Stabilization” Program

APPENDIX P-1: Tax Commitment Report

Factor 1 Relative Assessment Change

ASSESSED VALUE CHANGE

	% Change in Taxable Assessed Value	
	AVERAGE	MEDIAN
SF Home	53.4%	53.7%
Condo	53.7%	51.0%
Manuf. Home	50.1%	41.4%
Vacant Land	44.7%	41.9%

Res. Overall

% Change in Taxable Assessed Value	
AVERAGE	MEDIAN
53.0%	53.2%

Note: Stats above exclude Outlier Properties (i.e. New Construction)

APPENDIX P-1: Tax Commitment Report

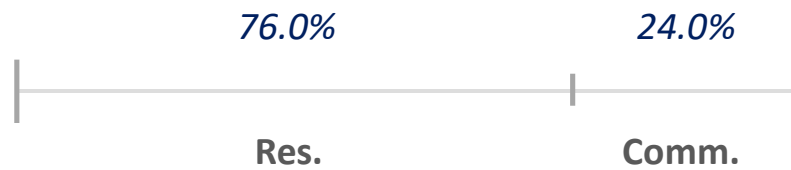
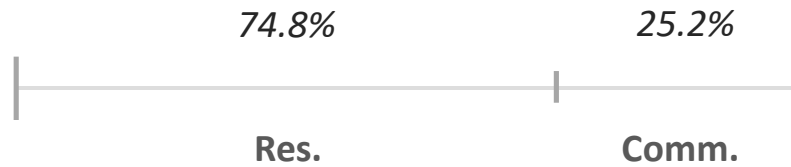
Factor 2
Commercial ➡ Residential “Shift”

Percentage of Total Town-wide
Taxable Valuation

BEFORE
(FY 24)



Now
AFTER
REVAL
(FY 25)



APPENDIX P-1: Tax Commitment Report

Factors 1 & 2 Revaluation Outcomes

	Taxable Assessed Value					Total Residential	Total Non-Residential
	Residential	Commercial	Industrial	Personal Prop	Total Taxable		
FY24 (4/1/2023)	3,847,211,900	937,189,576	247,722,500	110,459,200	5,142,583,176	3,847,211,900	1,295,371,276
% of Total	74.8%	18.2%	4.8%	2.1%		74.8%	25.2%
FY25 (4/1/2024)	5,943,601,900	1,357,680,200	371,227,100	148,944,100	7,821,453,300	5,943,601,900	1,877,851,400
% of Total	76.0%	17.4%	4.7%	1.9%		76.0%	24.0%

Year-Over-Year Valuation Change

– 2024 Town-Wide Revaluation –

Including New
Development &
Construction

Value Change
% Change

Res	Comm	Indust	Pers Prop	Town-Wide	Res	Non-Res
2,096,390,000	420,490,624	123,504,600	38,484,900	2,678,870,124	2,096,390,000	582,480,124
54.5%	45%	50%	35%	52%	54.5%	45%

APPENDIX P-1: Tax Commitment Report

Factor 3 FY 25 Budget

Final FY25 Tax Commitment

	Fiscal Year	Taxable Valuation	% Change in Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy	% Change in Annual Budget
<i>Actual FY25 Post Reval</i> →	2024	\$5,142,583,176	3.10%	15.97	3.77%	\$82,127,053	6.98%
	2025	\$7,821,453,300	52.09%	10.93	-31.56%	\$85,488,484	4.09%

Modeling Change in Tax Rate: If No Reval

	Fiscal Year	Taxable Valuation	% Change in Valuation	Tax Rate/1000	% Change in Tax Rate	Total Tax Levy	% Change in Annual Budget
<i>Estimated If No Reval</i> →	2024	\$5,142,583,176	3.10%	15.97	3.77%	\$82,127,053	6.98%
	2025	\$5,281,548,846	2.70%	16.19	1.35%	\$85,488,484	4.09%

YoY Growth: 154,406,300.00 ← Prior Year's New Value (non Reval Year)
 90% Est. Policy: 138,965,670.00 ← Estimated New YoY Growth if No Reval
 Est. Valuation \$5,281,548,846 ← Add Prior Year's Valuation & Est. YoY Growth if No Reval

