

2025-2026 ASSESSOR'S REPORT TO THE TOWN COUNCIL



GENERAL INFORMATION

- The new tax rate is \$11.33 per thousand dollars of value (+3.66% from \$10.93 last year)
- FY26 Commitment Date: August 20, 2025 (4/1/2025 Assessment date)
- The new total taxable valuation base of the town is 7,969,935,900 (+148,482,600 from last year)
 - Real Estate accounts: 10,396, with a total taxable value of 7,812,650,900 (Up 140,141,700)
 - Personal Property accounts: 1,018, with a total taxable value of 157,285,000 (Up 8,340,900)
 - Exempt Real Estate accounts: 380, with an assessed value of 630,458,400.
- Total number of taxpayers who qualified for State of Maine Exemptions:
 - Homestead Exemption: 5,532 (\$283.25 savings in property taxes)
 - Veteran's Exemption: 554 (\$67.98 savings in property taxes)
- Last year (FY25) was the 17th year of the Town's Senior Property Tax Reimbursement program. 472 applications were approved for a total refund of \$458,880.
- The 2025 State Valuation (2023 audit), is \$7,568,500,000, third highest in the State behind Portland and York. The Preliminary 2026 State Valuation (2024 audit) has not yet been received.
- Maine Revenue Services approved the Town's ability to declare a certified assessment ratio of 100%. This results in full value State exemptions and reimbursements to the Town for FY26.

ASSESSMENT STATISTICS

- Considering all single-family homes (non-waterfront/non-condo) throughout Town as of the April 1, 2025 assessment date, the Average Assessed Value was 682,400 and the Median Assessed Value was 617,000.
- Example year-over-year tax bill change for a home assessed at 617,000:
 - 2024-2025 Property Taxes = \$6,744
 - 2025-2025 Property Taxes = \$6,991 (+\$247 or +3.66%)
- We had 268 qualified sales in 2024/2025 (April 1, 2024 – April 1, 2025) compared to 316 the previous year.
- The sale price of a single-family home was: Average: \$801,328 and Median: \$704,000
- The assessed value of those same homes is: Average: \$704,161 and Median: \$620,950

Assessed/Sales Ratio
4/1/2024 - 4/1/2025

Property Type	Assessment to Sale Price Ratio	# of Sales
Single Family	89%	196
Condominium	88%	58
Commercial	91%	14

SCARBOROUGH TAX-BASE BREAKDOWN FY22 - FY26

	Taxable Assessed Value					Total Residential	Total Non-Residential
	Residential	Commercial	Industrial	Personal Prop	Total Taxable		
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%
FY26 (4/1/2025)	6,022,183,700	1,411,006,100	379,461,100	157,285,000	7,969,935,900	6,022,183,700	1,947,752,200
% of Total	75.6%	17.7%	4.8%	2.0%		75.6%	24.4%

Year-Over-Year Valuation Change

- 4.1.2024 to 4.1.2025 -

	Res	Comm	Indust	Pers Prop	Town-Wide	Res	Non-Res
Value Change	78,581,800	53,325,900	8,234,000	8,340,900	148,482,600	78,581,800	69,900,800
% Change	1.3%	3.9%	2.2%	5.6%	1.9%	1.3%	3.7%

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
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%
2026	\$7,969,935,900	1.90%	11.33	3.66%	\$90,299,374	5.63%

Respectfully Submitted,

Nicholas Cloutier, Assessor