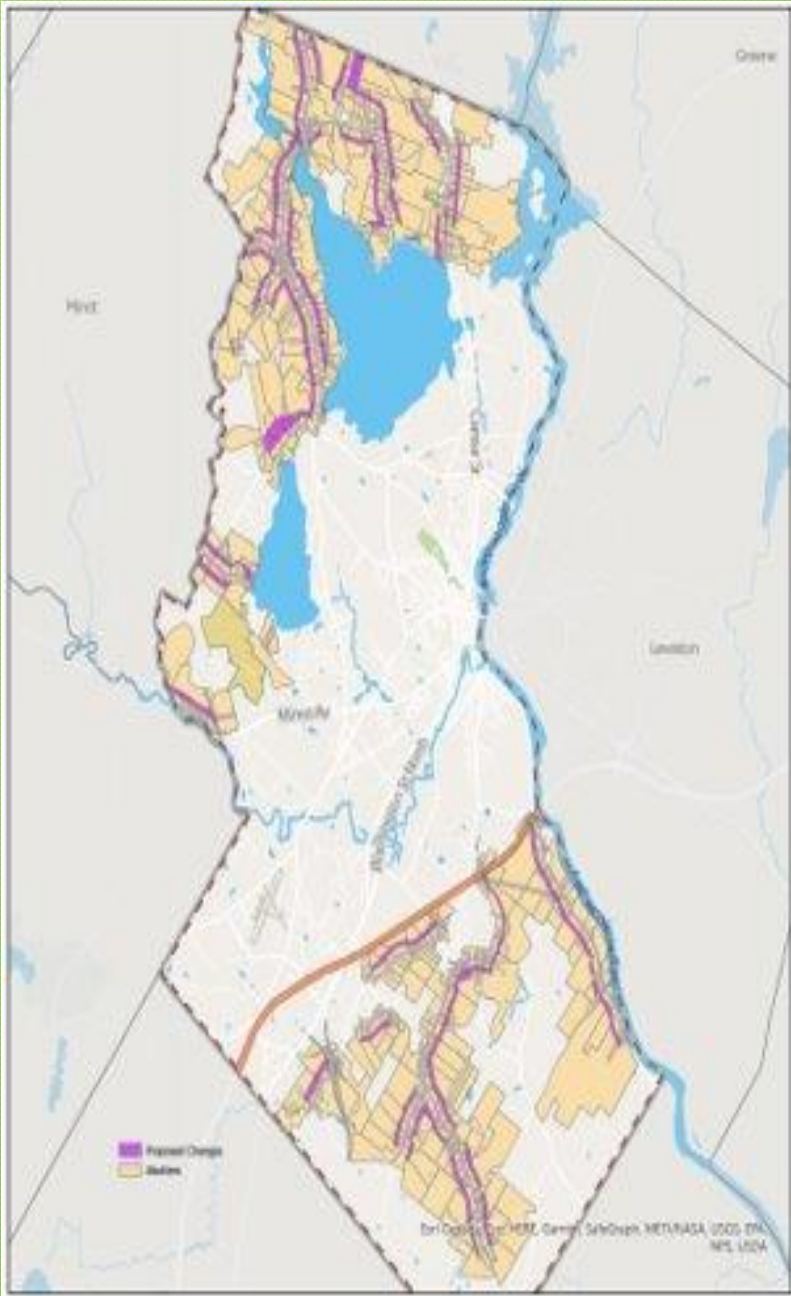


Will proposed Zoning Changes Affect My Assessment?



**Roads to the North:** Skillings Corner Rd, Johnson Rd, Dillingham Hill Rd, Beaver Rd, Maple Hill Rd, Townsend Brook Rd, Turner Rd, Stone Rd, Marston Hill Rd, North Auburn Rd, Perkins Ridge Rd, West Auburn Rd and Youngs Corner Rd.



**Roads to the South:** Old Danville Rd, Danville Corner Rd, Pownal Rd, Trapp Rd, South Witham Rd, Washington St and Riverside Drive.

**Other Roads:** Garfield Rd and Minot Ave.

# Land Valuation

Auburn is comprised of many different neighborhoods. Land values for improved house lots within neighborhoods are determined by sales that occur within the neighborhood boundaries or in similar neighborhoods. A neighborhood in New Auburn may have the same land pricing schedule as another neighborhood in a different area of the City because the sales indicate they are similar neighborhoods. Neighborhoods and Zoning are generally not the same thing.

# Comparison of R1 and R3 Neighborhoods

## R1 Neighborhood

- Lot Size: 33.63 ac
- LDCR Zone: 7.95 Ag Zone 25.68
- Land Value: 90,700
- Proposed increase in residential strip;
- LDCR Zone: +6 acres or 13.95 acres
- Ag Zone: -6 acres or 19.68 acres
- Total acreage: 33.63 acres
- New valuation: 102,700
- Increase of 12,000 or \$285.84 tax dollars

## R3 Neighborhood

- Lot Size: 33.63 ac
- LDCR Zone: 7.95 Ag Zone 25.68
- Land Value: 69,200
- Proposed increase in residential strip;
- LDCR Zone: +6 acres or 13.95 acres
- Ag Zone: -6 acres or 19.68 acres
- Total acreage: 33.63 acres
- New valuation: 75,200
- Increase of 10,000 or \$238.20 tax dollars

# Comparison of R1 and R3 Neighborhoods

## R1 Neighborhood

- Lot Size: 6 ac
- LDCR Zone: 4 ac Ag Zone: 2ac
- Land Value: 56,800
- Proposed increase in residential strip;
- LDCR Zone: +2 acres or 6 acres
- Ag Zone: -2 acres or 0 acres
- Total acreage: 6 acres
- New valuation: 62,800
- Increase of 6,000 or \$142.92 tax dollars

## R3 Neighborhood

- Lot Size: 6 ac
- LDCR Zone: 4 ac Ag Zone 2 ac
- Land Value: 38,400
- Proposed increase in residential strip;
- LDCR Zone: +2 acres or 6 acres
- Ag Zone: -2 acres or 0 acres
- Total acreage: 6 acres
- New valuation: 42,800
- Increase of 4,400 or \$104.81 tax dollars

# Special Land Use Classifications

## Tree Growth

10 acre minimum of forest land

Land used primarily for growth of trees to be harvested for commercial use

Forestry Plan

Updated plan every 10 years

Reduced price per acre

Hardwood

Softwood

Mixed wood

Penalty for removal

## Farmland

5 acre minimum lot size

Not all 5 acres must be used for farming

2,000 gross annual income from the sale of agricultural products

Land can be leased

Report of income every 5 years

Reduced price per acre

Pasture, crop, horticulture, bees, livestock, dairy

Not marijuana

Penalty for removal

## Open Space

No acreage requirement

The parcel must be preserved or restricted in use to provide a public benefit.

Benefits recognized include public recreation, scenic resources, game management, and wildlife habitat.

Different categories with % of reductions applied

Penalty for removal

# Who Do I Ask?

## Assessing Department

Valuation Questions  
Affect on Taxes

Do I qualify for Special  
Land Use Programs?

## Planning Department

What allowable uses do I  
have for my parcel of  
land?

Am I one of the parcels  
affected by a proposed  
ordinance?

When will the Planning  
Board or Council be  
discussing and/or voting  
on an ordinance?

## City Councilor/Mayor

What is the purpose of a  
proposed ordinance?

Who proposed the  
ordinance?

Voicing your opinion on  
proposed ordinances

When will the ordinance  
be discussed or voted  
on?