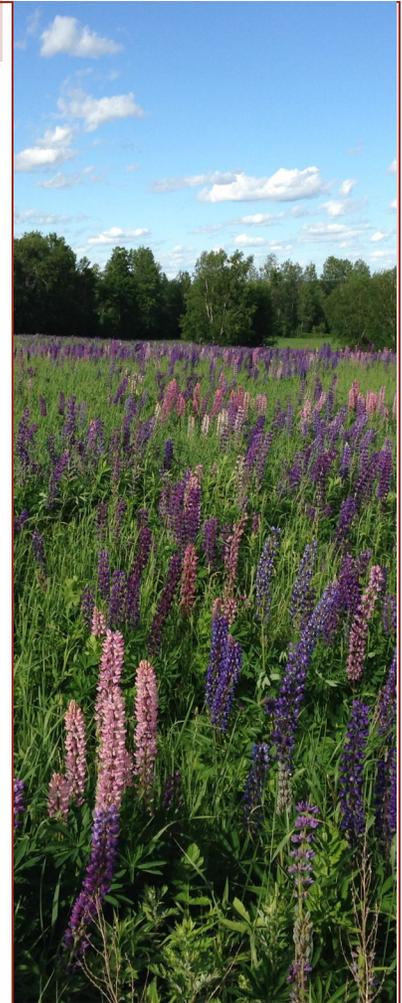


TAX BASE TALK

Tax Assessment & Building Official office updates:

- ◇ Two new home permits were issued in June.
- ◇ The City Council set the 2018 tax rate at 23.7 on June 25
- ◇ The Board of Assessors met on July 2 to complete all of the paperwork for the 2018 tax commitment.
- ◇ Abatement forms are now available at the website. The Maine statutory deadline for abatement requests is 185 days from commitment. For 2018, the date is January 3, 2019.
- ◇ Recent trainings: the assessor participated in the 3rd Annual Maine Property Tax Institute in May where IAAO Workshop 155 on Depreciation was presented. She also attended the NRAAO conference for training on several timely topics like valuation, technology and communication. In May, she took the 2018-2019 USPAP (Uniform Standards of Professional Appraisal Practice) course and exam.
- ◇ In April, both assessors attending trainings in Caribou and Bangor on assessing topics such as GIS and changes to §706.
- ◇ Upcoming trainings: the assessor has plans to continue taking IAAO mass appraisal courses. Both assessors will attend the Maine Property Tax School in August. Some classes this year include trainings on: Cost Approach and Trending (real estate and personal property), ethics for assessors, constitutional equity, new technology in tax assessment and hotel/motel valuation.

*In the tax assessment office,
"Taxation is the rule and exemption is the exception"!*



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NEW TO WEBSITE:

- 2018 commitment books
- 2019 exemption forms
- Trio owner data current as of April 1

2017 Permits

~ Farm ~

Much of the new growth in Caribou for 2018 was with farm buildings.

Agriculture is vital to the Caribou economy and our tax base.

If you are enjoying the lower tax rate for 2018—thank a farmer!

(and the City Council, of course)





2017 Permits ~ 2018 Value~

The office issued many permits for residential home additions, decks, and garages which resulted in new value for 2018.

When neighbors improve their homes, they also invest in our community!

These are just a few of the many projects that were permitted in 2017 and resulted in new value for 2018.

Value Loss In 2018

This office conducts an assessment on tax acquired property slated for possible demolition to identify potential hazards. The top photo shows asbestos siding found under Masonite.

Homes are then posted with a notice that the premises is “Unfit For Occupancy” by Caribou’s Deputy Building Official, Tony Michaud.





Value Loss

In 2018

The harsh Maine winters can impact the tax base as well. There is often value lost because the utility of a structure is diminished due to roof collapse and other types of weather related damage.

Each year, this office must follow up on demolition permits and fire notifications to adjust for lost value.

Municipal Project Progress

Advancement was made this quarter on a couple of the municipal projects approved by the Caribou City Council.



TAX ASSESSMENT

City of Caribou Municipal Valuation

Commitment Date: July 2, 2018

Taxable value of land:	\$ 93,978,500
Taxable value of buildings:	\$ 288,375,400
Taxable value of personal property:	\$ 16,630,200
TOTAL taxable valuation:	\$ 356,210,100

2018 Property Tax Rate: .02370



Quarterly Quote:

“There’s a quality of life in Maine which is this: singular and unique. I think. It’s absolutely a world onto itself.”

– Jamie Wyeth

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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