



ASSESSING

UNDERSTANDING THE DEPARTMENT

Presented by Taylor Burns



PRIMARY FUNCTIONS

➔ **Fair Market Valuations**

Responsible for determining the fair market value of all real and personal property to ensure equitable assessments that support fair taxation and vital public services.

➔ **Parcel Data Management**

Maintain and update property records by tracking changes in ownership, sales prices, land use, physical property data, and parcel boundaries to ensure accurate and up-to-date assessment information.

➔ **Tax Relief Administration**

Promotes and administers exemptions and tax relief programs to support eligible residents, including veterans, seniors, and those with qualifying hardships.

➔ **Valuation Appeals**

Reviews appeals from property owners who believe their property has been overvalued or assessed in error, ensuring a fair and transparent assessment process.

➔ **911 Addressing**

Assigns road names, primary building addresses, and unit numbers (apartments, suites, etc.) to ensure accurate location data for emergency response.

MEET OUR TEAM



Angie Bradstreet
Assistant Assessor

Serving Since
2006



Nancy Pinette
Appraiser

Serving Since
2019

Retiring



Taylor Burns
Assessor

Serving Since
2020



Tori Baron
Appraiser

Serving Since
2025

OUR CONTACT



207-725-6650



brunswickme.gov/assessing



assess@brunswickme.gov



85 Union Street Brunswick, ME 04011
2nd Floor in Town Hall



ONLINE SERVICES

**PROPERTY
RECORD CARDS**

**PROPERTY
DEEDS**

**REAL ESTATE
TRANSFER FORMS**

**GIS &
TAX MAPS**

**TAX RELIEF
FORMS**

**REVALUATION
INFORMATION**

ACCOMPLISHMENTS

1

Increased public outreach, offering assessment information sessions and publications.

2

Completed a **successful audit**. “BETE is very well administered & organized in Brunswick.” – MRS Audit Report

3

Successfully **onboarded new staff** to replace retiring team member, ensuring a smooth and uninterrupted transition in service.

4

In support of the town’s climate initiatives, we are **reducing paper use** by transitioning to digital records and online services as well as discontinuing routine printing of property deeds.



CHALLENGES

1

Market volatility complicates the **revaluation** process and can lead to public concern, even when assessments reflect accurate market trends.

2

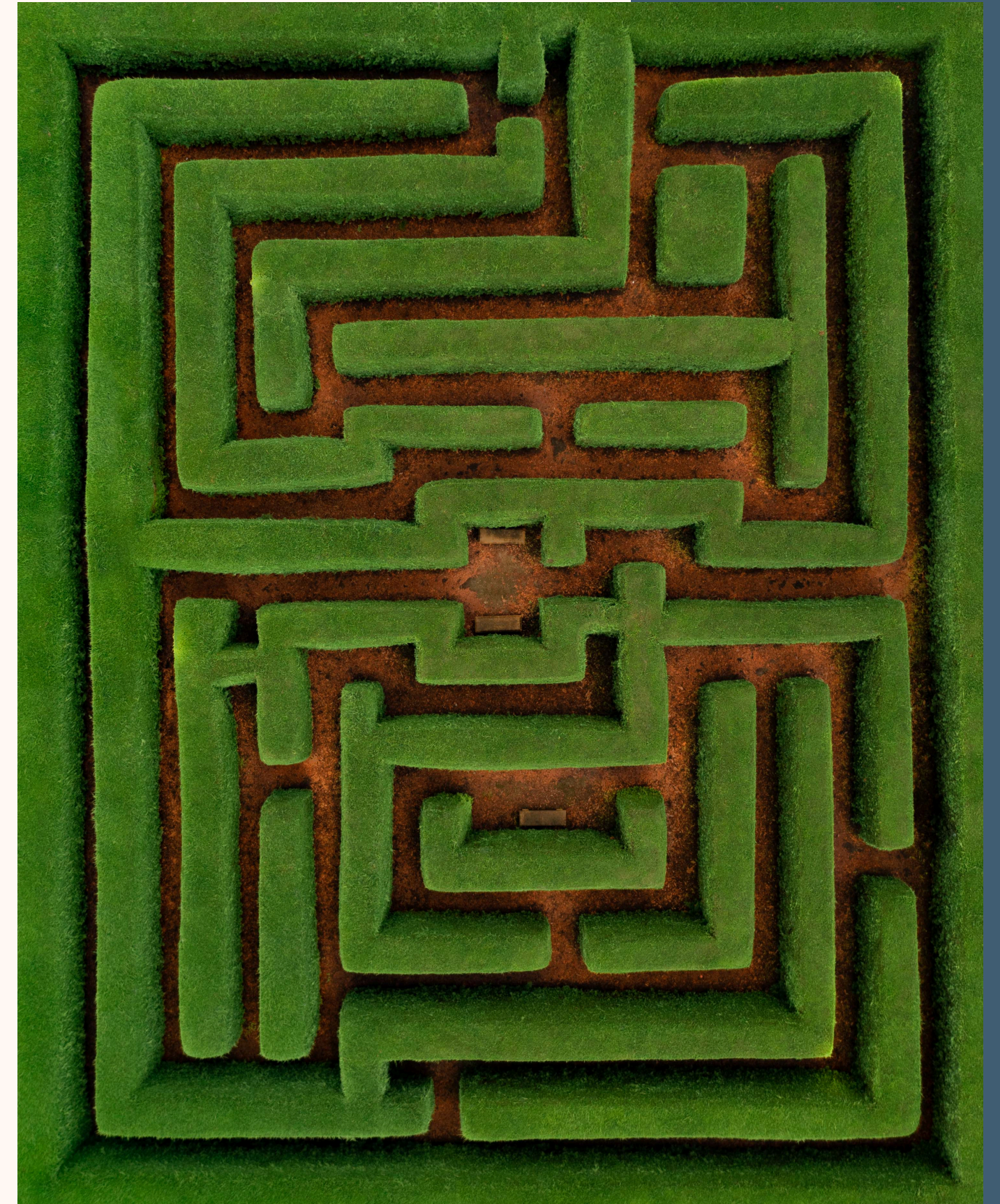
Maintaining strong **public engagement** and addressing **misconceptions** about the assessing process remains an ongoing challenge, highlighting the need for continued education.