APPENDIX P-1: Tax Commitment Report

Factors 1, 2, & 3 Tax Impacts

TAX BILL CHANGE

(Not Including State's "Stabilization" Program Impact)

	% Change in <u>Tax Bill</u>	
	AVERAGE	MEDIAN
SF Home	5.0%	5.2%
Condo	5.2%	3.4%
Manuf. Home	2.7%	-3.2%
Vacant Land	-1.0%	-2.9%

Note: Stats above exclude Outlier Properties (i.e. New Construction)

Residential Overall

AVERAGE	MEDIAN
4.7%	4.8%

"Improved" Residential *(Excludes Vacant Land)*

AVERAGE	MEDIAN
4.9%	5.0%

Homesteads Only

AVERAGE	MEDIAN
5.5%	5.8%

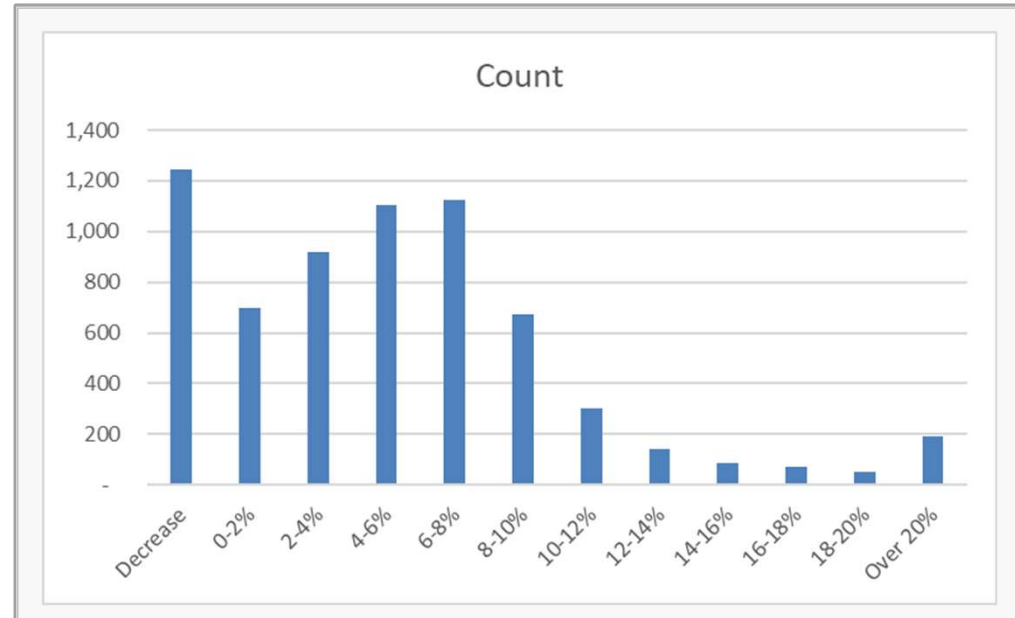
APPENDIX P-1: Tax Commitment Report

Factors 1, 2, & 3 Tax Impacts

TAX IMPACTS: “IMPROVED” RESIDENTIAL PROPERTIES

(Not Including Vacant Land, Nor Properties Enrolled in State’s Former “Stabilization” Program)

Tax Bill Change Range	Properties	% of Res Owners
Decrease	1,247	19%
0-2%	696	11%
2-4%	920	14%
4-6%	1,106	17%
6-8%	1,124	17%
8-10%	675	10%
10-12%	303	5%
12-14%	143	2%
14-16%	88	1%
16-18%	71	1%
18-20%	52	1%
Over 20%	192	3%



Note: Stats above exclude Outlier Properties (i.e. New Construction)

