

Town of Windham

Assessing and GIS Department
8 School Road
Windham, ME 04062

voice 207.894.5960 ext. 3

fax 207.892.1916

MEMORANDUM

DATE: January 28, 2020
TO: Windham Town Council
FROM: Elisa Trepanier, Assessor/GIS Coordinator
RE: Monthly Report – January 2020

ASSESSING:

The mission of the Assessing Office is defined by the Maine Constitution, which states: *All taxes upon real and personal estate, assessed by authority of this State shall be apportioned and assessed equally according to the just value thereof.*

The tasks performed in the Assessing office are dictated by State statute as provided under Title 36 of the M.R.S.A. and guidelines set forth by the Bureau of Taxation. The following list represents activities performed by the Assessing Office:

- The 2019 State Valuation Sales Ratio is complete. Sales analysis of all sales from July 1, 2018 – June 30, 2019. Results are part of the State requirement to complete the Sales Analysis Return or sales ratio study. This data is then used to establish the Town's certified ratio, levy county taxes, determine grants of State funds for education and revenue sharing and in establishing municipal and school bond debt limits. (See 2020 State Valuation attached.)
- Valuation Summary – Attached is a Valuation Summary listing the Town's value as of January 28, 2020. The total real estate value increase since 4/1/19 is \$23,926,300. There is a value reduction in personal property of \$4,302,800 from 4/1/19. This reduction is typical for this time of year as equipment is depreciated and new equipment listings are not due until May 1, 2020.
- Homestead Exemption Applications were mailed to over 490 residents. Another mailing is scheduled to go out March 2020. The exemption amount has increased to \$25,000 for 2020/21. Please contact the Assessor's Office if you would like to apply. Applications must be received by April 1, 2020.
- Continued fieldwork measuring, listing and photographing residential and commercial construction projects.
- Mapping and lot size corrections and deed research.
- Processed deeds transferring ownership of property and divisions of property.

- Assigned several new property locations and map and lot numbers.
- Provided customer service for the code enforcement, economic development and planning departments.
- Processing of personal property declarations and Business Equipment Tax Reimbursement (BETR) and Business Equipment Tax Exemption (BETE) Applications and extension requests.
- Personal property new business discovery and fieldwork.
- Preparation of abatement and supplemental documentation.
- Data entry to create new subdivision lots.
- Qualification and processing of Homestead and Veterans Exemption applications.
- E911 GeoLynx updates.
- Implemented five new streets:
Cider Mill Lane – Off Granite Ridge Rd. Off Albion Rd.
Coffee Way – Off Rio Dr., off River Rd. Subdivision
Schooner – Cook Rd. Subdivision
Batten - Cook Rd. Subdivision
Galleon - Cook Rd. Subdivision
- Civic Plus updates to Assessing and GIS web pages.
- Processed Certificate of Recommitment paperwork documenting Barry A. Tibbetts, Interim Town Manager as Tax Collector.
- Implementation and staff training of updated Assessing software program V8.

GIS (Geographic Information System):

The mission of the Geographic Information Systems (GIS) division of the Assessing Office's budget is to maintain accurate GIS records and to provide geographic information and maps to Town departments and the public.

- Auto-CAD Map updates to Town Parcel Map for 2019 are complete. The new maps are available through the GIS Data Viewer at: <http://gis.vgsi.com/WindhamMEMap/index.html> and for use in Google Earth at: <https://www.windhammaine.us/224/GIS-Mapping> Printed 2019 tax maps will be available at the Town Office and online in .pdf format in February.
- A Bypass Map was created for discussions related to transportation.
- An overlay map of Lowell Preserve and abutting properties was prepared for the Parks & Rec. Department.
- Provided a map of Town owned properties to Dave Harrigan of the Community Center Committee.
- Several candidates for this year's GIS Internship were interviewed and the internship has been awarded to a University of Southern Maine student who is studying Geography and Anthropology. The intern will assist with updating the Town's GIS data and work on various GIS projects including an open space plan being developed through the Windham Planning Department.



JANET T. MILLS
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
24 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0024

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
STATE TAX ASSESSOR

January 23, 2020

Matthew Dunlap
Secretary of State
148 State House Station
Augusta, Maine 04333-0148

Dear Sir:

This is to certify that the following listing of the equalized just value of each municipality and unorganized place represents the 2020 State Valuation and is filed in accordance with 36 M.R.S., sections 208, 208-A and 305.