3

Staying current with evolving state **legislation** and implementing required changes in a timely manner continues to be a complex and resource-intensive challenge.

4

A **large and diverse property base** presents ongoing challenges in maintaining accurate, up-to-date assessments across all property types.



RESIDENTIAL

A Look at Residential Properties We Assess



Mobile Homes



Rural



Waterfront



Multi-Family

COMMERCIAL

A Look at Commercial Properties We Assess



Food Service



Mixed-Use



Auto



Big-Box Retail

MORE THAN BUILDINGS

A Look at Uncommon Properties We Assess



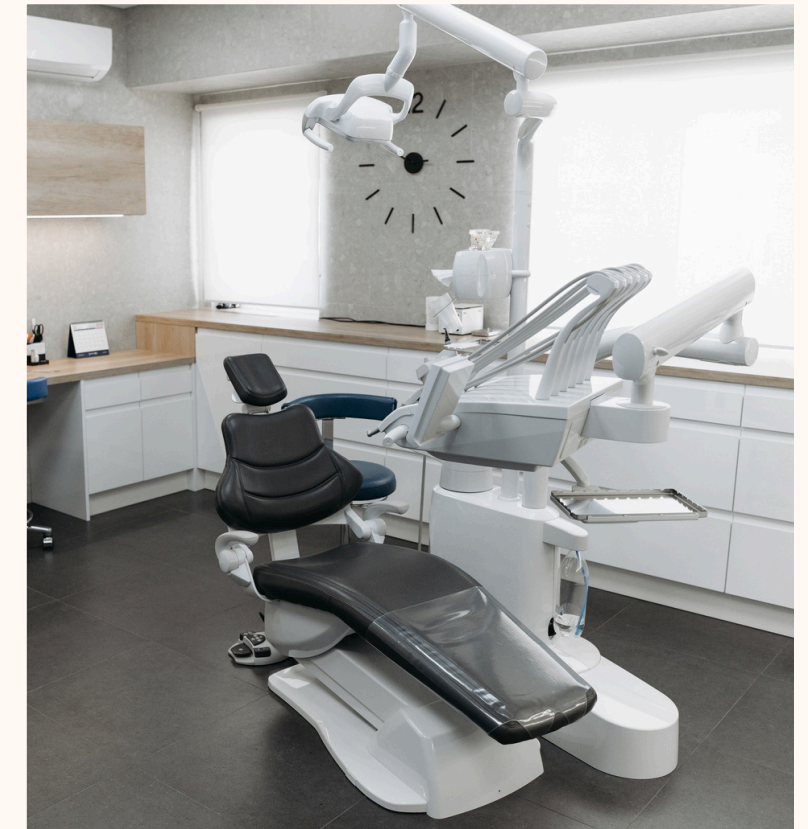
Hydro Dams



