

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: March 11, 2020
TO: Windham Town Council; Barry Tibbetts, Town Manager
FROM: Elisa Trepanier, Assessor/GIS Coordinator
RE: Monthly Report – February 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 Assessor attended the International Association of Assessing Officials (IAAO) annual meeting in Augusta. The focus of the meeting was to provide Maine assessors with information on administering the new Renewable Energy Exemption. This new legislation exempts solar energy installations. Additional information on this program is available at: <https://www.maine.gov/revenue/propertytax/sidebar/exemptions.htm>
- A mailing was organized to provide applications and information to the 50 residents who may qualify for the above-referenced Renewable Energy Exemption.
- Valuation Summary – Attached is a Valuation Summary listing the Town's value as of March 11, 2020. The total real estate value increase since April 1, 2019 is \$34,189,500 and the total increase since January 2020 is \$10,263,200. There is a value reduction in personal property of \$3,624,400 from April 1, 2019. This reduction is typical for this time of year as equipment is depreciated and new equipment listings are not due until May 1, 2020.
- The Maine Legislature increased the value of the Homestead Exemption amount from \$20,000 to \$25,000 for the 2020/2021 tax year with a 70% reimbursement to municipalities. The increased value of Windham Homestead Exemptions from last year is currently \$24,553,900. For information on the Homestead and other exemption programs please call the Assessor's Office at 207-894-5900 ext. 6515 or visit the Assessor's webpage at: <https://www.windhammaine.us/156/Assessor>.

- Visit History – attached is a graph indicating the number of property reviews performed over the past year. There are many different reasons that would cause a property to be reviewed by the Assessing Office including:
 - *Building permit inspection – measure and list
 - *Unfinished permit work from a previous year or years – recheck
 - *A real estate listing that indicates data that differs from assessment records
 - *Sales review or survey letter
 - *Call back hangers left to request a review
 - *Interior inspection
- 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.
- 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.
- Civic Plus updates to Assessing and GIS web pages.

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.

The GIS Department is working on many exciting map projects and map updates including:

- 2020 Street Map – update complete
- Voting District Map – update complete
- Police District Map – update complete
- Wastewater Siting Map – new map request - complete
- Zoning Map Updates – update complete
- School, Licensed Child Care and Correctional Center Buffer Map – new map request - complete
- Fire District Map – update under development
- Trail map updates for Donna Beth Lippman Park, Lowell Preserve and Black Brook Preserve – under development – field work and GPS data collection will be conducted on March 18, 2020
- Fire Rescue Response Time Map – under development

- Zoning Map sections at 1:1,000 scale for ease of reference – under development
- Voting Signs Location Map – under development
- Open Space Map – under development

Valuation Summary

Windham ME

TYPE	COUNT	LAND VALUE	BUILDING VALUE	TOTAL VALUE
OTHER	8735	903,049,100	1,504,130,300	2,407,179,400
EXEMPT	125	19,271,800	132,472,700	151,744,500
RE TOTALS	8860	922,320,900	1,636,603,000	2,558,923,900
EXEMPT PARCELS	125	19,271,800	132,472,700	151,452,300
EXEMPTIONS			121,452,300	121,452,300
NET REAL ESTATE		922,320,900	1,382,678,000	2,285,727,100

PERS PROP		NON RE	REIMBURSABLE	
OTHER	986	28,076,100	12,699,000	40,775,100
PERS PROP TOTAL				40,4775,100
EXEMPT				12,699,000
NET PP TOTAL				28,076,100
TOTAL NEW VALUE				2,313,803,200

EXEMPTIONS

TYPE	COUNT	DESCRIPTION	VALUE
2	209	VET ME RES	1,254,000
3	70	VET WID ME RES	420,000
4	5	BLIND	20,000
7	4747	HOMESTEAD	118,675,000
8	18	HOMESTEAD UNDER VALUE	365,300
29	4	PARSONAGE	80,000
31	74	VET NON-RES	444,000
32	20	VET WID NON-RES	120,000
33	2	VET DISBLD NOT WAR	12,000
34	1	VET WID NOT WAR	6,000

Valuation Summary

Windham ME

35	1	VET WID ME RES PARAPL	50,000
39	1	VET REVOC TRST	6,000
EX TOTALS			121,452,300

Assessing Visit History

