

REVALUATION FAQ

Why does Brewer need a revaluation?

- Most of the time, a revaluation is needed to bring the assessed values in line with the real estate market. Brewer's average assessment, however, is at or near market value so the primary goal of the revaluation in Brewer is to equalize and update the property information, cost schedules, and computer system to bring them up to modern standards.

When was the last revaluation completed in Brewer?

- There have been many partial value updates over the years; however, the last FULL revaluation was completed in the 1960s.

Does a revaluation generate more revenue for the City?

- No. A revaluation does not generate revenue; it redistributes tax burden. The City can only raise from taxation the amount the City Council approves during the annual budget process. A revaluation equalizes the assessed values so that everyone pays their "fair share" based on current market value.

Will my taxes go up because of the revaluation?

- Not necessarily. The revaluation equalizes the assessments to the average real estate market values. A general rule of thumb is that 1/3 of properties will see an increase in their value, 1/3 will see a decrease, and 1/3 will stay about the same.

When will they be inspecting my home and what will it involve?

- The data collection will begin in September 2013 and be conducted by appraisal firm Vision Government Solutions. During the inspection, Vision employees will photograph, measure and collect information about the size, age, quality of construction of the structures, as well note any improvements, the topography of the land, utilities, zoning restrictions, if any, and numerous other characteristics both inside and out. If no one is home at the time of the inspection, a door hanger will be left with instructions on how to schedule a call back appointment.

Do I have to let them into my home?

- No. You have a right to deny entrance. However, in the inspection process of the revaluation, the more information you make available, the more fair and equalized your new assessment will be. It is very important that the inspector review not only the quality of your construction, but also any deterioration or negative influences.

When will I know what my new assessment will be?

- In July 2014, you will receive a notice of new assessment that will include your proposed new assessment and an estimated tax.

What if I feel the new assessment is incorrect?

- The new assessment notice will include information so that you can schedule an informal hearing with Vision representatives to review your new assessment.

Where can I get more information about Brewer's revaluation?

- Visit www.brewermaine.gov/assessing/revaluation-information for additional details. Or contact the Assessing Department at 207-989-7560.