

# The City of Auburn Assessing Team

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- Karen Scammon, CMA-4,  
Assessor
- Joseph St. Peter, CMA-4,  
Deputy Assessor
- Azadeh Mashhadi, CMA-2,  
Appraiser II
- Connor Doberstein, CMA,  
Appraiser



# Assessor Duties

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Assessors are Agents of the State acting under the direction of the State Tax Assessor when performing assessment duties.

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All duties must adhere to the Maine Constitution, State law, and Case law when valuing property.

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The law requires assessors to inventory and determine the value of all real and personal property, both taxable and non-taxable, in their jurisdiction each year as of April 1.

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The Maine Constitution requires all taxes be apportioned and assessed equally according to just value. (Article IX Section 8)

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The Maine constitution requires assessors make a general valuation of their municipality at least once every ten years.

## Why a Revaluation?



A revaluation is performed with the goal of bringing all property values to 100% of current market value



Values are rebalanced ensuring all property owners pay their fair share of the tax burden



Article IX Section 8 of Maine's Constitution states: "All taxes upon real and personal estate, assessed by authority of this State, shall be apportioned and assessed equally according to just value thereof."

# Why choose now to revalue properties?

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The State certified ratio for Auburn has been dropping over several years

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Exemptions and reimbursements must be adjusted by the declared ratio

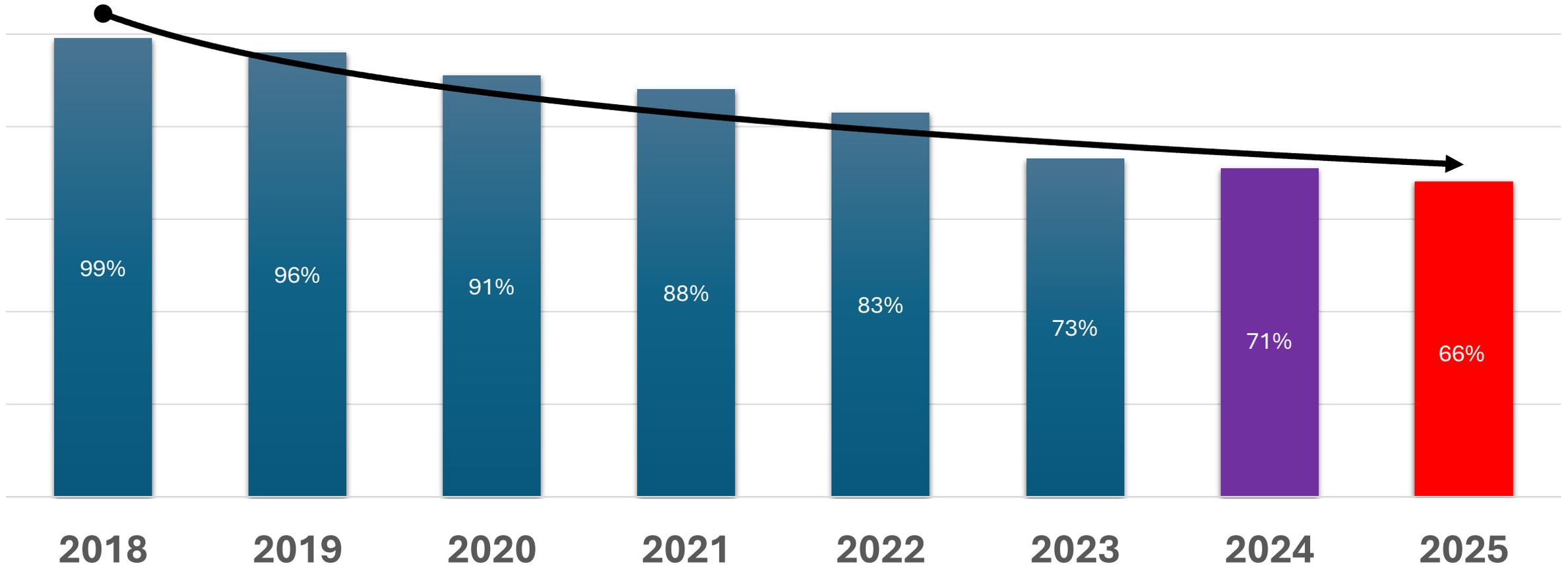
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When the valuation base drops the mil rate increases to cover budget costs

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Taxes increase

# City of Auburn - State Certified Ratio



# The Revaluation Begins



KRT Appraisal and the City of Auburn entered into a revaluation contract September 2024



9486+/- residential, commercial, industrial, improved and vacant parcels will be reviewed



Additionally, KRT Appraisal will review the personal property appraisal methods and depreciation schedules and make any recommendations for updates if needed



Data Collectors began residential inspections February 2025



# Public Outreach

- Council workshop – Aug 2024
  - Rolly’s Diner – Public Meeting – Aug 2024
  - Senior Center Public Meeting– Sept 2024
  - Karen & Joe – Podcast – Sept 2024
  - Auburn Hall - KRT & Assessing Dept – Nov 2024
  - Newspaper article – Jan 2025
  - Newspaper article – Feb 2025
  - Tax bill insert update – Aug 2025
  - Council workshop – Feb 2026
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# I received a postcard. What happens next?