**Transmission
Lines**



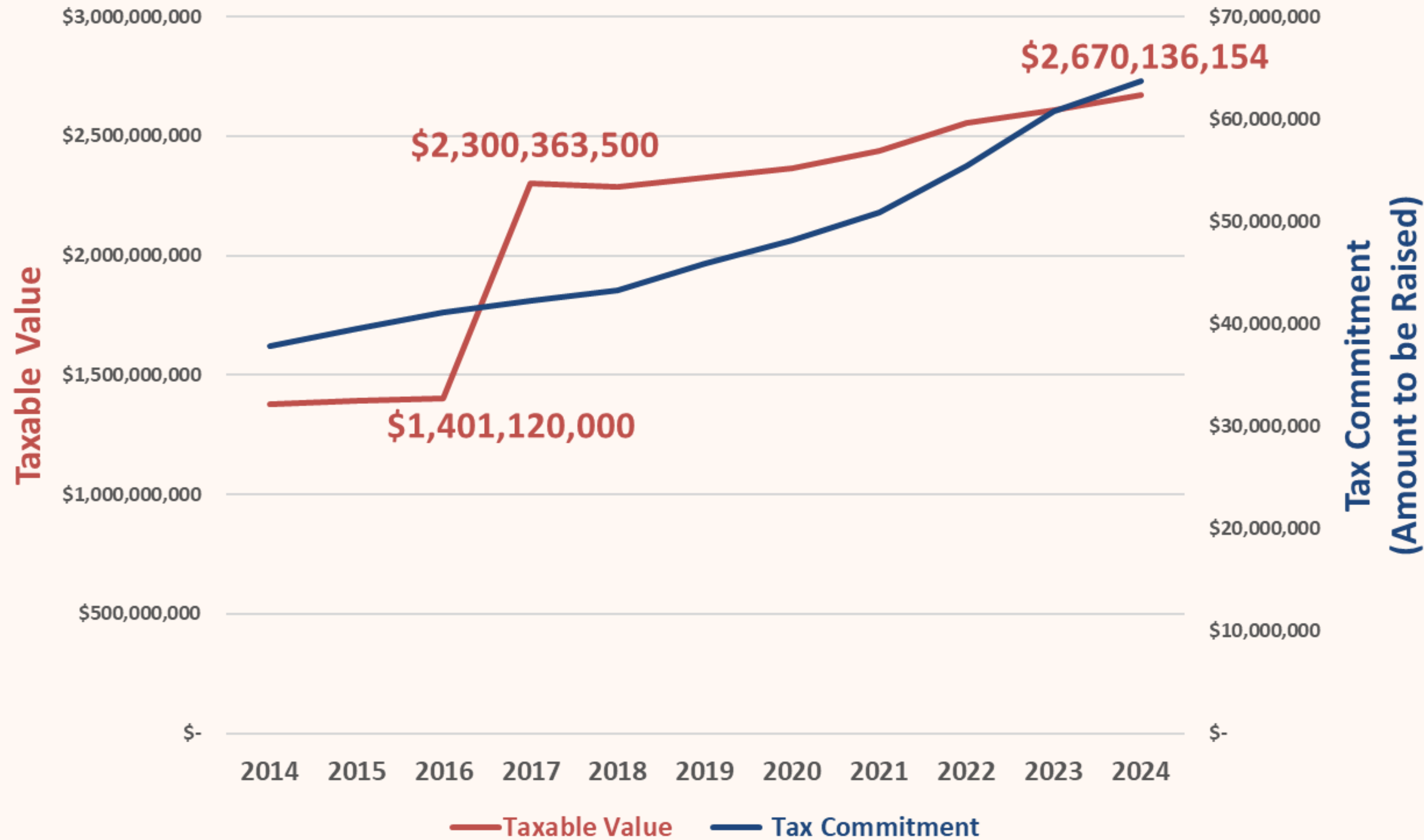
Cell Towers



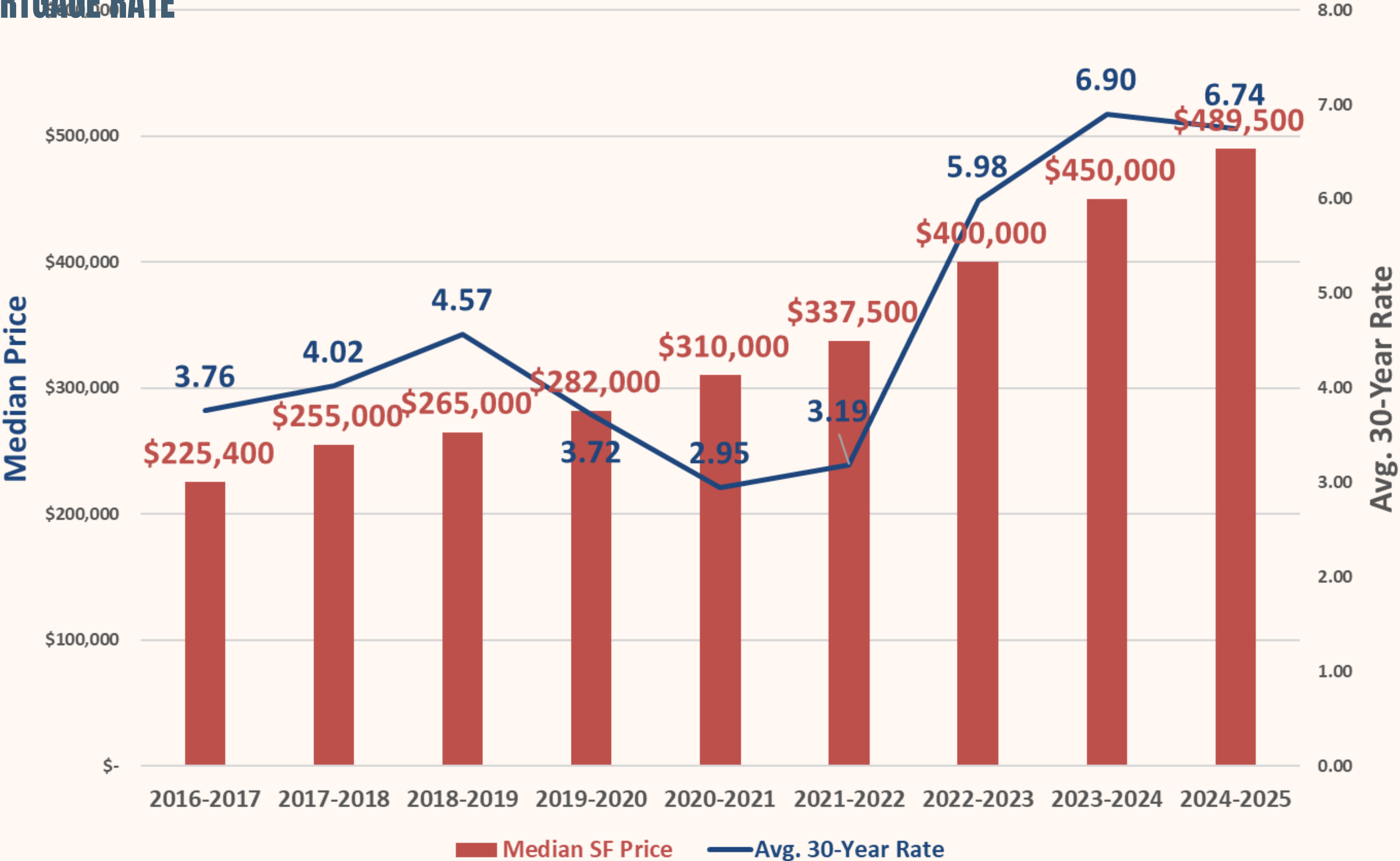
**Business
Equipment**

TAXABLE VALUE & TAX COMMITMENT

2014-2024

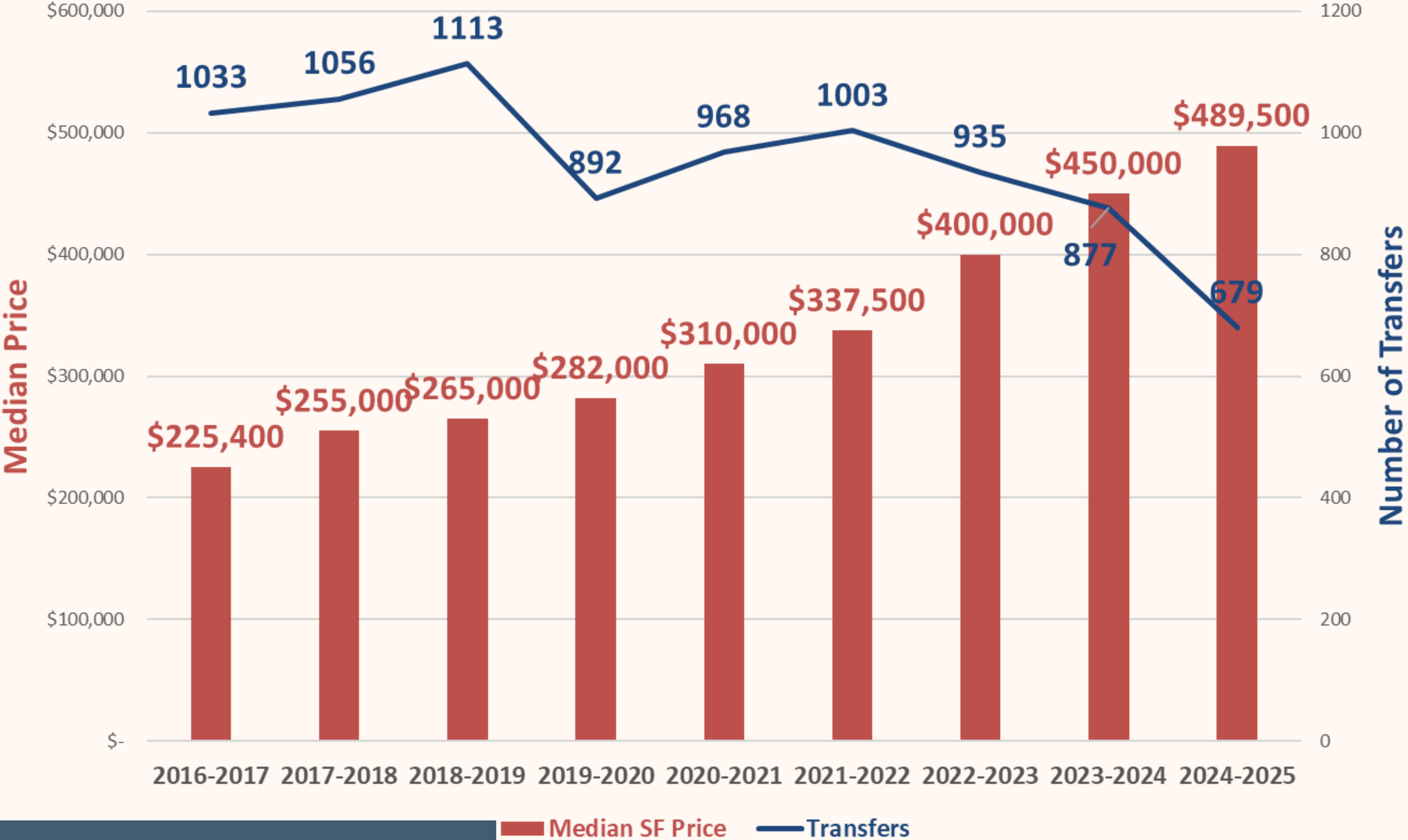


MEDIAN SINGLE FAMILY SALE PRICE & AVG. 30-YEAR MORTGAGE RATE 2017-2025



MEDIAN SINGLE FAMILY SALE PRICE & OWNERSHIP TRANSFERS

2017-2025



NOW SHOWING

A Limited Selection of Local Homes

As of May 7, 2025

26 homes listed for sale

12 not yet constructed

14 homes available today

- **5** priced below median sale price



Price \$345K



Price \$565K



Price \$775K



Price \$925K

REVALUATION SNAPSHOT

What's Emerging So Far?

