

ASSESSOR'S REPORT

January 2015

Judy Mathiau, Assessor

Robette Bouchard, Clerical Assistant

Map Project – I created two parcel maps for the town manager to be used by the Agricultural Committee. One map depicts all parcels enrolled in the farmland program and the other depicts those in the tree growth program. It was quite interesting to see the whole town in one snapshot that delineates the agricultural and forested areas currently in those programs. A list of all owners and classified acres accompanied the two maps.

Homestead Review – Bette is reviewing every homestead application on file for discrepancies. This program has been in existence since 1989 and many of the forms are dated from that year. Since then, there have been marriages, deaths, address changes and residence changes. Property owners may be asked to file a new application in order to make all records current. Once that has been accomplished we will review all residential homeowners in Winslow that are not currently receiving this exemption and notify them of the possibility of eligibility.

Tax Maps – at this time of year I spend some time updating our tax maps. Road locations and widths, property lines and dimensions and utility right of ways are reviewed and adjusted. In the future I hope to re-structure each page of the set of maps to better portray the area that they cover. In some areas, one map may cover an area that only includes a dozen parcels and other maps, more than 100. If I can re-align them to be more consistent, I will then be able to add building footprints and E-9-1-1 addresses.

Halifax Heights – it was brought to my attention that an undeveloped section of this subdivision was not assessed as individual lots, but as one large parcel. In keeping with the fairness of the treatment of other subdivisions still undeveloped, I have created 30 individual parcels and they will be taxed for the first time in 2015.

Sebasticook River – I merged river lots with abutting parcels where the ownership was the same. These lots were acquired by land owners from the town a couple of years ago when the dam was removed and land emerged as a result. These lots were previously assessed separately, therefore, as a convenience to the landowner, I merged those with their main parcel. Notices were sent to 42 land owners.

Pine View Mobile Home Park – the park sold in November to Colonial Pines Real Estate LLC of Auburn. The \$750,000 price tag does not include the sales offices and model homes but does include 45 leased sites and approximately 13 acres. The sales office, still owned by Pine View, will continue to operate as such.

Supplemental Tax Warrant – in the event that an assessment was omitted from the original commitment of taxes or in the case of a current use penalty, we are legally bound to bill to the taxpayer after the original mailing. We had two cases this month – 1) a transfer of land enrolled in tree growth was automatically withdrawn and penalized in the amount of \$2,400 and 2) a business that reported being closed was actually still in business and therefore taxable - \$167.40.