

**Board of Assessors
Town of Poland
1231 Maine ST
Poland, ME 04274**

July 3, 2009

Owner

Address

Town, St Zip

IMPORTANT TAX ASSESSMENT INFORMATION 0

Poland **Map/Lot Reference XXXXX** Trio acct xxx

Dear Poland Property Owner,

Poland is conducting a town wide equalization (revaluation) program in 2009. Every property valuation for tax assessment purposes is being changed to reflect each property's "fair market" value as of April 1, 2009. Poland is completing the equalization program to re-establish fairness in the Town's tax assessments. Fairness in tax assessing is measured by the relationship of assessed values to fair market values. The real estate market in Poland has changed since the Town's last revaluation. Homestead exemption and other reimbursements from the State are affected by the Town's assessment ratio. Low assessment ratios reduce the amount of money homeowners get back (less of a deduction on their tax bill) for their homestead and other exemptions.

The proposed valuation of your real estate for April 1, 2009 is listed below. After studying recent sales, the Assessing Agent believes these values reflect fair market value for 2009. Fair market value is the price that a typical buyer would pay and that you would accept if the property were to sell at this time. Although most properties are not for sale, valuations are based on an estimate of a sale price. We are expected to be within ten percent for tax assessing purposes.

If you believe your value is incorrect, you may schedule an appointment and meet with the Assessing Agent. The appointments will be held at the Poland Town Office, 1231 Maine Street, Poland, ME 04274. Meetings are by appointment only, and the dates and times for appointments are listed below. Each meeting will be scheduled for about fifteen minutes. These informal meetings will be a discussion of the total value of your property and are an opportunity for property owners to provide information about the value of their property before we commit taxes. At the very least please provide your insurance coverage information.

If you cannot make it to Poland for an appointment, you may send information in writing by mail or email. The mailing address is O'Donnell & Associates, 632 Bald Hill Rd., New Gloucester, ME 04260. The phone number is **207-926-4044**. The email address is info@jeodonnell.com. Please put "Poland" and your "Map and Lot" reference in any communications. Your map and lot reference is in bold at the top and the bottom of this letter. Our Assessing Agent must receive your written correspondence by July 24, 2009.

If you feel that your property would likely sell for the amount noted below (plus or minus ten percent), then you may not have a need to set up an appointment with the Assessing Agent to discuss this proposed value (bottom of page). These are hard economic times, and if you will need assistance paying your property taxes, we can offer some ideas and help from the town office. Paying the assessed property tax, however, is not an issue for the Assessing Agent. They are only tasked with getting the property values very close to correct.

If you have information that you would like to share and you want an appointment to meet with the Assessing Agent, you should call John E. O'Donnell & Associates between the hours 9:00 a.m. and 4:00 p.m., Monday through Friday. The phone number is **207-926-4044**. They cannot conduct appointments over the phone.

Meetings at Poland Town Office	
Dates	Times
Thursday July 16, 2009	1pm to 7pm
Saturday July 18, 2009	9am to 3pm
Monday July 20, 2009	1pm to 7pm
Thursday July 23, 2009	9am to 3pm

- Please note that a significant change from last year's tax alone is not a valid reason for believing the proposed value is wrong.
- Land in Tree Growth and Farmland are valued using State rates.

Map / Lot Reference XXXXX
The estimated tax rate is .01410

Proposed Total Real Estate	Exemption(s)	Proposed Total Taxable Value	Estimated tax after exemption(s)
XXXXX	XXXXX	XXXXX	XXXXX.XX

Sincerely, Poland Board of Assessors