Assessment to Sale Ratio Prior to Revaluation
April 2024–April 2025 Sales

SINGLE FAMILY
48%

CONDOS
57%

MOBILE HOMES
40%

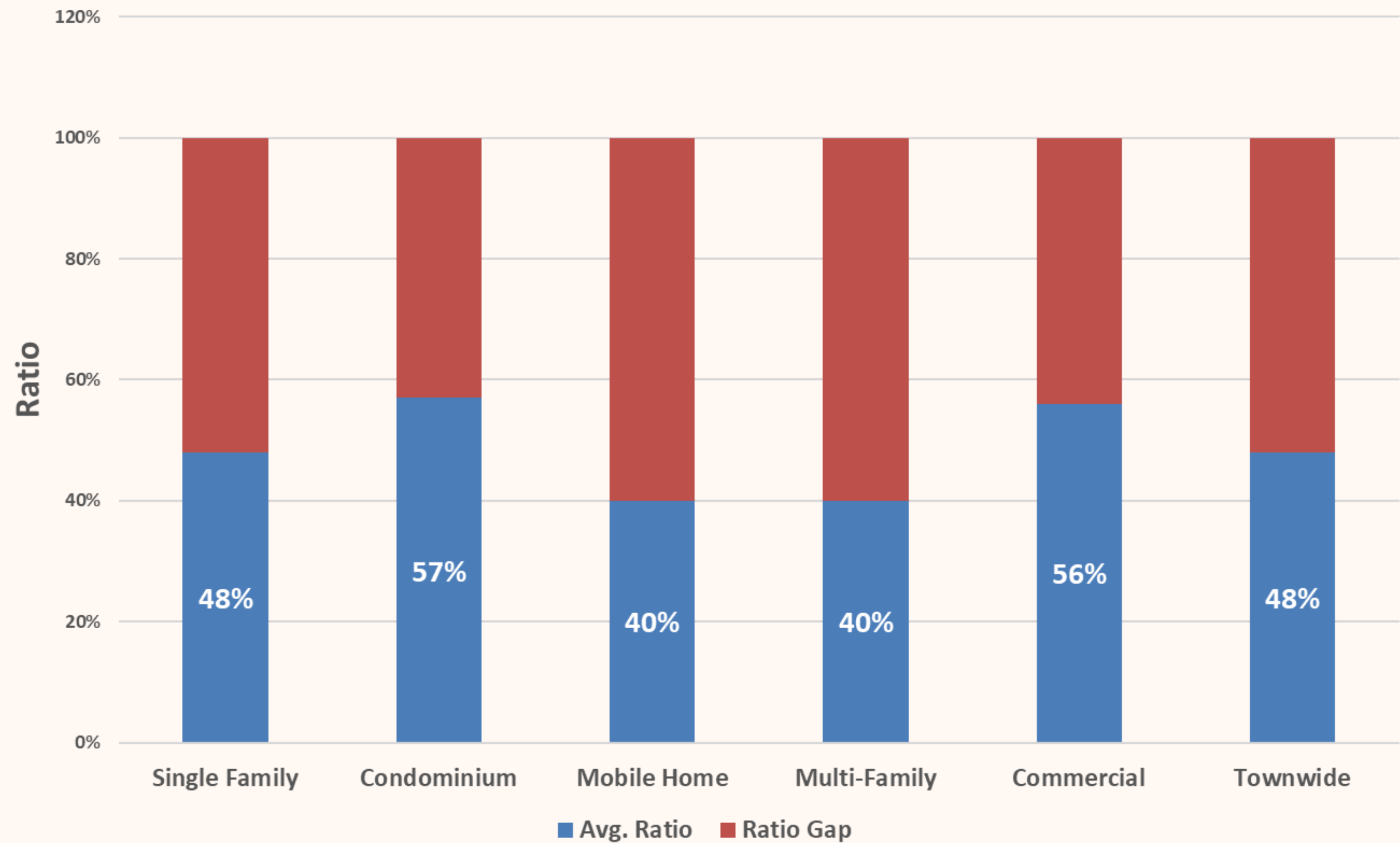
MULTI-FAMILY
40%

COMMERCIAL
56%

TOWNWIDE
48%

REVALUATION SNAPSHOT

Bridging the Gap: Assessment Ratios vs. Market Value Benchmarks



REVALUATION SNAPSHOT

Condominiums

OLD VALUES														
MUNICIPALITY OF BRUNSWICK Sales Ratio Analysis - April 1, 2024 Valuation														
1 Year - CONDOMINIUM STUDY														
Weighted Mean =					56%		=			\$13,429,400	/		\$24,079,500	
Mean Ratio =					57%		=			21	/		37	
Avg. Deviation =					6%		=			3.18	/		53	
Quality Rating =					11%		=			6%	/		57%	
PRD =					1.01		=			57%	/		56%	
									Average Selling Price =	\$454,330				
									Median Selling Price =	\$390,000				
									Minimum Selling Price =	\$235,000				
									Maximum Selling Price =	\$1,255,000				
Item														
No.	Class	PID	Map/Lot	Unit	911#	911 Street	Date of Sale		Selling Price	2024 Assessment	Ratio	Mean Ratio	Deviation	
1	M	7665	U30-26	005	20	FOREST TERRACE	8	2024	\$ 445,000	\$ 182,700	0.41	0.57	0.16	
2	M	104116	U19-2	074	3	BOG ROSEMARY WAY	8	2024	\$ 1,255,000	\$ 531,200	0.42	0.57	0.15	
3	M	2898	42-28	007	42	WARD CIR	4	2024	\$ 365,000	\$ 161,300	0.44	0.57	0.13	
4	M	2914	42-28	023	32	WARD CIR	6	2024	\$ 350,000	\$ 155,800	0.45	0.57	0.12	
5	M	831	16-10	020	10	SADLER DR	7	2024	\$ 325,000	\$ 144,900	0.45	0.57	0.12	
6	M	2912	42-28	021	20	WARD CIR	10	2024	\$ 345,000	\$ 162,900	0.47	0.57	0.10	
7	M	7582	U29-5	066	54	WILLOW GROVE RD	4	2024	\$ 525,000	\$ 251,400	0.48	0.57	0.09	
