

To: Millinocket Taxpayers
Date: September 25, 2023

LD 290"PROPERTY TAX STABILIZATION FOR SENIOR CITIZENS" HAS BEEN REPEALED BY THE STATE LEGISLATURE

The Property tax stabilization for senior citizens program that was enacted in August 2022 was repealed by the Maine Legislature on July 6, 2023.

The repeal of this program means there will not be a reapplication process. Although the program was repealed, your application that was filed by December 1, 2022 will still impact this tax bill. As a result, approved applicants will only be responsible for the amount the owner was billed last year. For additional information, please see the Assessor's web page: <https://millinocket.org/government/assessor/>

THE FOLLOWING ADJUSTMENTS WERE MADE FOR FY 2024 as of April 1, 2023:

- **For all areas with the Town, buildings were adjusted by 13%**
- **No Land Adjustment was done for this year.**

Again this year, it was necessary to adjust assessed valuations since sales continue to outpace our assessed valuations.

Article 9 Section 8 of Maine's Constitution 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 courts have defined just value to mean fair market value. Or the most probable price you would receive if you sold your home on the open market with a willing seller and knowledgeable willing buyer. This means assessments should be similar or align with sales prices. Obviously, some buyers are more market savvy than others. Different people negotiate deals differently. Some people are better negotiators. Other individuals want that particular property and price is irrelevant.

Generally, the assessments should fall within the range of sales that have occurred involving similar properties. The sales data is included below. This listing was used as a basis for this adjustment. In general, these sales occurred between July 1, 2020 through June 30, 2021.

Assessed valuation questions can be directed to the Assessor at 207-723-7005 X1 or email assessor@millinocket.org

The **Code Enforcement** office would also like to remind taxpayers that permits are necessary for many building/development projects within town, including plumbing and electrical. Normal maintenance and repair projects do not always require a permit, unless you change the size or location of the structure.

If you have questions, please feel free to call the code office at 207-723-7005 X2.

St No.	Street	Month	Year	Sale Price	New Total Assessment
137	Oxford	10	2020	\$ 91,000	\$ 67,400
91	State	12	2020	\$ 75,000	\$ 55,700
161	Lincoln	12	2020	\$ 88,000	\$ 66,400
133	Ohio	2	2021	\$ 110,000	\$ 84,000
65	Forest	3	2021	\$ 115,500	\$ 88,500
308	Massachusetts	5	2021	\$ 129,500	\$ 99,100
89	Rhode Island	5	2021	\$ 108,000	\$ 83,100
210	Bowdoin	9	2020	\$ 83,000	\$ 64,900
74	Michigan	10	2020	\$ 98,000	\$ 77,100
14	Rush	5	2021	\$ 147,000	\$ 117,600
1	Colony	2	2021	\$ 151,900	\$ 121,300
4	East Terrace	2	2021	\$ 117,000	\$ 93,400
314	Katahdin	4	2021	\$ 61,000	\$ 49,200
106	Michigan	3	2021	\$ 100,000	\$ 82,000
304	Bates	2	2021	\$ 64,900	\$ 53,800
51	Westwood	11	2020	\$ 127,000	\$ 105,900
65	New Jersey	10	2020	\$ 93,000	\$ 79,400
16	Stone Dam	5	2021	\$ 350,000	\$ 298,600
54	Katahdin	4	2021	\$ 60,000	\$ 53,200
51	Westwood	10	2020	\$ 115,000	\$ 105,900
189	Lincoln	11	2020	\$ 55,000	\$ 50,100
268	Highland	1	2021	\$ 45,000	\$ 41,500
92	Massachusetts	8	2020	\$ 105,000	\$ 98,900
46	Connecticut	9	2020	\$ 80,000	\$ 74,700
354	Katahdin	2	2021	\$ 59,000	\$ 55,800
22	Central	12	2020	\$ 55,000	\$ 52,700
27	Eastland	2	2021	\$ 65,500	\$ 63,000
100	Canyon	9	2020	\$ 79,900	\$ 76,700
49	New York	8	2020	\$ 85,000	\$ 83,200
45	Knox	12	2020	\$ 60,000	\$ 58,300
93	New York	6	2021	\$ 90,000	\$ 90,900
55	Poplar	7	2020	\$ 75,000	\$ 76,500
68	Rhode Island	1	2021	\$ 110,000	\$ 112,000
94	Lincoln	10	2020	\$ 49,500	\$ 50,400
164	Highland	1	2021	\$ 53,000	\$ 54,800
148	Oxford	6	2021	\$ 51,000	\$ 52,800
6	Hemlock	1	2021	\$ 79,000	\$ 83,500
47	Poplar	8	2020	\$ 57,900	\$ 61,900
236	Katahdin	10	2020	\$ 32,000	\$ 34,500
37	Ohio	3	2021	\$ 85,500	\$ 94,000
35	New Jersey	6	2021	\$ 75,000	\$ 85,200
11	Middle	9	2020	\$ 92,500	\$ 107,000