



ASSESSING OFFICE

131 CHURCH STREET
BELFAST, ME 04915

May 2023

Dear City of Belfast taxpayers,

The assessing office must regularly update valuations to keep assessments in line with the market and to maintain tax equity. The real estate sales in Belfast from 2021 to present have created a much higher need to update our valuations to attain assessment to sales ratios to the optimum 100%. To that end, we are conducting market sales studies and making needed adjustments to assessments.

We have contracted Murphy Appraisal Services to assist with this process. The 2023-2024 tax year will involve a slight valuation increase in order to maintain the current level of Homestead, Veteran's, Solar, and Classified Land exemptions. The following two years, we will do more in depth changes to land and building schedules, ultimately reaching a goal of 100% sales ratio.

Please note that the Assessor page on our website, www.cityofbelfast.org, does not have current valuations or sales prices listed for property record cards through the Aerial Maps & Property Data link. We apologize for that and are working on the updates with Global Information Systems. Our information is listed below if you would like to call or email with any questions or concerns regarding these changes.

Thank you,

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