8	M	7527	U29-5	010	50	WILLOW GROVE RD	3	2025	\$ 519,000	\$ 249,200	0.48	0.57	0.09	
9	M	7575	U29-5	058	42	WILLOW GROVE RD	10	2024	\$ 509,000	\$ 250,200	0.49	0.57	0.08	

Condominiums

NEW VALUES															
MUNICIPALITY OF BRUNSWICK Sales Ratio Analysis - April 1, 2025 Valuation															
1 Year - CONDOMINIUM STUDY															
Weighted Mean =			98%			=			\$23,646,500			/		\$24,079,500	
Mean Ratio =			99%			=			37			/		37	
Avg. Deviation =			6%			=			2.93			/		53	
Quality Rating =			6%			=			6%			/		99%	
PRD =			1.01			=			99%			/		98%	
Average Selling Price =										\$454,330					
Median Selling Price =										\$390,000					
Minimum Selling Price =										\$235,000					
Maximum Selling Price =										\$1,255,000					
Item															
No.	Class	PID	Map/Lot	Unit	911#	911 Street	Date of Sale		Selling Price	2025	Ratio	Mean	Deviation		
							Month	Year		Assessment		Ratio			
1	M	104116	U19-2	074	3	BOG ROSEMARY WAY	8	2024	\$1,255,000	\$912,600	0.73	0.99	0.26		
2	M	7665	U30-26	005	20	FOREST TERRACE	8	2024	\$445,000	\$360,200	0.81	0.99	0.18		
3	M	101357	40-12	G38	38	GUADALCANAL DR	5	2024	\$336,000	\$293,900	0.87	0.99	0.12		
4	M	2914	42-28	023	32	WARD CIR	6	2024	\$350,000	\$317,600	0.91	0.99	0.08		
5	M	831	16-10	020	10	SADLER DR	7	2024	\$325,000	\$298,300	0.92	0.99	0.07		
6	M	103851	40-362	001	9	CHICKADEE CIR	10	2024	\$395,000	\$362,900	0.92	0.99	0.07		
7	M	7527	U29-5	010	50	WILLOW GROVE RD	3	2025	\$519,000	\$477,000	0.92	0.99	0.07		
8	M	7582	U29-5	066	54	WILLOW GROVE RD	4	2024	\$525,000	\$485,800	0.93	0.99	0.06		
9	M	7731	U31-53	003	152	MCKEEN ST	11	2024	\$235,000	\$218,200	0.93	0.99	0.06		