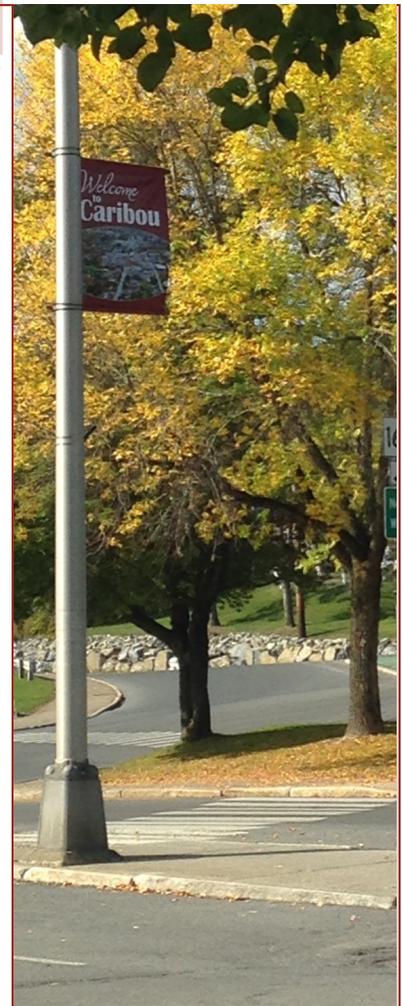


TAX BASE TALK

Tax Assessment & Code Enforcement updates:

- ◇ This quarter, both assessors attended the annual Property Tax School and learned more about municipal responsibilities for paper streets and other topics.
- ◇ At the MMA convention, the Maine Association of Assessing Officers offered timely updates on tree growth tax law and solar energy valuation.
- ◇ The Municipal Valuation Return, which is due by November 1 annually, has already been completed and sent to the Maine Revenue Services office and field staff.
- ◇ In November, the assessor will be taking two courses in New Hampshire: IAAO 201 “Appraisal of Land” and IAAO 311 “Residential Modeling Concepts”.
- ◇ The Planning Board has held public hearings on zoning issues and worked on an update of the zoning map.
- ◇ Construction has started on the new hangar at the airport.
- ◇ There has been some activity in Augusta on the adoption of six new chapters to MUBEC. For more information go to: <http://www.maine.gov/dps/bbcs/>

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



INSIDE THIS ISSUE

Office Updates.....	1
Building Projects.....	2
Property Maintenance	3
Feedback	4
Quarterly Quote	4

NEW TO WEBSITE:

- Trio hosted property data
- Search Instructions for the new Trio site
- 2018 Exemption Forms

2017
BUILDING
SEASON

Building Permits:

44

Demo permits:

14

Plumbing permits:

Internal: 13

External: 9

Code Questions?

Check out the code enforcement page (under the heading “Departments”) at the City of Caribou website for links to the local zoning ordinance, info on MUBEC and more.





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



In 2017, 75 Notices of Violation have been sent to a total of 47 properties.

Several properties have multiple code violations.

Many offenders are properties with an absentee landlord so notice is sent to both the tenant and the owner.

“Second Notices” are now delivered in person with a police officer.

Staff continues to follow up on the notices that have been sent as well as new complaints.



TAX ASSESSMENT

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. Not everything found on valuation reports is currently given online so it has not cut down on calls as much as we would have liked.

There is a link & instructions on the Tax Assessment page. Here is some feedback from some of the office's frequent users:

"It doesn't have a wealth of data like Trio. But, its better than nothing and your efforts are MORE than greatly appreciated!" - Appraiser

"It is easy to use, easy to print. Thanks for taking the header off, so we're not using a lot of ink! It's still hard to read the footprint measurements. Presque Isle's tax lookup system is still more complete, in case there's a chance you could still make a change." - Real Estate Broker

"I use it often: 3 times within the last 4 hours" - Insurance Agent

"I *have* been using the website and love it! What a time saver!" - Real Estate Broker

ASSESSORS

The Assessor delivers an assessment roll, timely and accurately.

The assessment roll is the foundation for funding the infrastructure that makes our city function.

Assessors don't teach future generations; they make possible the foundation that funds our public schools.

Assessors don't put out fires, police neighborhoods or plow roads; they make possible the foundation that funds those public services.

That foundation, "the assessment roll," makes possible the public services citizens depend on and have come to expect and enjoy.

—Craig Skelton, CMA
(Revised from "Fair & Equitable")

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 &
Code Enforcement Office
25 High Street
Caribou Maine 04736

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

www.cariboumaine.org

Penny Thompson, Assessor
pthompson@cariboumaine.org

Tony Michaud, Deputy Assessor
tmichaud@cariboumaine.org

Steve Wentworth, Planning /
Plumbing Inspector
swentworth@cariboumaine.org