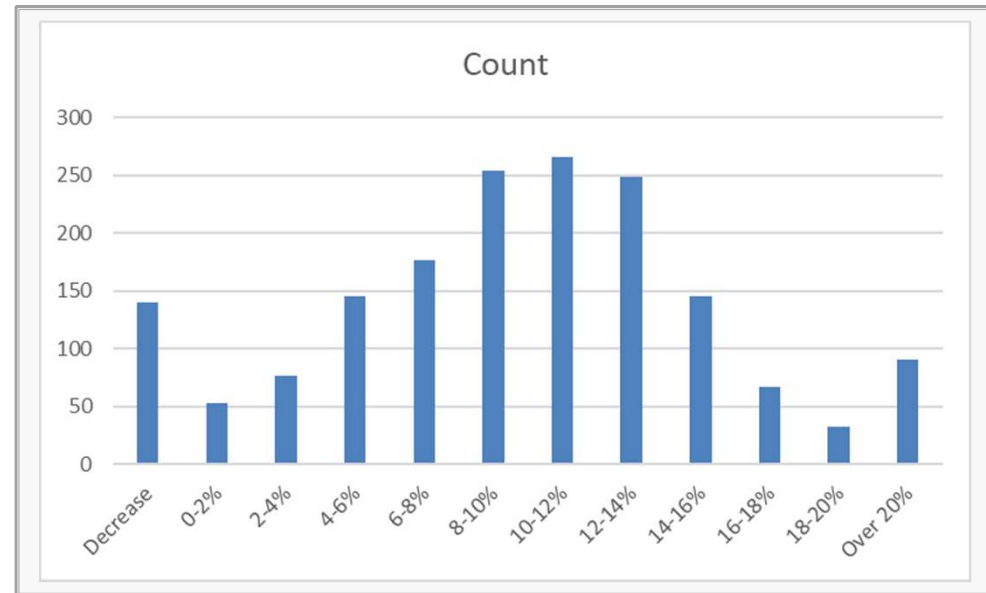
All 4 Factors Combined Tax Impacts

STATE'S STABILIZATION PROGRAM PARTICIPANTS

% Change in Taxes	
AVERAGE	MEDIAN
9.9%	10.0%

Tax Bill Change Including
State Program Impact

Tax Bill Change Range	Properties	% of Res Owners
Decrease	140	8%
0-2%	53	3%
2-4%	77	5%
4-6%	145	9%
6-8%	176	10%
8-10%	254	15%
10-12%	266	16%
12-14%	249	15%
14-16%	145	9%
16-18%	67	4%
18-20%	33	2%
Over 20%	91	5%



Note: Stats above exclude Outlier Properties (i.e. New Construction)

APPENDIX P-1: Tax Commitment Report

Factors 2, 3, & 4 Tax Impacts

SIMPLIFIED SUMMARY OF IMPACT FACTORS

~ Residential Homestead Properties ~

Factor	Avg Tax Impact	
	Not in State Program	Stabilization Program Participants
4.09% Net Budget Increase (with est. 2.7% YoY value growth)	1.35%	1.35%
Revaluation (Avg Impact)	4.15%	4.15%
State's Property Tax Stabilization Program Ended	n/a	4.40%
Total Avg Tax Increase (Per figures above) ➡	5.5%	9.9%

State's "Freeze" Repeal Impacts

- 1) Last Year's 3.77% Tax Rate Increase Deferred
- 2) Last Year's Exemption Reductions Not Experienced
- 3) Any Assessment Record Corrections &/or Permitted Improvements 4/1/22 – 4/1/23 Not Experienced Until 4/1/24

