

Town of Windham

Office of the Tax Assessor
8 School Road
Windham, ME 04062

David G. Sawyer, Assessor
dgsawyer@town.windham.me.us

voice 207.894-5960

fax 207.892.1916

To: Windham Town Council
From: David Sawyer, Assessor
Date: March 31, 2014
Re: Monthly Report

2014 ASSESSMENTS

Sales from calendar year 2013 indicate that by the end of 2013, our overall sales ratio (assessed value/sale prices) was at approximately 95% with a quality rating (measure of equity) of less than 10%. This shows a small uptick of real estate sale prices from the previous year, but not enough to warrant any adjustments to the Town valuations at this time. The assessing office monitors this data on a monthly basis and if an adjustment is required in the future, the Council will be informed. Sales volumes are higher and the general trend in prices seems to be upward, albeit at a very modest pace.

Homestead exemption reminders were sent out in March for those that are qualified for the homestead exemption, but have not applied.

Personal property declaration forms were sent out in March in which the Assessing office asks businesses to report their business equipment for this year's personal property assessments.

Spring inspections are underway to ascertain the value of new construction and other changes to land and buildings for the 2014 real estate valuations.

MEETINGS

Last month I attended the Maine Municipal meeting in Augusta on "Managing Freedom of Information of Access Requests", which gave participants advice on understanding and handling FOAA requests.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

Our focus this time of year is preparing the 2014 assessment, so we are working at a slower pace on GIS projects. We are continuing work on the Windham Comprehensive Plan materials, building footprint analysis, wetlands, and others.