

Town of Gorham

REVALUATION UPDATE

In the update below, residents can learn of the current status of the revaluation, and answers to common questions regarding the process.



NOTIFICATIONS

The next letter taxpayers will receive is a request to inspect the interior of their property, which will include a phone number or an online scheduling option to set an appointment for an appraiser to inspect the interior of a home or business. The letter will also identify a window of days in which a response to schedule is available. Taxpayers requesting an interior inspection will need to respond to the letter within the window of scheduling days identified within the letter. Interior inspections are optional.

Q & A

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.

What is market value and who determines my property value? | Market value is determined by the activity of buying and selling that occurs in the real estate market. The value of your property will be based on an analysis of the entire market for the 12 months prior to April 1, 2022. It is the appraiser's job to research and analyze the values in a town or neighborhood by considering all the factors you and/or a real estate agent consider when determining the price of your home when you put it up for sale. However, the appraiser also has specific guidelines to follow. Some of the factors examined in each property include location, land and improvement sizes, construction quality, improvement age, topography, zoning restrictions, and the utilities present and available to a site.

Am I required to allow an inspector into my home? | No. Interior inspections are only performed with the owner's permission. While it is not mandatory for residents to allow inspectors interior access, the data they are collecting is important to the accuracy and uniformity of the assessments.

Q & A continued

How is an estimate made if the assessor is not given access to the interior of the home? Will the value be based upon the town-wide average?

An assessment will be made based upon all the information that is garnered for each property individually. Estimates are only based on the information available. The more accurate the information, the more accurate the assessment.

When will I receive notification of my new assessment? | Property owners are scheduled to receive individual notices of new assessments by mail in late June. These notices are typically called the “Informal valuation” letters.

What if I disagree with the new assessment? | Property owners are given the opportunity to discuss their values with appraisal staff during informal hearings to be held in the coming months. At individual informal hearings, property owners will have an opportunity to voice concerns and discuss inaccuracies or discrepancies with a qualified appraiser who will review property record cards and explain values. At that time, an interior inspection may be requested if one has not already occurred. At no time is an interior inspection mandatory. The appraiser will determine if a reinspection and/or valuation change is in order, and the property owner will be notified of the review results.

Will I lose my right to appeal if I do not allow an interior inspection? | No. No “penalty” will be assessed for refusal to allow an interior inspection. All property owners have the right to appeal their new valuation by appointment once the informal valuation letter has been received or by filing for an abatement within the 185 days after commitment. The “commitment” is the date the assessor makes a final determination on the new value and calculates the new tax rate.

Where can I find more information?

Gorham Revaluation Project:

<https://www.gorham-me.org/assessing-office/pages/revaluation-project-2021-22>

Revaluation Fact Sheet:

https://www.gorham-me.org/sites/g/files/vyhlif4456/f/uploads/gorham_2021-2022_reval_fact_sheet.pdf

The Town of Gorham has contracted with Vision Government Solutions to perform the revaluation. Visit <https://gis.vgsi.com/gorhamme/> FMI.

Cumberland County Regional Assessing provides real and personal property assessing services to the Town of Gorham and oversees the work of Vision Government Solutions.

www.cumberlandcounty.org/311/Regional-Assessing

General questions can be directed to Cumberland County Assessing at: (207) 699-2475

