



(re)Value Portland!

City of Portland

Revaluation Program



City of Portland Assessor's Office

Mission Statement: Our mission is to serve the citizens of the City of Portland by efficiently and fairly valuing all real estate and business personal property for ad valorem tax purposes. We provide a full and fair opportunity for taxpayers to examine and question their assessments. Our office maintains the assessment rolls, tax maps, and real estate registry for all parcels within the City. We strive to provide useful information in a courteous and friendly manner to the public. We carry out this mission with impartiality, fairness, equity, transparency and in compliance with all State of Maine statutes and laws.

Motto: *We appraise property, but we value people!*

The Team

Combined total of 106 years of service to the City in this office!



Joe Montefusco

**Tax Assessment
Analyst**

Handles all data and report requests. Appraises all condos and commercial properties in the City



Jim Merrill

Senior Appraiser

Appraises all residential properties within the City



Laurie Carlson

**Personal Property
Appraiser**

Appraises personal property, administers BETE and BETR programs



Suzanne Jennings

**Assessment Support
Services Specialist**

Administers all deed registry and ownership changes, Homestead and Veteran Exemptions and mapping changes



Brad Saucier

Office Clerk

Provides outstanding customer service to callers and visitors; supports all office functions

Maine Laws and Guidelines in Property Assessment

- **Maine Constitution; Section 8, Taxation:** All taxes upon real and personal estate shall be apportioned and assessed equally according to the just value thereof.
- **Maine Constitution; Section 7, Valuation:** While the public expenses shall be assessed on estates, a general valuation shall be taken at least once in 10 years.
- **Maine Revised Statutes, Title 36, §327 Minimum Assessing Standards**
 - **Ratio:** A municipality should have a minimum assessment ratio of 70% of its just value
 - **Quality Rating:** A municipality should have a maximum assessment rating of 20

Upon a municipality's failure to achieve the minimum assessing standards, the bureau may choose at least one or more administrative practices as necessary corrective steps to be undertaken by the municipality, in accordance with sections 271, 272 and 329.

FY19 by the Numbers

- **Total Taxable Assessed Value: \$ 7,849,593,550**
 - **Generates \$ 176,458,863 in tax revenue**
- **Increase of 1.14% or \$ 88,408,420 from FY18**
 - **Added \$ 1,987,421 in new tax dollars**
- **State Equalized Valuation - \$ 9,687,850,000**
 - **Increase of 7.1% or \$ 638,350,000**
 - **Assessment to Market Value ratio of 81%**
 - **Looking ahead to 2019 (FY20) - projecting 75%**
 - **Assessment Quality Rating 14**
 - **2019 projection is 16**

What is a Revaluation?



A program undertaken by a municipality to appraise all property according to its full and fair just value and spread the tax burden equitably .

Real property must be assessed at the same standard of value to ensure that every property owner is paying his or her fair share of the property tax.

Tax Equalization

	Mrs. Smith	Mrs. Jones	Collected Taxes
Current Assessment	100,000	100,000	
Current Taxes	\$ 2,248	\$ 2,248	\$4,496
Assessment after Reval	300,000	150,000	
Taxes following Reval	\$ 2,997	\$ 1,499	\$4,496

Think of the total amount taxes collected as a pie. The assessor does not determine the size of the pie - that is a task of City Council and the budget process.

The assessor's job is to ensure that the pie is cut up fairly - that taxes are fairly distributed based on current market values.

Why Revalue??

The purpose of a revaluation is to ensure uniformity and equity in property values by eliminating the inequities that have developed since the last revaluation due to changing market conditions.

A revaluation is undertaken to:

- Secure a more equitable distribution of the tax burden
- To bring the assessment level up-to-date
- To update and modernize assessment systems and procedures
- To comply with State statutes

Revaluation Important Point

Revaluation DOES NOT raise new revenue for the City. It is a revenue-neutral process.

FY19 budget called for raising \$177,616,025 from taxable value.
 $\$177,616,025 / \$7,900,000,000 = .02248$ or \$22.48 tax rate

If that taxable value was \$9,687,850,000, the tax rate would be
.01833 or \$18.33 to raise the same amount.

