



Location:

Dear Property Owner,

The Town of Cumberland is currently conducting a revaluation of all real property within the Town's jurisdiction. The purpose of the revaluation is to bring the Town into compliance with State of Maine requirements. In recent years, significant changes have occurred in the real estate market in Cumberland (and the region). Currently the average assessment ratio is below the 70% requirement under State Law. The goal of the revaluation is to bring all assessments to within 95% to 100% of fair market value for the **April 1, 2024** assessment year.

The Sales Review and Validation phase of the revaluation will begin January 23, 2023. During this phase appraisers from Parker Appraisal Company in conjunction with the Town Assessor will field review each property that sold beginning with April 1, 2021. Appraisers will review information on the property record card for data accuracy, will make notes regarding the property location, size, quality of construction, condition, and numerous other characteristics that may affect value. The goal is to gain a clear understanding of what sold, and for what price.

After sales have been reviewed and qualified as "arm's length" (Sales between a willing buyer and a willing seller, neither under undue pressure or duress from the opposing party and acting in their own self-interest to attain the most beneficial deal), the sales will be analyzed to determine which market factors influenced property values.

You are receiving this letter because you have purchased your property within the time frame listed above. Due to the volume of sales, it is not possible to schedule appointments. Appraisers and the Town Assessor will have identification with them and names and photos of the appraisers and assessor will be available on the Town website (www.cumberlandmaine.com). The appraiser's license plates will be registered with the Cumberland Police Department.

Review will begin in West Cumberland and continue to Cumberland Foreside until completed.

If you have questions, please call the Assessor's office at 207-829-2204 or email jbrushwein@cumberlandmaine.com.

John E. Brushwein, CMA
Assessor