



City of Caribou

Tax Assessment & Building Official office
25 High Street ~ Caribou, Maine 04736

Fax: (207) 498 – 3954

Phone: (207) 493 – 3324 option 3

jsalley@cariboumaine.org

LOOKING TO SAVE MONEY ON YOUR 2026 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 (currently \$25,000 of value) and the City of Caribou's annual certified ratio (currently 100%). In 2025, a typical eligible homeowner saved **\$550**.

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, 2026 to be eligible for the 2026 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
(207) 498 – 3954
jsalley@cariboumaine.org

You may also fax to:

Or e-mail to:

IF YOU ARE ELIGIBLE, WE MUST RECEIVE YOUR COMPLETED FORM BEFORE **APRIL 1, 2026** TO
QUALIFY FOR A REDUCTION IN 2026 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!

Do you qualify in 2026?

- Is the home that you own (or co-own) in Caribou your legal, permanent residence?
 - You can not claim a Homestead Exemption in any other state to qualify!
- Have you owned this home in Caribou for at least one year as of April 1, 2026 (i.e. was it conveyed to you prior to April 1, 2025?)
 - If not, did you own another legal, permanent residence anywhere in the State of Maine April 1, 2025? (If so, please make note of this on the form in section 1b.)

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, 2026!****



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HOMESTEAD PROPERTY TAX EXEMPTION APPLICATION

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 assessment year.

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 12-month period ending April 1.
If you owned a homestead in another municipality in Maine within the past 12 months, enter the address (street number, street name, municipality):
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- 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 CHECK ALL THREE BOXES, STOP HERE

You do not qualify for a Maine homestead property tax exemption

SECTION 2: DEMOGRAPHIC INFORMATION - (List all names shown on your tax bill)

2a. Name(s):

b. Homestead Address (i.e. 14 Maple St.):

Municipality:

Map:

Plan:

Lot:

Email:

Telephone #:

c. Mailing Address (if different from above):

Municipality:

State:

ZIP:



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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 homestead location on line 2b.
- c. ☐ The legal residence on my resident fishing and/or hunting license is the same as the 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 and evidence that shows your residency.)

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge. A person who knowingly files false information for the purpose of obtaining a homestead property tax exemption is guilty of a Class E crime.

Signature of Homestead Owners(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 1b. Your ownership of a homestead must have been continuous for the 12-month period ending in April 1. If you did not check all boxes in this section, you do not qualify for the homestead property tax exemption.

Line 1a: “Permanent resident” means an individual who has established a permanent residence. A “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.

A person on active duty serving in the Armed Forces of the United States who is permanently stationed at a military or navel 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.

Line 1b: “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 the applicant’s permanent residence also qualifies as a homestead.

An owner of a life estate that is documented in the property deed is considered the owner of the property for purposes of this exemption. The owner of a life lease is not considered an owner of the property. 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.

SECTION 2. Enter your full name(s) as shown on your property tax bill, the physical location of your home, your telephone number, email address, 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 applicable 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 process found in 36 M.R.S. § 841.