



CITY OF CARIBOU, MAINE

Phone: (207) 493-5961

Fax: (207) 498-3954

Office of Tax Assessment & Code Enforcement

Municipal Building
25 High Street
Caribou, Me 04736

LOOKING TO SAVE MONEY ON YOUR 2020 PROPERTY TAXES?

The Maine State Legislature has enacted legislation giving homeowners significant property tax relief. If you own a home in Caribou AND make it your permanent residence, you may be entitled to a reduction in your property tax valuation. The amount of this reduction is based on the total value of the exemption granted by the Maine State Legislature (which increases to \$25,000 in 2020) and the City of Caribou's annual certified ratio (currently 100%). In 2019, a typical eligible homeowner saved **\$491.00**.

To qualify an individual must have owned a permanent residence in Maine for twelve months prior to April 1st of the current tax year. An individual may have only ONE permanent residence at any time and may NOT claim a permanent residence in more than one community or state.

The enclosed "Application for Homestead Exemption" must be completed and returned to the City of Caribou Assessor's office by **April 1, 2020** to be eligible for the 2020 tax year. If a property owner moves to a new permanent residence, it is the property owner's responsibility to submit a new application for a homestead exemption on the current permanent residence.

Send completed forms to: City of Caribou
Assessor's Office
25 High Street
Caribou, Maine 04736

You may also fax to: (207) 498 – 3954

Or e-mail to: pthompson@cariboumaine.org

**IF YOU ARE ELIGIBLE, WE MUST RECEIVE YOUR COMPLETED FORM
BEFORE **APRIL 1, 2020****

TO QUALIFY FOR A REDUCTION IN YOUR 2020 PROPERTY TAXES

*******PLEASE COMPLETE THE ATTACHED FORM & RETURN IT TODAY*******

Other partial exemptions allowed by the State of Maine: A veteran who served in a wartime period and has reached the age of 62 or is certified as 100% disabled may be eligible for the Veteran Exemption. The Exemption for Blind Persons is offered on the residence of property owners who are certified legally blind.

Please ask for more details and the required forms!

"THE MOST NORTHEASTERN CITY IN THE U.S."

Penny Thompson, RES, CMA-IV Tax Assessor / Building Official

E-Mail: taxassessor@cariboumaine.org

Do you qualify in 2020?

- Is the home that you own (or co-own) in Caribou your legal, permanent residence?
- Have you owned this home in Caribou for at least one year as of April 1, 2020 (i.e. was it conveyed to you prior to April 1, 2019?)
 - If not, did you own another legal, permanent residence anywhere in the State of Maine April 1, 2019?

If both are yes, please complete the following form and return to the tax assessment office in Caribou.

**** Statutory deadline for exemptions is April 1, 2020!****



APPLICATION FOR MAINE HOMESTEAD PROPERTY TAX EXEMPTION

36 M.R.S. §§ 681-689

Completed forms must be filed with your local assessor by April 1. Forms filed after April 1 of any year will apply to the subsequent year tax assessment. See reverse for instructions.

SECTION 1: CHECK ALL THAT APPLY

- 1a. I am a permanent resident of the State of Maine.
- b. I have owned a homestead in Maine for the past 12 months.
 - (1) If you owned a homestead in another municipality within the past 12 months, enter the address (street number, street name, municipality):

- c. I declare the homestead in this municipality is my permanent residence and I am not claiming or receiving a homestead property tax exemption for any other property.
(Summer camps, vacation homes, and second residences do not qualify)

IF YOU HAVE NOT CHECKED ALL THREE BOXES, STOP HERE
You do not qualify for a Maine homestead property tax exemption

SECTION 2: DEMOGRAPHIC INFORMATION

2a. Names of all property owners (names on your tax bill):

b. Physical location of your homestead (i.e. 14 Maple St.): _____

City/Town: _____ Telephone #: _____

c. Mailing Address, if different from above: _____

City/Town: _____ State: _____ ZIP: _____

Email: _____

SECTION 3: MAINE RESIDENCY IS BASED ON ONE OR MORE OF THE FOLLOWING (check all that apply):

- 3a. I file a Maine resident income tax return.
- b. The address on my driver's license is the same as the above address in Section 2.
- c. The legal residence on my resident fishing and/or hunting license is the same as the above homestead location on line 2b.
- d. I pay motor vehicle excise tax in this municipality.
- e. I am a registered voter in this municipality.

(If you did not check any boxes, please attach an explanation that shows your residency.)

I hereby declare, aware of penalties for perjury, that the answers to the above are, to the best of my knowledge and belief, true, correct and complete. A person who knowingly files false information for the purpose of obtaining a homestead property tax exemption is guilty of a criminal offense.

Signature of Homestead Owner(s) _____ Date: _____

_____ Date: _____

INSTRUCTIONS

SECTION 1. Check the appropriate box related to each question. You must check all three boxes to qualify for the Maine homestead property tax exemption. If you have moved during the year and owned a homestead in Maine prior to your move, enter the address of the homestead you moved from on line 1.b(1). Your ownership of a homestead must have been continuous for the 12-month period prior to application. If you did not check all boxes in this section, you do not qualify for the homestead property tax exemption. A person on active duty serving in the Armed Forces of the United States who is permanently stationed at a military or naval post, station or base in this state is deemed to be a permanent Maine resident. A person on active duty serving in the Armed Forces of the United States does not include a member of the National Guard or the Reserves.

SECTION 2. Enter your full name(s) as shown on your property tax bill, the physical location of your home and your mailing address, if different than the physical location.

SECTION 3. This section gives the local assessor information which may be used to determine if you qualify and should support your answers to the questions in SECTION 1. Please check the appropriate box for each of the statements in this section.

At least one of the owners of the homestead must sign this document. Please file the application with your local municipal assessor. If, for any reason, you are denied exemption by the assessor, you may appeal the assessor's decision under the abatement statute, 36 M.R.S. § 841.

DEFINITIONS

Homestead. "Homestead" means residential real property owned by an individual or individuals and occupied by those individuals as their permanent residence. Residential real property held in a revocable living trust for a beneficiary who occupies the property as his or her permanent residence also qualifies as a homestead. A resident homeowner who is subject to foreclosure and subsequently purchases the home back from the municipality is considered to have no interruption in homeownership for purposes of this exemption.

Municipality. "Municipality" means any city, town, plantation, or any location in the unorganized territory.

Permanent residence. "Permanent residence" means that place where an individual has a true, fixed, and permanent home and principal establishment to which the individual, whenever absent, has the intention of returning. An individual may have only one permanent residence at a time and, once a permanent residence is established, that residence is presumed to continue until circumstances indicate otherwise.

Permanent resident. "Permanent resident" means an individual who has established a permanent residence.

A cooperative housing corporation may apply for a homestead exemption to be applied against the valuation of property of the corporation that is occupied by qualifying shareholders. To qualify, the corporation must complete an Application for Maine Homestead Property Tax Exemption for Cooperative Housing Corporations.