A KRT Data Collector will be at your property within the next 60 days.



They will knock, introduce themselves, and request an interior/exterior inspection of your property.



If you choose **not** to have an interior inspection, they will ask you to verify information on your current property record card such as floor cover, heat type, heat source, # of bathrooms, any recent updates to the property, etc.



If you are not home when the Data Collectors arrive, they will do an exterior inspection including measuring the exterior and all outbuildings.



They will take an exterior photo.



If you choose not to have an interior or exterior inspection when they visit, they will give you the option to call the Auburn Assessing Department and schedule a convenient time to come back for the

# How Do I Know the Collectors are Legit?

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- Pictures of the Data Collectors and their vehicles are posted on both the City and KRT Appraisal websites
- Collectors wear City of Auburn ID badges with pictures
- Collectors wear vests with the KRT logo, and the vehicles have KRT Appraisal magnets
- Data Collectors and their vehicles are registered with the Auburn Police Department
- Collectors carry a Letter of Introduction from the assessor. The Assessing Department and Police Department telephone numbers are listed in the letter





# Where are the assessors today?

View our interactive map to see which neighborhood the assessing team is visiting. Locations are approximate.

**REVAL Inspections Map**

The map displays various colored parcels: pink for residential areas, green for completed parcels, and blue for water bodies. Parcel addresses are labeled throughout the map, including 639 HOTEL RD, 247-042 731 HOTEL RD, 247-048 822 HOTEL RD, 247-041 HOTEL RD, 247-040 729 HOTEL RD, 247-049 864 HOTEL RD, 247-050 HOTEL RD, 248-001 HEMLOCK CIR, 258-001 COLONIAL WY, 248-076 LAKE ST, 258-002 378 LAKE ST, 258-021 446 PARK AV, 237 LAKE ST, 249-001 210 PARK AV, 249-251 160 LAKE ST, 238-002 118 PARK AV, 239-003 170 PARK AV, 239-010 161 PARK AV, 237-068 936 HOTEL RD, 237-070-001 HOTEL RD, 237-055 HOTEL RD, 237-055 FRESH AM, 238-003-002 115 VISTA DR, 229-006 COURT ST, and 237-075 HOTEL RD.

**Reval Completed Parcels**

Legend: Green square

Map controls: Home, +, -

Map data: Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Credit should always be give... Powered by Esri

## FREQUENTLY ASKED QUESTIONS

# I work during the day; I am away for the winter ....

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If a Data Collector visits your property, knocks, and gets no response they will proceed to do the exterior inspection of the property.



KRT Appraisal staff is tracking all properties where no one was home at the time of the first visit. A second attempt will be made after 5pm or Saturday after the initial visit.



If the second attempt is unsuccessful, a letter will be sent to the property owner requesting you call and schedule an appointment.



The Assessing Department staff will assist KRT Appraisal with follow up appointments.



We will make every attempt to accommodate your schedule.

# Will my valuation increase or decrease as a result of the inspection?

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If an error or omission is found during the inspection such as basement finish, additional bathrooms, outbuildings, etc., not previously assessed these will be added immediately.

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Conversely, if you no longer have a shed, pool, basement finish, etc., these items will be removed immediately.