APPENDIX P-1: Tax Commitment Report

All 4 Factors Combined Tax Impacts

EXAMPLE FY25 YoY TAX IMPACTS

> 3,000 Properties

~ 3,775 Households

~ 1,745 Households

		Residential: Non-Homestead Not in State "Freeze" Program			Residential: Homestead Exemption Not in State "Freeze" Program			Residential: Homestead Exemption Stabilization Program Participants		
FY23	FY23 Assessed Homestead Exe	400,000	600,000	800,000	400,000	600,000	800,000	400,000	600,000	800,000
	Taxable Value	-	-	-	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
	Tax Rate	0.01539	0.01539	0.01539	0.01539	0.01539	0.01539	0.01539	0.01539	0.01539
	Annual Taxes	\$6,156	\$9,234	\$12,312	\$5,771	\$8,849	\$11,927	\$5,771	\$8,849	\$11,927
FY24	FY24 Assessed Homestead Exe	400,203	601,112	802,020	400,203	601,112	802,020	400,203	601,112	802,020
	Taxable Value	-	-	-	(23,500)	(23,500)	(23,500)	(23,500)	(23,500)	(23,500)
	Tax Rate	0.01597	0.01597	0.01597	0.01597	0.01597	0.01597	0.01597	0.01597	0.01597
	Annual Taxes	\$6,391	\$9,600	\$12,808	\$6,016	\$9,224	\$12,433	\$5,771	\$8,849	\$11,927
FY25	FY25 Assessed Homestead Exe	605,500	915,100	1,224,700	605,500	915,100	1,224,700	605,500	915,100	1,224,700
	Taxable Value	-	-	-	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
	Tax Rate	0.01093	0.01093	0.01093	0.01093	0.01093	0.01093	0.01093	0.01093	0.01093
	Annual Taxes	\$6,618	\$10,002	\$13,386	\$6,345	\$9,729	\$13,113	\$6,345	\$9,729	\$13,113
FY24 to FY25: YoY Tax Change		\$227	\$402	\$578	\$329	\$504	\$680	\$574	\$880	\$1,185
FY24 to FY25: Taxes % Change		3.5%	4.2%	4.5%	5.5%	5.5%	5.5%	9.9%	9.9%	9.9%

State's "Freeze" Repeal Impacts

Any Assessment Record Corrections &/or Permitted Improvements 4/1/22 – 4/1/23 Not Experienced Until 4/1/24

Last Year's Exemption Reductions Not Experienced

Last Year's 3.77% Tax Rate Increase Deferred

"Frozen" Tax Bill Amount (Same as FY23)

APPENDIX P-1: Tax Commitment Report

Revaluation Outcomes

2024 REVALUATION COSTS

~ Budgeted vs. Actual ~

Description	Budgeted	Actual Spent	Net Balance Unspent
Office Supplies & Materials	\$2,000	\$0.00	\$2,000.00
Travel Expenses	\$4,000	\$4,000.00	-
Overtime Pay	\$4,500	\$0.00	\$4,500.00
Postage	\$18,500	\$13,052.58	\$5,447.42
Contractual Services	\$15,000	\$2,824.66	\$12,175.34
Total Reval-Related Costs	* \$44,000	\$19,877.24	\$24,122.76

* 2024 Revaluation Project Budget (\$44,000) outlined in Exhibit 7 of the FY24 Budget Book.

Note: 2018/2019 Revaluation cost was \$391,000 when performed by outside company KRT Appraisal.

TOWN OF SCARBOROUGH

2024 TOWNWIDE REVALUATION PROJECT

ANECDOTAL EVIDENCE OF PROJECT SUCCESS

(Sampling of Comments Received)

Residents/Taxpayers:

