



## Assessing Overview Fiscal Year 2015

**Gary James, Regional Assessor, Cumberland County**  
**699-2475 (cell - 650-8217)**

### Administration

- Gary James & All Staff
- New Assessing and Community Development Administrative Coordinator

### Professional Staff

- Renee Lachapelle – Assistant Assessor
- Joe Merry - Appraiser

### **Purpose:**

The Assessor is mandated by Maine's constitution to determine the market value of property for the equitable collection of property taxes. The Assessor functions as the town's appraiser. According to MRSA Title 36, the Assessor must:

- Hold a Certified Maine Assessor designation and complete 16 hours of continuing education annually.
- Maintain an assessment-to-sale price average ratio of 70% minimum to 110% maximum.
  - ✓ Ratio: the average assessed value divided by the average residential selling price.
  - ✓ Average ratio is 103% for the sales period from July 2011 to June 2012.

Note: Average ratio fluctuations are a direct result of the ever changing real estate market.

- Sustain a Coefficient of Dispersion (COD) rating less than 20.
  - ✓ COD: the average ratio deviation divided by the average ratio.
  - ✓ Per the State's latest ratio study, the COD is 9.

Note: A COD nearing 20 indicates the valuation model is not generating assessed values as accurately as when it was created for the last revaluation. Falmouth's last revaluation was implemented for 2008.

### **2015 Proposed Work Plan**

This year marks the beginning of assessing being provided to the Town through Cumberland County. The Towns of Cumberland, Yarmouth, Falmouth and Casco are currently contracted with the County for this purpose. Falmouth continues to maintain a physical office in Town Hall for the Assessor, who is also available for consultation with any resident both in Town Hall, the Regional Assessor's office (25 Pearl St., Portland), as well as in the other contracted town halls.

**Supporting Resources and Documents**

Please see the town website for the following:

Forms for assessing exemptions submissions (veterans, homestead, property special use exemptions), abatement request forms, personal property forms, etc.

Assessment information pertaining to all real estate in the town

GIS for tax data and maps, as well as other department data including zoning, building, etc.

Further contact information for the entire assessing staff