

Revaluation Questions and Answers

- ***What is a revaluation?***

A revaluation is the process of conducting the data collection and market analysis necessary to equalize the values of all properties within a municipality for the purpose of a fair distribution of the tax burden. A revaluation does not increase or decrease total tax revenue collected by the Town of Standish. Revaluation is a revenue neutral process. It merely redistributes the tax burden more fairly.

- ***Why is a revaluation needed?***

The last town wide revaluation in Standish was in 2004. Since 2004 Standish has experienced tremendous growth and the real estate market has been thriving. There have been significant changes to supply and demand, home sale prices, cost of new construction and the state of the economy. This has greatly impacted the local real estate market. Since property taxes, which pay for municipal services such as schools, police, fire & rescue, and snow removal, are based on market value, it is essential that property values are kept current. Maine State law requires that all properties be assessed as close as possible to current market value to create an equitable distribution of the total tax burden.

- ***Will a revaluation increase taxes?***

A revaluation may result in an increase of individual assessments; it does not mean that all property taxes increase. Assessed values are the base that is used to apportion the tax burden. The tax burden is the amount that the municipality must raise from property taxes to operate the local government and schools, and to support the many services each of us has come to expect. Assessed values will most likely increase but that causes the tax rate to go down. As a result, some property owners may only experience a moderate rise in taxes, while others will experience no change to their taxes and some property owner's taxes will decrease.