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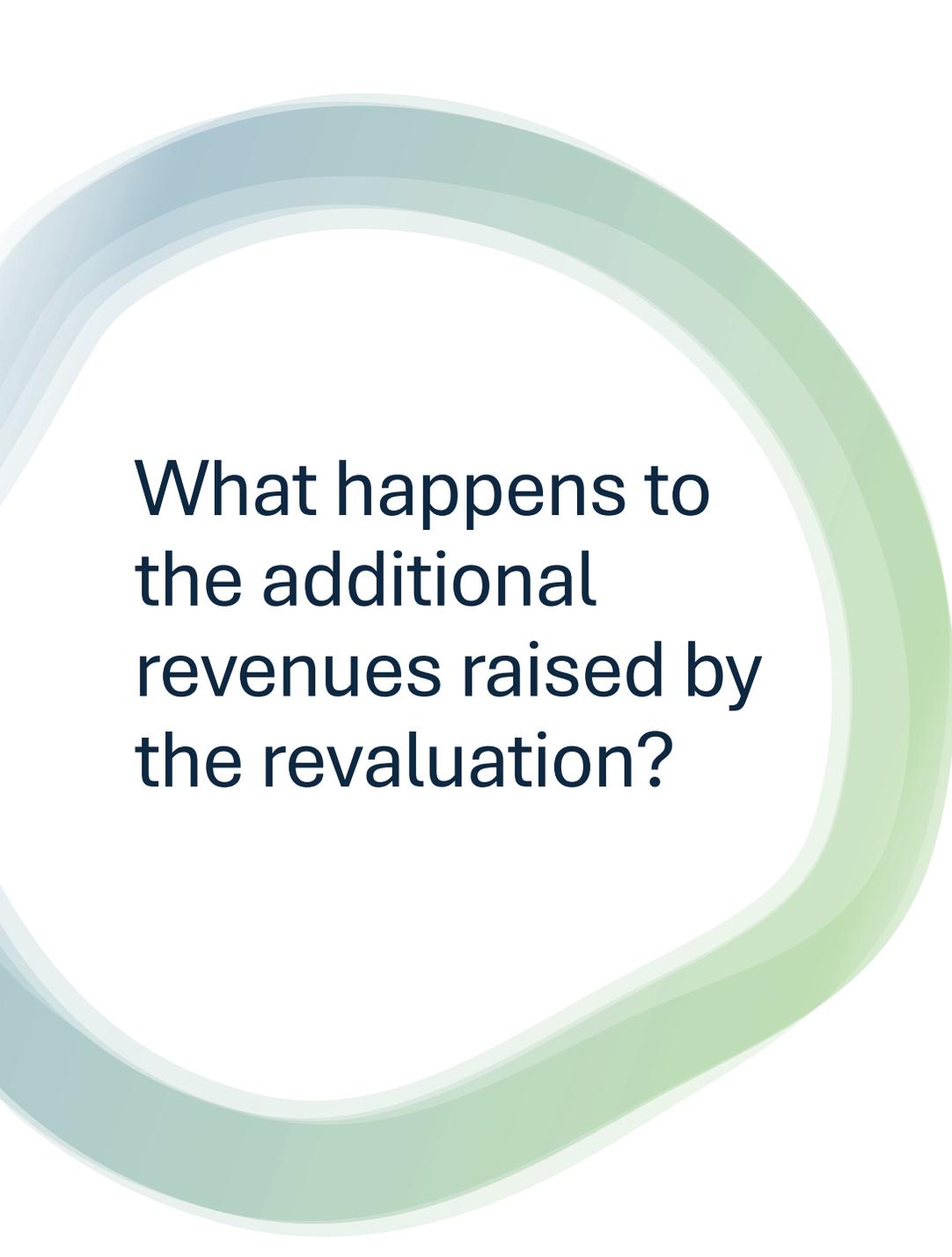
Adjustments for condition of improvements will be also be made immediately. This may result in a temporary increase *or decrease* in valuation.

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City-wide valuation adjustments attributed to the revaluation will be implemented at the conclusion of the revaluation. Values will be set as of April 1, 2027.

# Data Collection Progress as of January 2026

- Total vacant and improved residential parcels to be visited: 7,481
- Improved residential parcels visited to date: 4,675
- Vacant parcels visited to date: 486
- 69% of all residential have been visited
- 506 properties have had interior/exterior inspections
- 813 properties have provided information at door-no interior inspection
- 81 property owners have refused all requests

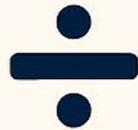


## What happens to the additional revenues raised by the revaluation?

- **A municipality may only collect enough taxes to satisfy the budget. There cannot be “surplus funds”. If the valuation base increases and the budget remains the same the tax rate will drop.**
- Ex: Taxable valuation = 500,000,000
- Ex: Budget = 5,000,000
- Tax rate = .010 (5,000,000 / 500,000,000)
- Assessed value 200,000 x .010 (tax rate) = \$2,000 (tax dollars)
- Ex: Valuation upon completion of revaluation = 600,000,000
- Ex: Budget = 5,000,000 (assuming no increase)
- Tax rate = .009
- 200,000 x .09 = \$1,800 (tax dollars)

# TAX RATE FORMULA

**BUDGET**



**ASSESSED  
VALUE**



**TAX  
RATE**



# Conclusion

- Values will be set as of April 1, 2027
- Final products; record cards, manuals, valuation support data, etc. will be delivered no later than August 1, 2027
- The Assessing staff must proof the values and data before valuation letters are sent to property owners. This could be a months long process
- Meetings will be scheduled for taxpayers wishing to discuss their updated valuation
- Adjustments will be made if necessary
- It is likely taxpayers will not see the new values until the 2028 tax bills

