

TOWN OF STRONG

REVALUATION THIS SPRING & SUMMER BY MUNICIPAL CONSULTING GROUP OF MAINE, INC

The Town of Strong is conducting a town-wide property revaluation this spring/summer. A revaluation is the process of updating all property values in town to reflect their current market value (i.e., to maintain reasonable estimates of what each property could sell for on the open market).

WHY?

FAIRNESS

Property owners should pay no more or no less than their fair share of the property tax burden. Currently, some taxpayers may be paying more than their fair share of taxes, while others may be paying less. A revaluation redistributes the existing tax base so all property owners pay their share based on the market values of their property.

Did you know?

A revaluation is revenue-neutral. By itself, a revaluation does not increase or decrease total tax revenue collected by the Town. The amount of taxes raised only changes if the Town, School, and County budgets change. Your assessed value may go up, *but the tax rate will go down.*

COMPLIANCE

Strong is getting close to being out of compliance with assessment requirements; when this happens, the State reduces many reimbursements and exemptions.

Did you know?

Maine State Law requires that assessments be maintained between 70-110% of market value. A revaluation will bring assessed values back in alignment with market value, keeping us in compliance and eligible for higher reimbursements and exemptions.

BACKGROUND

First Revaluation in 18 Years

- ✓ Strong last conducted a revaluation in 2007.
- ✓ Select Board approved the revaluation project in the spring of 2025.
- ✓ All property owners will have ample time to review their new assessments.

WHAT'S NEXT?

SITE VISITS & DATA COLLECTION



Our listing agents will be going door to door this spring and summer conducting site visits. The visit is intended to review what property data the town has on file and to update the information if needed. Interior inspections will be requested but can be scheduled at a time which is convenient for you.

Don't want us coming in? No problem!



Scan the QR code or visit us at the website below to take our Interior Inspection Survey. Your feedback is invaluable and greatly appreciated.

<https://mcgmaine.com/strong-revaluation>

Look at the back for some of our Frequently Asked Questions

For more information on the process please email us at info@mcgmaine.com or

Call 207-605-0200 between 8:00 a.m. and 4:00 p.m. Monday-Thursday

Q: How does the Assessor determine my property’s value?

The Assessor considers **three standard approaches** in determining the fair market value of a property:

- 1) The **sales comparison (market) approach** bases a valuation on sales data of similar types of properties in town;
- 2) The **cost approach** bases a valuation on what it would cost to replace your property minus any depreciation;
- 3) The **income approach** bases a valuation on what the potential future income would be for that property.

Q: My assessment went up, does this mean I’ll be paying more on my tax bill this year?

Maybe. During a revaluation year, the tax rate often goes down when the total valuation of all property in town is higher. Adjustments to the tax rate may reduce or eliminate the impact of a higher valuation. However, a tax rate reduction may not fully compensate for a significant property valuation increase. This can only be determined once a tax rate is set for that budget year.

Q: Why did my new assessment go up even if I didn’t make any improvements to my home?

Home values have changed significantly since the last revaluation process. **Your assessment will be based on the market value as of April 1, 2027.** If your home value went up it is likely because homes around you are selling at a higher value in recent years.

Q: Why did my taxes go up?

Annual property tax bills can increase for a variety of reasons. For example: 1) any home improvement or renovation could potentially increase the assessed value of your property; 2) a data correction to accurately reflect the description of the property could increase the assessed value; 3) a revaluation of town properties to bring them to current market value could increase the assessed value, relative to other properties; and/or 4) an increase in the Town, School or County budget can raise your tax bill.

Q: Can I multiply the current tax rate times my new value (per thousand) to determine my new tax bill?

No. The tax rate represents the amount per every \$1,000 of your property’s value (or millage rate). The Town has not yet set a new tax rate for the 2027-2028 fiscal year. The current mill rate is based on property values from the 2007 revaluation. Multiplying the current mill rate times your new assessed property value will likely result in a number much higher than your prospective tax liability. The tax rate is determined by taking the total Tax Levy (combined municipal, school, and county budgets minus all revenues) and dividing it by the total Taxable Valuation. In short, Tax Levy/Taxable Valuation = Tax Rate.

PROJECT TIMELINE	
Month/Year	Activity
April 2026– Nov 2026	Data collection and site visits.
Sept 2026 – March 2027	Data analysis.
April 2027 – May 2027	Preliminary new valuation notices mailed to property owners.
June 2027	Owners may appeal the valuation through informal hearings.
July 2027	FY2027 Tax Rate set based on final town-wide taxable valuation and Select Board-approved FY2027 budget. Tax bills mailed reflecting new assessment and new tax rate.
TBD	Formal appeals deadline.