<ul style="list-style-type: none"> ▪ Your well planned, thoughtful and very respectful approach will go a long way to assure taxpayers of the fairness of the process. That is a difficult task—most people view a reval the same way they view going to the dentist. I have a lot of confidence in you and your department.
<ul style="list-style-type: none"> ▪ I just finished reviewing your presentation online and congratulations on an excellent job of making a topic that is complex to some, easily understandable.
<ul style="list-style-type: none"> ▪ Thank you for getting back to me in a timely way with your decisions Nick. I had been anxious about making the initial outreach to you but your attentive manner and respectful listening made the process easier for me. <i>[We]</i> agree that the new assessment much more accurately reflects the property's current value.
<ul style="list-style-type: none"> ▪ Thanks for all your efforts to make this process as painless and transparent as possible.
<ul style="list-style-type: none"> ▪ I received the good/bad news in the mail yesterday. Thanks for getting the notices out in a timely fashion and for including the relevant information. I appreciate the great job you are doing in keeping us residents informed throughout this complicated process.
<ul style="list-style-type: none"> ▪ Thanks for the quick response. The info was really helpful. Naturally, we are not happy about the increase, but I certainly appreciate the effort that your department has gone through to explain both the results and the underlying process.
<ul style="list-style-type: none"> ▪ Thanks Nick, I appreciate your thorough review. I am pleased with the result but more importantly I am impressed with the process. I'm glad you are looking at the other houses on the street. I believe <i>[Neighbor]</i> has the same concerns.
<ul style="list-style-type: none"> ▪ We very much appreciate the care you took to explain the determinations. Our aim was to gain confidence this is a fair and accurate result so we can pay our proportionate share of taxes and it is more than apparent your goal is the same. The job cannot be easy! We are not requesting a phone call or further process.
<ul style="list-style-type: none"> ▪ Wow, you just made my millennium!! Thank you so much for taking the time to come out to inspect <i>[property address]</i> and for the corresponding changes. Really, really appreciate it! In looking over the corrections, I feel that <i>[property address]</i> is now assessed accurately and fairly. Thanks too for making copies of the past assessment cards. I am one of those data nerds.
<ul style="list-style-type: none"> ▪ Thank you so much for your patience and your time. It was a real pleasure speaking with you. I really value the service provided by all of you in our town offices, you really make a difference in our lives, even though you probably don't get that feedback very often!
<ul style="list-style-type: none"> ▪ It is a pleasure dealing with you and I appreciate your professional approach to my request for reconsideration. You are an asset to the Town and I wish you well as you continue your service.
<ul style="list-style-type: none"> ▪ We very much appreciate your willingness to meet with us and to understand the questions we raised. The adjustments you have made are more than acceptable to us.
<ul style="list-style-type: none"> ▪ It was a pleasure meeting you a few weeks ago. You have done a remarkable job with the reassessment in Scarborough.

Fellow Assessors:

- I wish to congratulate you on your superb performance in your revaluation. I know it's not quite over, but you've laid the foundation of a model project.
- We were just looking at your website and the flyers you guys are awesome! Inspirational! Will definitely help us make the taxpayers happy I think/hope!

Town Councilors/Staff:

- Nicely done, Nick it's perfect. Well written, accurate with the right tone. As I said before, the process of communicating about the reval should be a template for our budget conversations and any other matters of real importance. Thanks again, Nick. You have humanized a very "technical" job.
- Just wanted to say what a great job I thought you did last night on the workshop presentation. You explained it very well, and you clearly delineated the Council's job.
- Nick prepared a Communication Plan (see attached) last December and has hit all his marks, actually exceeded them. The work continues in earnest, looking forward, we have a Town Council workshop planned for April 17 where I expect more definitive information will be shared. If you haven't seen it already, Nick appeared at the February 8 Finance Committee meeting (starting at the 17:00 minute mark) and shared an in-depth overview of the factors that could affect tax bills. This topic was also featured in a recent Leader article in our e-newsletter. Lastly, I would be remiss if I do not mention his outreach to neighborhood groups and organizations in Town. All in all, I couldn't be more pleased with his effort to communicate on this matter.
- I agree that the communication plan as proposed is robust and that I am certain it will help us prepare everyone with context and rationale for the upcoming tax increases. It is the most thoughtful and strategic piece of work I have ever seen on this topic. Nice work. I appreciate your tenacity, candor and straightforward approach to this enormous effort.
- I think it's very well written and easy to understand. We are lucky to have an assessor serving our Town who is committed to open and continuous communication and genuinely cares about our residents. The more we continue to communicate to help people understand the decisions being made and why, the better.
- Awesome work to all involved! We are so lucky to have you all!
- What a huge lift and better than expected result for so many:)



MEETS & BOUNDS

JULY 2024

Maine Association of Assessing Officers

www.maineassessors.org

Collaborative Communications Builds Trust in Our Local Governments

Scarborough Town Council Communications Committee

Throughout this year's revaluation in Scarborough, the Council Communications Committee had the pleasure of partnering with our Town Assessor, Nick Cloutier, as we navigated this sometimes challenging process. Given the housing shortage in Maine, a drastic spike in home values, and being a desirable coastal community near Portland, we knew there was going to be a significant change in home values. Five years ago, Scarborough conducted our first revaluation in 15 years with the assistance of a contracted third party, which for many residents was not a good experience. With that negative experience still very fresh in the minds of many residents, we as elected officials acknowledged that we were facing a fair amount of skepticism and distrust. Additionally, the repeal of the State's Senior State Tax Stabilization program, which impacted 1,800 Scarborough residents, only added insult to an already open wound by increasing their tax bills by nearly 4%. While Scarborough boasts a diverse tax base with nearly 25% of our 2023 taxes paid by commercial properties, the higher rate of increased residential valuation shifted more taxes to residents, resulting in an average of a 4.75% tax bill increase for residents. For some residents it was a true triple whammy. Many of our most vulnerable residents could anticipate a 8.75% increase in their tax bills, and all of this prior to setting the FY25 municipal and school budgets.

