



# Millinocket

Maine's Biggest Small Town

To: Millinocket Taxpayers

Date: September 22, 2024

## THE FOLLOWING ADJUSTMENTS WERE MADE FOR FY 2025 as of April 1, 2024:

- For all areas within the Town, buildings were adjusted by 25%
- 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. Examples of this market increase are sometimes evident in properties that have sold multiple times in recent history. The following are some properties that have sold more than once in recent years:

No.	Street	Sale Date	Sale Price	Sale Date	Sale Price
433	Aroostook	8/23/2022	\$ 160,000	8/22/2024	\$ 192,500
54	New Hampshire	11/19/2021	\$ 95,000	9/20/2024	\$ 155,000
116	Knox	10/28/2021	\$ 63,400	9/13/2024	\$ 130,900
9	Vermont	7/24/2019	\$ 68,000	7/24/2024	\$ 165,000
19	Central	11/12/2021	\$160,000	7/26/2024	\$235,000
36	Waldo	8/4/2021	\$ 38,900	7/11/2024	\$ 118,000

Below please find the land and building sales information that we have received for the month of September 2024. (Please note that the assessed value includes the 25% building increase)

St. No.	Street	Sale Date	Sale Price	Assessed Value
54	New Hampshire	9/20/2024	\$ 155,000	\$ 85,500
74	East Terrace	9/12/2024	\$ 131,000	\$ 79,000
116	Knox	9/13/2024	\$ 130,900	\$ 62,800
56	Bowdoin	9/5/2024	\$ 64,000	\$ 57,100
39	Kelly Ln	9/3/2024	\$ 149,000	\$ 66,500

Generally, the assessments should fall within the range of sales that have occurred involving similar properties. We will be posting additional sales data on the Assessor's page of our website. Millinocket sales are used as a basis for our adjustments. In general, the sales occurred between July 1, 2022 through June 30, 2023.

The **Code Enforcement** office would also like to remind taxpayers that permits are necessary for many building/development projects within the town, including plumbing and electrical. If you have questions regarding permits, please call the code office at 207-723-7005 X2 or email: [code@millinocket.org](mailto:code@millinocket.org).