Sincerely,

Jerome D. Gerard
State Tax Assessor/Executive Director

JDG/sjs



CUMBERLAND COUNTY

MAINE REVENUE SERVICES
PROPERTY TAX DIVISION

<u>MUNICIPALITY</u>	<u>2020</u> <u>STATE VALUATION</u>
BALDWIN	\$181,600,000
BRIDGTON	\$1,106,700,000
BRUNSWICK	\$2,509,500,000
CAPE ELIZABETH	\$2,275,600,000
CASCO	\$707,700,000
CHEBEAGUE ISLAND	\$237,100,000
CUMBERLAND	\$1,406,550,000
FALMOUTH	\$2,726,900,000
FREEPORT	\$1,863,700,000
FRYE ISLAND	\$175,100,000
GORHAM	\$1,992,000,000
GRAY	\$1,133,450,000
HARPSWELL	\$1,992,700,000
HARRISON	\$545,700,000
LONG ISLAND	\$179,800,000
NAPLES	\$850,150,000
NEW GLOUCESTER	\$588,450,000
NORTH YARMOUTH	\$570,400,000
PORTLAND	\$10,507,000,000
POWNA	\$267,550,000
RAYMOND	\$1,175,550,000
SCARBOROUGH	\$4,778,350,000
SEBAGO	\$420,650,000
SOUTH PORTLAND	\$4,622,350,000
STANDISH	\$1,198,800,000
WESTBROOK	\$2,268,700,000
WINDHAM	\$2,272,500,000
YARMOUTH	\$1,863,100,000
TOTAL	\$50,417,650,000

Valuation Summary

WINDHAM, ME

TYPE	COUNT	LAND VALUE	BUILDING VALUE	TOTAL VALUE
OTHER	8722	898,356,000	1,498,075,900	2,396,431,900
EXEMPT	125	19,518,000	132,472,700	151,990,700
RE TOTALS	8847	917,874,000	1,630,548,600	2,548,422,600
EXEMPT PARCELS	125	19,518,000	132,472,700	151,990,700
EXEMPTIONS			120,362,400	120,362,400
NET REAL ESTATE		917,874,000	1,377,713,500	2,276,069,500
PERS PROP	792	NON RE	REIMBURSABLE	
OTHER	792	0	0	40,096,700
PERS PROP TOTAL				40,096,700
EXEMPT				11,992,600
NET PP TOTAL				28,104,100
TOTAL NET VALUE				2,304,173,600

EXEMPTIONS

TYPE	COUNT	DESCRIPTION	VALUE
2	204	VET ME RES	1,224,000
3	70	VET WID ME RES	420,000
4	5	BLIND	20,000
7	4712	HOMESTEAD	117,800,000
8	14	HOMESTEAD UNDER VALUE	266,400
29	4	PARSONAGE	80,000
31	67	VET NON-RES	402,000
32	20	VET WID NON-RES	120,000
33	3	VET DISBLD NOT WAR	18,000

	34	1	VET WID DIS NOT WAR	6,000
	39	1	VET REVOC TRST	6,000
EX TOTALS				120,362,400

Town of Windham

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

Elisa A. Trepanier, CMA II
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January 2020

IMPORTANT NOTICE **HOMESTEAD EXEMPTION**

Dear Windham Homeowner:

In 1998, the State Legislature enacted a homestead exemption for Maine residents. This exemption allows homeowners, whose principle residence is in Maine, a reduction in assessed valuation (adjusted by the Town's certified assessment ratio).

To apply, please fill out the enclosed application certifying that your home in Windham is your permanent residence. **This application must be filed with the Windham Assessor's Office no later than April 1, 2020 in order to qualify for the exemption in the 2020-2021 tax year.** You must have owned and resided in your home in Windham for the full twelve months prior to April 1, 2020. However, under Section 1B on the application, you may still be eligible for the exemption if you became a Windham homeowner within the past year and previously owned a home that was your residence in another Maine community. If this is the case, please document the date your property sold, the property address, and how long you resided there.

If you were eligible in Windham for this exemption in 2019 and have since sold that home and purchased another home in Windham, you must file a new application for exemption at your new property address.

If you are a homeowner resident and are not currently receiving a homestead exemption in Windham, **please take time to fill out the enclosed application and return it to the Assessor's Office by April 1, 2021.** This exemption is not income based.

If you do not think you will qualify for the exemption until next year, please complete and return the application anyway indicating it's for 2020. It will be kept on file until you are eligible. This may be the only mailing you receive.

Please contact the Assessor's Office at hmthoms@windhammaine.us or 894-5900 ext. 6515 with any questions.