



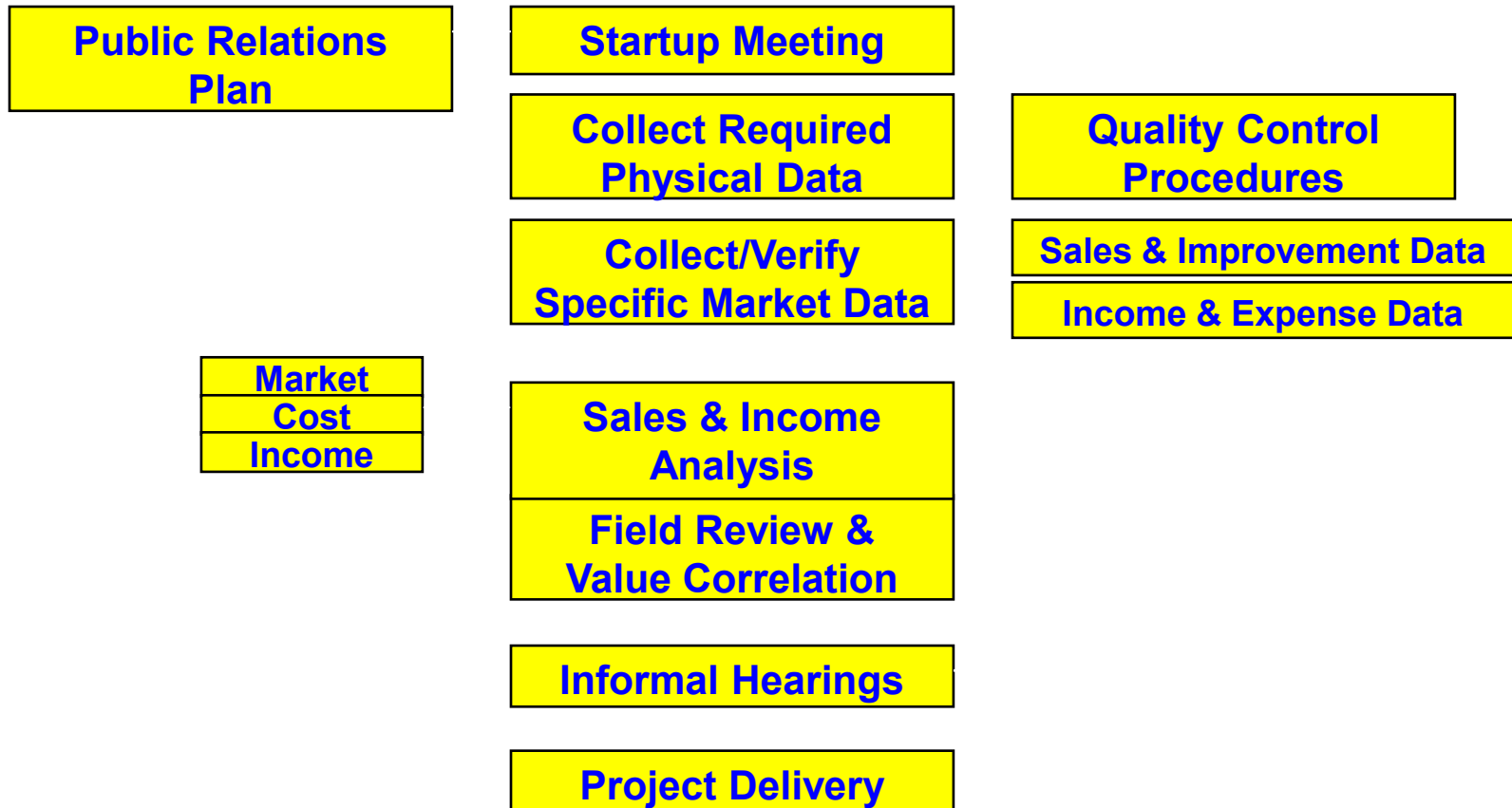
 **VISION**  
GOVERNMENT SOLUTIONS

# *Casco Maine 2024*

## *REVALUATION PROCESS*

*Sandra Schmucki*

# Revaluation Flowchart



# *Benefits of a Revaluation*

- **Corrects disproportionate taxation**
- **Adjusts value for market shifts**
- **Captures all new construction**
- **Provides access to all information with computerized property files**

# ***Callback Interior Inspections & Building Permits***

- **Staff**
  - Vision Government Solution staff, Cumberland County Regional Assessing staff inspecting March to May 2024.
- **Proper Identification**
  - Letter from Assessing Office with a photo ID badge. Wear bright yellow vests with VISION logo on back.
  - Registered with the Police Department
  - Introduce themselves at the door
  - Complete interior & exterior inspections including measuring
  - all buildings on the property if property posted “Private” or “No Trespassing”. Those properties were NOT previously inspected.

## **Permits Inspections**

- Inspect for item(s) on permit(s) from April 2023 or older & percentage complete when inspected.
- If no one home and no sign of ongoing construction, may estimate % done.

# *Sales & Income Analysis*

- In-Depth Study of town Sales April 2022 to April 2024 and Income Information
- Determine Land Prices
- Determine Building Value and Depreciation
- Delineate Neighborhoods
- Set Market Rents and Capitalization Rates
- Develop Computer Models Based On Market

# *Valuation*

- **Analysis of Market Information**
  - **Sales Approach**
  - **Income Approach**
  - **Cost Approach**
- **Set Market Values as of 4/1/2024**
- **Review of All Values and data in the Field**
- **Checking for Accuracy, Consistency and Equity**

# *Informal Hearing Process*

- Notification to Taxpayers of New Proposed Assessment
- Information is available on the Town Website
- Informal Hearings Begin
- Discuss property data and value with the Taxpayer
- Valuation Review, if necessary
- Change Notice sent out as a result of Hearings



# *Project Finalization and Delivery*

- Final Values are Set
- Valuation Reports are Run
- All final work products are delivered to the Community
- Appraisal Report and Manual is completed. Final Values are updated in the Towns Database