

Town of Paris – Revaluation, 4yr Phased Approach

Communication & Outreach Plan – Part I

“Providing current, valuable information on assessment policies and practices to the public is a critical function for assessing offices and oversight agencies. So, to, is maintaining clear processes for accepting and responding to public inquiries and input. A solid public relations or communication and outreach approach is essential to ensure the public trusts the assessment process and understands the importance of property taxes in funding local government. A communications and outreach program details the “how,” “why,” and “who” the assessment office will inform and educate.”

~ Standard on Communication & Outreach – 2023

International Association of Assessing Officers

What is a Reval?

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. The purpose of a Revaluation is not to raise or lower the tax assessments or tax base of a municipality. The main purpose of a Revaluation is to establish fairness and equity among all property owners and all property types, as required by state law.

Why do a Reval?

A revaluation is done to equalize the values within a municipality to ensure a fair distribution of the tax burden. It is not done to raise taxes. Property values change over time, but they do not all change at the same rate. Market value may have increased more for some neighborhoods and property types than for others, while others still may have decreased in value. A revaluation is done to make sure assessed values reflect changes that have occurred in the real estate market.

Why is it necessary?

Sales that have taken place in the last three years indicate that the market value of property has increased. When the real estate market has higher prices, the ratio of assessed value to sale price grows further out of alignment; when this occurs, the “Certified Ratio” from the State reduces many reimbursements and exemptions. A Revaluation can bring State reimbursements and exemptions back to full value. If we do not conduct a Revaluation the homestead exemption, as well as several other exemptions and State reimbursements, will continue to decrease.

Who will perform the Reval?

RJD Appraisal was the successful candidate of the Reval RFP. A Maine municipal assessing firm since 1983 located in Pittsfield, Maine. They have performed 78 revaluations in Maine over the last 38 years and are currently the assessing agents for 73 Maine communities. RJD employs 13 assessors and have extensive experience with TRIO software, as well as recent consulting experience with the town.

When will the Reval happen?

The Reval will be performed over a 4yr phased timeline, beginning in September 2025. Each year, a quarter of the developed parcels in town will be reviewed, data collected and updated for the following tax year. The final aspects of the town-wide Reval, including the updates to the cost schedules and current market analysis will be completed in the final year for the 2029 tax assessment.

What’s Next? Go to <https://parismaine.org/revaluation-of-taxable-and-exempt-real-property/> coming soon....

FAQ’s and Updates - All questions and input can be directed to the Town Manager manager@parismaine.org or Assessor assessor@parismaine.org