City selects Tyler Technologies - CLT Appraisal Services

- **Country's oldest and only national mass appraisal services company**
 - Over 80 years experience in municipal valuation projects
 - Appraised nearly 50 million properties in 46 states
- **Dependable service and long relationship with the City**
 - Assisted and managed past revaluation projects
 - Tyler/CLT systems in use since 1980's
- **Tyler has a large local presence in the Greater Portland area**



Revaluation Program Guidance

Maine Revenue Services: Rule 208 - Revaluation Guidelines

- Firm providing services must have at least one CMA
- Prior to the project start, chosen firm and Assessor must meet with M.R.S.
- Copies, explanations and written descriptions of grading and pricing schedules, land pricing formulas, depreciation schedules, must be filed with the State Tax Assessor for review

International Association of Assessing Officers (IAAO)

- Professional membership organization of government assessment officials
- Promote excellence in assessment administration and property tax policy through professional development, research, technical standards and guidance.
 - Standard on Mass Appraisal of Real Property
 - Standard on Valuation of Personal Property
 - Standard on Verification of Sales
 - Standard on Ratio Studies
 - Standard on Contracting for Assessment Services
 - Standard on Automated Valuation Models (AVM)



Project Phases

Phase 1 - Data Collection

Field visits, data mailer forms, internal data

Phase 2 - Market Analysis

Analyzing sales over the last 2 years

Phase 3 - Valuation

Sales/Market, Cost, Income

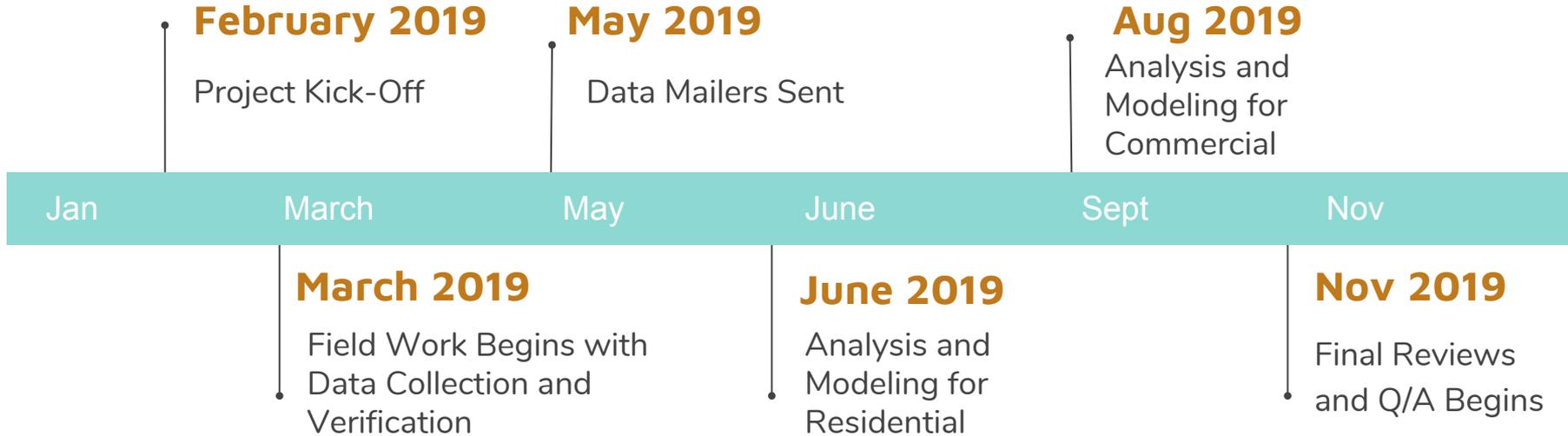
Phase 4 - Field Review

Checking and re-checking for uniformity and accuracy of information

Phase 5 - Informal Hearings

Review values and information with property owners

Revaluation Project Timeline



April 2020 - Taxpayer Notices Sent

May 2020 - Informal Hearings Begin

August 2020 - Project Completion - FY21 Tax Bills Mailed

the city of Warwick, Rhode Island
and
Buttwoods Community Center
WELCOMES

Public Outreach

- **Public outreach and information is ESSENTIAL!**
- **Multiple public meetings, information sessions and Q&A forums will be scheduled over 2019 and 2020**
- **Several informational mailings will be sent**
- **Website created to keep up-to-date information on the timeline and project updates**

Contact the Assessor's Office

Phone: 207-874-8486

Email: Assessors@portlandmaine.gov or
CHuff@portlandmaine.gov

Property Search: www.portlandassessor.com or
the Property Search link through the Assessor's
page at the City website www.portlandmaine.gov