

TAX BASE TALK

Tax Assessment & Code Enforcement updates:

- ◇ This quarter, the staff has attended assessment trainings in Caribou and Bangor on topics ranging from: implementing an in-house revaluation to solar energy to building products innovation. Later this month: the Maine Revenue Services Annual Property Tax School.
- ◇ The Caribou Planning Board has been active with site design review, subdivision amendments and working on a re-write of Chapter 13—the zoning ordinance.
- ◇ Construction has started on RSU#39 “Central Office” located on Glenn Street.
- ◇ No news from Augusta on the adoption of a MUBEC update to include the 2015 IRC and IBC.
- ◇ The Code Enforcement page at the City of Caribou website has links to building codes, plumbing codes and much more including all of the most requested forms. Check it out!
- ◇ Some projects do not require a building permit but it is best to check with the office: (207) 493—3324 option 3

* In the Code Enforcement Office, “It’s All About Safety”!*



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NEW TO WEBSITE:

- On the Code Enforcement page: Do I Need a Permit?

COMING TO WEB:

- Link to property value information which staff can update regularly

**2017
BUILDING
SEASON**

Building Permits:

25

Total Value:

\$2,038,700

2 projects were for
“tax exempt”
entities &
10 permits have
been issued for
commercial
projects

Show your support
for local business.

Many local shops
have undergone
renovations this
year to serve you
better!



*From: Notice of Violation
To: Noticeable Improvement!*



*Caribou Pizza Hut: Violation of the 2015 International Property Maintenance Code 302.4 (long grass)
Notice of Violation mailed: 06/16/2017
Owner contact: 06/28/2017
Scheduled to cut grass on Thursday 7/6/2017
Owner contacted, re-scheduled for Sunday 7/9/2017
Stay Tuned*



Code Enforcement - a walk on the wild side!

The Caribou Code Enforcement office is tasked with following up on land use violations, building code violations and various other inspections.

Did you know?
“Premises and the exterior property shall be maintained free from weeds or plant growth in excess of 7 inches in the Urban Compact Zone. Weeds shall be defined as all grasses ... “
-2015 IPMC 302.4

A copy of the Urban Compact Zone map can be found on the Code Enforcement page at the website

I took this photo while on an inspection! Who was more surprised, the bear ... or me?

TAX ASSESSMENT

It's here ... 2017 Annual Tax Commitment

- ◇ The tax assessment department is responsible for setting the values of all property in the municipality. For questions about valuations, exemptions, or address changes, please contact this office.
- ◇ The City of Caribou typically schedules the annual tax commitment on July 1. This year, Maine Revenue Service advised municipalities not to commit until the biennial budget was passed due to a potential change in the Homestead Exemption, retroactive to April 1, 2017.
- ◇ After the City Council sets an annual tax rate, the Board of Assessors will sign the commitment paperwork. The taxes will then be committed to the Tax Collector. Tax bills will be mailed shortly after this happens.

City tax bills are loaded online approximately 2 weeks after mailing:

<http://www.cariboumaine.org/index.php/services/tax-bill-lookup/>

COMING SOON: ONLINE ASSESSMENT DATA

The Caribou City Council voted to authorize this department to contract with our software provider to host our real estate assessing information. This information can be updated regularly in house so the public can access current property information online anytime.



“Taxation is the rule and exemption is the exception”

-Humbolt Field Research Institute et al v. Town of Steuben et al, 2011
ME 130, 36 A.3d 873, Saufley, C.J.

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



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