

TOWN OF CASCO, MAINE

PRESS RELEASE

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Information contact:

Casco Revaluation to Begin

Casco has hired the appraisal firm of Vision Government Solutions to perform a Town wide revaluation project. Vision representatives will begin visiting properties to collect data starting in June. The data collectors will work throughout June, July and August in the seasonal areas in order to visit every property before the summer residents leave. All Vision employees will have photo identification, a letter of authorization from the town, and have their vehicles listed with Town Hall and the Police Department. Residents are advised to ask for identification before granting access to their property. It is important that the data collection does an interior inspection to ensure a fair and equitable assessment.

The data collection process is the initial phase of the revaluation procedure. It is important that current accurate information is collected in order to insure a successful and fair valuation. All buildings are measured on the exterior. The data collectors are instructed to inspect the interior and exterior of each property. If the data collector is not able to perform an interior inspection they will estimate the interior characteristics and features based on their experience. Although no homeowner is required to allow an inspection of their property, if the property owner refuses an interior inspection and subsequently disagrees with their assessment their ability to apply for or be granted an abatement of value in the future may be impaired.

In addition to the data collection Vision will also be conducting a market analysis. While the physical data is being collected by data collectors, appraisal personnel will analyze sales that took place over the last couple of years to determine which market factors influenced property values. Vision Appraisal will gather information from the registry of deeds, property managers, developers, and local real estate professionals. Once all the data is collected and reviewed for accuracy, the appraiser will determine land values and delineate neighborhoods, which rate the desirability of locations throughout the town as determined by actual market activity.

The revaluation process will require more than a year to complete. A notice of new value will be mailed to property owners in 2013. Questions can be directed to the Assessor's Office at 627-4515.