Throughout the revaluation, credible, consistent, and empathetic communications were critical. The Asses-

sor, Town Management, and Town Council partnered collaboratively throughout the process to maximize impact and build trust in our local government. All Town channels were effectively utilized - Town website, FAQs, social media, Council meetings, Council workshops, Council committee meetings, mailings, and resident roundtables. Although the revaluation is State mandated, everyone involved appreciated the emotional impact a tax change can have on individuals, particularly when taxes go up significantly. It was important that we not only communicated the facts, but that we led with empathy for those who would see a double-digit percent increase on their tax bill. Throughout the development of the communications plan, staff collaborated with Council to get our input; a process that started nearly nine months before residents received their new valuation. The key to rebuilding trust was to ensure that it wasn't a "one and done" communication. Together we built a strategic plan that was carried out over many months, which included evolving messaging relevant at that time in the process.

As we learned more about the revaluation, it significantly impacted and drove our choices around the budget process this year. One of our biggest hurdles was accepting that some residents were going to conflate the budget and the revaluation because ultimately both impact what residents see in their tax bills. The only thing the Council could control was how much we would spend in our FY25 budget. This



fact became central to our messaging. Ultimately, because our assessor had done such a thorough job explaining the anticipated impacts of the revaluation to the Council, we approved a budget that, by itself, resulted in a modest 1.47% tax increase. Our effort to mitigate as much of the impact of the revaluation as possible resulted in a new estimated mil rate of approximately \$11.05. Throughout the revaluation process, the consistent messaging across various channels was key, but perhaps the most impactful aspect was Nick Cloutier's commitment to our residents. Nick met with residents "where they were" both figuratively and literally over the course of many months. He engaged with influential groups - PACs, Homeowners Associations, Community Groups, etc. Additionally, Nick held several roundtables throughout neighborhoods which opened doors and enabled the Council to have follow-up engagements centered around the budget. Of notable mention, Nick's connections led us to a round table at our senior manufactured home community - a group that had perhaps the most negative past experience and who are mostly on fixed incomes. Given that Nick had laid the foundation for factual information about the revaluation, it allowed us to focus more on the budget specifics that were being proposed this year. This complementary conversation helped us to advance the residents' understanding of the relationship between the revaluation and the budget, and hopefully allay some of their concerns. The Council Communications Committee is now looking to replicate the model we used on the revaluation led by Nick on other significant topics to bring our community along.

Anytime there is change, particularly as it relates to people's taxes, it's important for the Assessor to collaborate with Town Management and the Town Council. Nick brought credibility and technical expertise to the conversation, while the Council's contribution primarily focused on how to simplify the message in layman terms based on what we were hearing from residents and how we wanted to build on that message as we went into the budget process. Not only were we able to educate residents in our communications, but also continuously focus on what was next and set expectations. Letting people know the facts, but also following through on their expectations, was a critical component to bringing our community along.

At our Town Council meeting in early June, as Nick concluded his presentation of the results of the revaluation, the room roared in applause! This gesture, intended to thank him for his transparency and commitment to communication, also demonstrated our residents' appreciation of the care he gave to every resident throughout the process. Credible, consistent and empathetic messaging can only be achieved with collaboration from various stakeholders within the Town. Nick brought the expertise, facts, and details that gave credibility to our messaging. Town Management ensured the communications resources and channels are available with consistent quality communications over several months. And the Council brought the perspective of the residents to support simplicity and empathy in the messaging. As a Council, we are so fortunate to have staff that shared our same vision. It was truly a team effort.