



Assessing Department

ASSESSOR NOTES.....

VALUE CHANGE LETTERS....WHERE ARE THEY? Things are a little behind, you can expect the value change letters sometime next week.

WHAT IF I WANT TO APPEAL? The informal appeal process will be handled by KRT Appraisal as they have the supporting documentation. You will need to call them and give them a time to call you back, providing your phone number. 1-855-228-4033.

WHAT IF THE APPRAISERS DIDN'T GET INTO MY HOME? If the appraisers didn't get into your home, they will estimate the number of bedrooms and bathrooms and go from there. When you receive your value change letter, and if you think the value is TOO HIGH, you can always contact us to verify if the data is correct. We may want to perform an internal inspection in some cases.

IF MY HOME VALUE DOUBLES, WILL MY TAXES DOUBLE TOO?! No, this is a common myth regarding revaluations. Yes, people's values will increase, but the mil rate (or the tax rate) will DECREASE, often resulting in people's taxes either going UP, going DOWN or in most cases, remain the SAME.

The new value of your property should be close to market value, so if you look at the new value and think, "....sure I could sell my house for that amount...", then we've done our job!

SENIOR STABILIZATION (FREEZE) PROGRAM STATUS AND DO I NEED TO REFILE? This program LD290 was repealed and replaced by the ME Legislature this summer, so there is no need to file again as the program is gone. The good news, your October '23 and April '24 tax bills WILL be frozen at last year's amount.

WHEN WILL THE SENIOR TAX RELIEF APPS BE AVAILABLE? This is the tax relief program locally administered, often resulting in a \$500 rebate check around the end of January. The applications will be mailed to you by the Assessor by the end of September.

TO DISCUSS NEW VALUES....contact KRT Appraisal at 1-855-228-4033

ALL OTHER QUESTIONS....contact Clinton Swett, Town of Cape Elizabeth, Assessor at 207-799-1619 or email at clinton.swett@capeelizabeth.org.