

Town of Smithfield

Revaluation Questions and Answers

The revaluation process will be starting in the fall of 2026 through the spring of 2027. The person that will be coming around to inspect your property will have a letter with them signed by the Town Administrator indicating that they are working for the Town of Smithfield.

The new valuations will be a part of the 2027-28 tax bill process

- **What is a revaluation?**

A revaluation is the process of conducting the data collection and market analysis necessary to equalize the values of all properties within a municipality for the purpose of a fair distribution of the tax burden.

- **Why is a revaluation needed?**

For the past several years the Town of Smithfield has been experiencing tremendous growth, and the real estate market has been thriving. Maine State law requires that cities and towns perform a revaluation whenever the ratio of assessment to sales price drops below 70 percent or the quality of assessments erodes. Therefore, it is a legal requirement that all properties are assessed as close as possible to current market value to create an equitable distribution of the total tax burden.

- **What is market value and who determines my property value?**

Market value is determined by the activity in the real estate market and the general economy. The value of your property is based on an analysis of the entire market for the full two calendar years before the completion of the revaluation project. This is mandated by the State of Maine, not the town.

It is the Assessor's job to research and analyze the values in any particular area or neighborhood. In effect, he or she does what you would do to determine the selling price when putting your property up for sale. Examples of factors that are examined for each property are: location, size, quality of construction, age of improvements, topography, utilities and zoning restrictions.

- **Will a revaluation increase taxes?**

A revaluation may result in an increase or decrease of individual assessments; it does not mean that all property values will increase. Assessed values are the base that is used to apportion the tax burden. The tax burden is the amount that the municipality must raise from property taxes to operate the local government and schools, and to support the many services each of us has come to expect. Assessed values will most likely go up, but the tax rate will most likely go down. As a result, property owners may only experience a moderate increase in taxes or even a decrease.

- **What is an informal hearing?**

Towards the end of the revaluation, every homeowner receives notice of their proposed valuation based on the analysis performed. These values are not final until the informal hearings are complete. When a homeowner has a question or concern about the proposed valuation, they are asked to call the Town Office and schedule a date and time to discuss the valuation process and get answers to any questions the property owner may have. Homeowners are asked to come prepared with questions and to have compared their property value to other comparable properties in their neighborhood. The Assessor will determine if a review of the property is necessary and will make any appropriate changes before setting final values.

- **If I disagree with my assessment after a hearing, what are my options?**

By State law, if a property owner believes the final assessment on their property is in excess of its fair market value, he or she will need to contact the Town Office within 185 days of the date of Commitment to request an abatement of taxes. If not satisfied with the Assessor's decision, the property owner may then appeal to the Smithfield Select Board. The Board will review the case and make a determination as to the disposition of the appeal. After that, should the property owner still feel the assessment is incorrect; an appeal can be made to the Maine Superior Court and even on to the Supreme Court. In the case of large commercial properties, the case will be heard by the State Board of Assessment Review prior to going to Superior Court.

- **Are there any tax relief measures available?**

Yes! Tax relief programs are: Veteran's Exemption, Homestead Exemption, Tree Growth tax program, Farm and Open Space tax program, the Maine Business Equipment Tax Reimbursement Program (BETR) and the Business Equipment Tax Exemption Program (BETE). Information on these programs is available on the Town website at www.smithfieldmaine.us or from the Town Office at 207-362-4772 during regular hours

Please contact Nichole, Town Administrator, at 207-362-4772 with any questions.

Regular hours are:

Monday, Tuesday, Wednesday, & Friday 8:00am to 4:00pm (lunch 11:45-12:30) Thursday's 8:00am to 2:00pm (lunch 11:45-12:30)