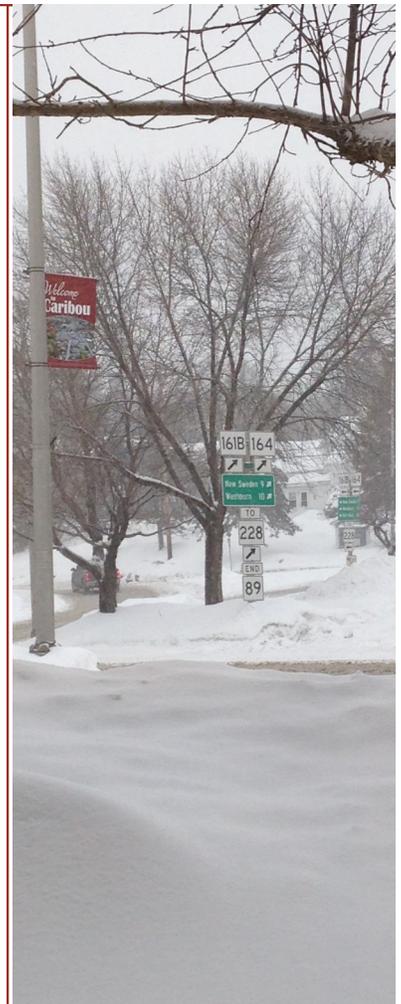


# TAX BASE TALK

## Notes from the Tax Assessment and Permit Office:

- \* Effective 1/1/2017, the State of Maine has adopted the 2015 version of the Uniform Plumbing Code which is the current edition produced by IAPMO with the next version scheduled for 2018
- \* In November, the final revisions for updates to the Maine Uniform Building (and) Energy Code—MUBEC—were sent to the Attorney General’s Office for review. The next step in the process will be a Public Hearing. No hearing date has been set at this time.
- \* On November 12, 2016, chapter 205 was amended. This rule establishes levels of assessor certification and also outlines the enforcement of the continuing education requirements imposed by statute. New certifications include: CMA-2, CMA-3, and CMA-4. Candidates must have a combination of both experience and education to attain.
- \* Recent trainings attended by staff:
  - \* Proposed MUBEC updates to the 2015 IBC, IRC and IEBC held in Brewer and Augusta November 2—4
  - \* State Fire Marshal’s Office presented a training on their plans review process and barrier free permitting held in Presque Isle December 13
  - \* International Association of Assessing Officers courses on Income Approach to Valuation, Fundamentals of Real Property Appraisal and the IAAO Standards of Professional Practice and Ethics

\* A well-trained staff is critical to the function of this office\*



## INSIDE THIS ISSUE

Code Updates .....	1
Construction Boom .....	2
Plumbing Permits .....	3
Municipal Valuation .....	4
Important Dates.....	4

## NEW TO WEBSITE:

- 2016 tax maps
- Updated GIS maps
- 2015 Uniform Plumbing Code (read-only)
- Permit applications

## 2016 Permits

~ A Busy Year ~

Building Permits:

51

Total Revenue:

\$16,156

All revenue for building permits, demo permits and sign permits stays 100% in Caribou.

Progress continues on the building permits for 7 new homes that were issued in 2016

Recent inquiries made to the office suggest that 2017 will be another busy construction year in Caribou.





In March 2016, staff attended training in Fort Fairfield by Presby Environmental Inc. on their line of septic treatment products.

In 2016, we saw both the Presby Enviro-Septic pipe and Enviro-Fin products installed in Caribou.

Plumbing Permits:

37

Total Revenue:

\$4,200



Each year, we are required to send copies of all plumbing permits to the State along with the State fees collected. For 2016, the City sent a total of \$1,610 back to Augusta.

# TAX ASSESSMENT

The Tax Assessment Department must comply with all statutory laws as mandated by the State of Maine. One responsibility is to complete the Municipal Valuation Return which is due to Maine Revenue Services, Property Tax Division by November 1 of each year. This 10-page document provides a snapshot of the valuation of the City of Caribou.

## City of Caribou Municipal Valuation Commitment Date: July 1, 2016

Taxable value of land:	\$ 93,341,700
Taxable value of buildings:	\$ 253,536,300
Taxable value of personal property:	\$ 17,083,800
TOTAL taxable valuation:	\$ 363,961,800

2016 Property Tax Rate: .02290

## Coming soon ... April 1

April 1 is an important day in the Tax Assessment department!

- \* 36 MRSA §502 states: “the status of all taxpayers and of such taxable property must be fixed as of that date”
- \* All real estate exemption forms must be received prior to April 1, 2017 to be considered for the 2017 tax year.
- \* Any changes to the property must be reported to us so the that the change in status can be verified on April 1. Examples: all or part of a building torn down, substantial change in condition
- \* Business Equipment lists are due by April 15
- \* BETE forms are due by May 1

Frequently requested forms are online:

<http://www.cariboumaine.org/index.php/departments/66-2/>

## REVENUE GENERATOR\$

This department works to generate revenue for the City in several ways:

- \* Issue permits
- \* Discover value when no permit obtained
- \* List/measure property
- \* List business property
- \* Promote exemption and reimbursement options
- \* Submit documents to State of Maine in timely manner



Tax Assessment & Permit Office  
25 High Street  
First Floor  
Caribou Maine 04736

(207) 493-3324 X 3  
Fax: (207) 498-3954

[www.cariboumaine.org](http://www.cariboumaine.org)

Penny Thompson, Assessor  
[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)

Tony Michaud, Deputy Assessor  
[tmichaud@cariboumaine.org](mailto:tmichaud@cariboumaine.org)