

# Town of Windham

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

Elisa A. Trepanier, CMA II  
Assessor/GIS Coordinator  
[maps@windhammaine.us](mailto:maps@windhammaine.us)

voice 207.894.5960 x 3

fax 207.892.1916

TO: Windham Town Council  
FROM: Elisa Trepanier, Assessor  
SUBJECT: Assessment Update  
DATE: June 17, 2019  
CC: Donald Gerrish, Interim Town Manager

---

As the Town's Assessor it is my responsibility to maintain assessed values according to just value or market value. Continued increases in the real estate market are dictating that this office again needs to make value adjustments. It is my desire that the Council endorse this needed step for the following reasons:

1. The Windham market has continued to grow and new developments in town are proving to be very desirable to buyers. Recent sale prices are quickly outpacing last year's town-wide valuation update. Sales studies now show that residential assessments average around 88% of sales prices and prices continue to ascend. Had Windham not conducted an update last year we would likely be in the 75% range this year. There have not been many commercial sales and no adjustments to commercial assessments are needed at this time.
2. I do not expect significant changes in most tax bills as the majority of the update will be proportionate to one another. This means that most property valuations will be raised by a similar amount and thus experience a tax bill increase similar to what they would have even without the update. Exceptions include cases where a homeowner has made property improvements or are undervalued relative to everyone else.
3. Benefits to this action include:
  - The projected mil rate will likely be reduced;
  - Properties that were undervalued relative to others will be brought up to pay their fair share;
  - We will avoid reducing the amounts for Homestead, Veteran and Blind exemptions;
  - Smaller updates like this insulate property owners from sudden jumps in valuation;
  - Frequent updates avoid costly one-time revaluations;
  - Our fieldwork is current so an update to property pricing can be prepared prior to the August tax commitment without significant expense;

Please note that this will NOT affect the school funding formula, as the SFF uses an equalized 100% valuation calculated by the State.

Although a valuation update does not require Town Council approval, I would request the Council's support in this effort. I would be happy to address the Council at one of your meetings and answer questions. Work will have to begin on this project immediately in order to meet the August 13, 2019 commitment date deadline so please let me know if you have concerns or questions. The next step in the process will be to publish a press release informing the public of the anticipated value changes.

I want to thank the Council for its past support of the Assessing function in Windham.