

Property Tax Public Forums

August 31, 2023

September 21, 2023

October 19, 2023

November 16, 2023

Finance Committee Meeting / Property Tax Public Forum

DECEMBER 14, 2024



Residential Market Activity

August 2023
report to Town
Council



Sale Date	June 2022
Sale Price	\$340,000

Year	Assessment	Ratio	Taxes
2022	\$164,200	48%	\$3,561.50
2023	\$298,100	88%	\$4,352.26
\$ Chg	+\$133,900		+\$790.76
% Chg	+82%		+22%

Brunswick
maine

PROPERTY TAX BASIC PRINCIPLES

Property in Maine is assessed and taxed according to rules embedded in the State Constitution and Maine Revised Statutes. The Constitution is the framework of law and the Maine Revised Statutes augment constitutional law applying details for municipalities.



MINIMUM STANDARDS

Municipalities shall achieve:

- An assessment ratio of no lower than 70% and no higher than 110%
 - A maximum quality rating of 20.
- 36 MRS section 327

MARKET VALUE DEFINED



The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale

-The Appraisal Institute and the International Association of Assessing Officers.

POWER OF TAXATION



The Legislature is given the power of taxation. The Legislature may never give the municipalities the authority to develop local tax laws.

-Maine Constitution Article IX Section 9

APRIL 1



All real and personal property within the State is subject to taxation, unless specifically exempted by law, on the first day of each April

-36 MRS Section 502.

TAX



Tax is defined as a compulsory contribution imposed by law for the support of government without regard for individual benefit.

ASSESSMENT & JUST VALUE

A property assessment is an appraisal. Assessor's use a mass appraisal technique to value all taxable property in a way that each individual property bears its fair share of expenses.

All taxes upon real and personal estate, assessed by authority of this State, shall be apportioned and assessed equally according to the just value thereof.

-Maine Constitution Article IX Section 8

Just value has been interpreted by Maine courts as the equivalent of market value.

Brunswick

Real Estate Report

Single Family, Condo, Mobile, Co-op
Sales Period 7/2022-6/2023

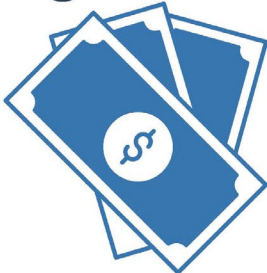
Median Price
\$385,000



Median Days
on Market **6**



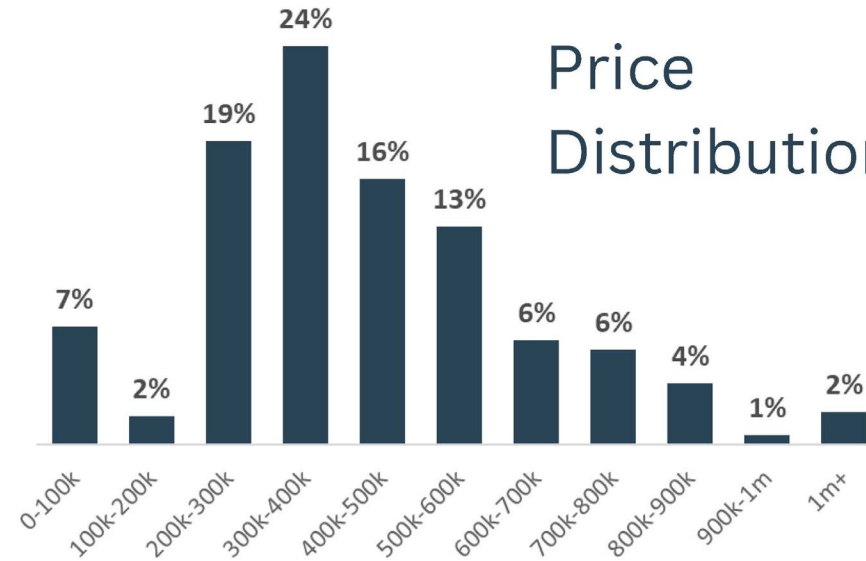
Low Price **\$23k**
High Price **\$ 2.2m**



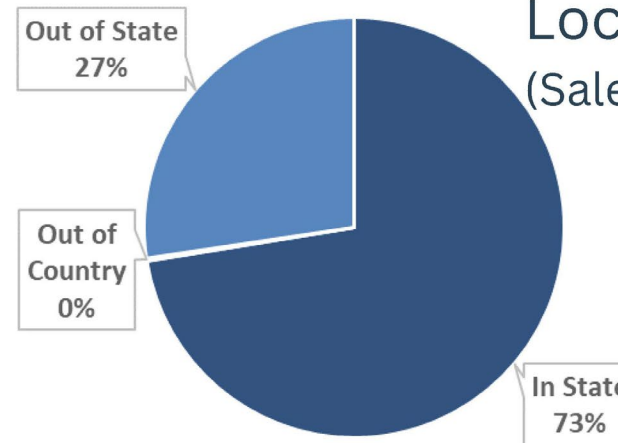
30-Yr FRM
52 Week Avg
6.29%

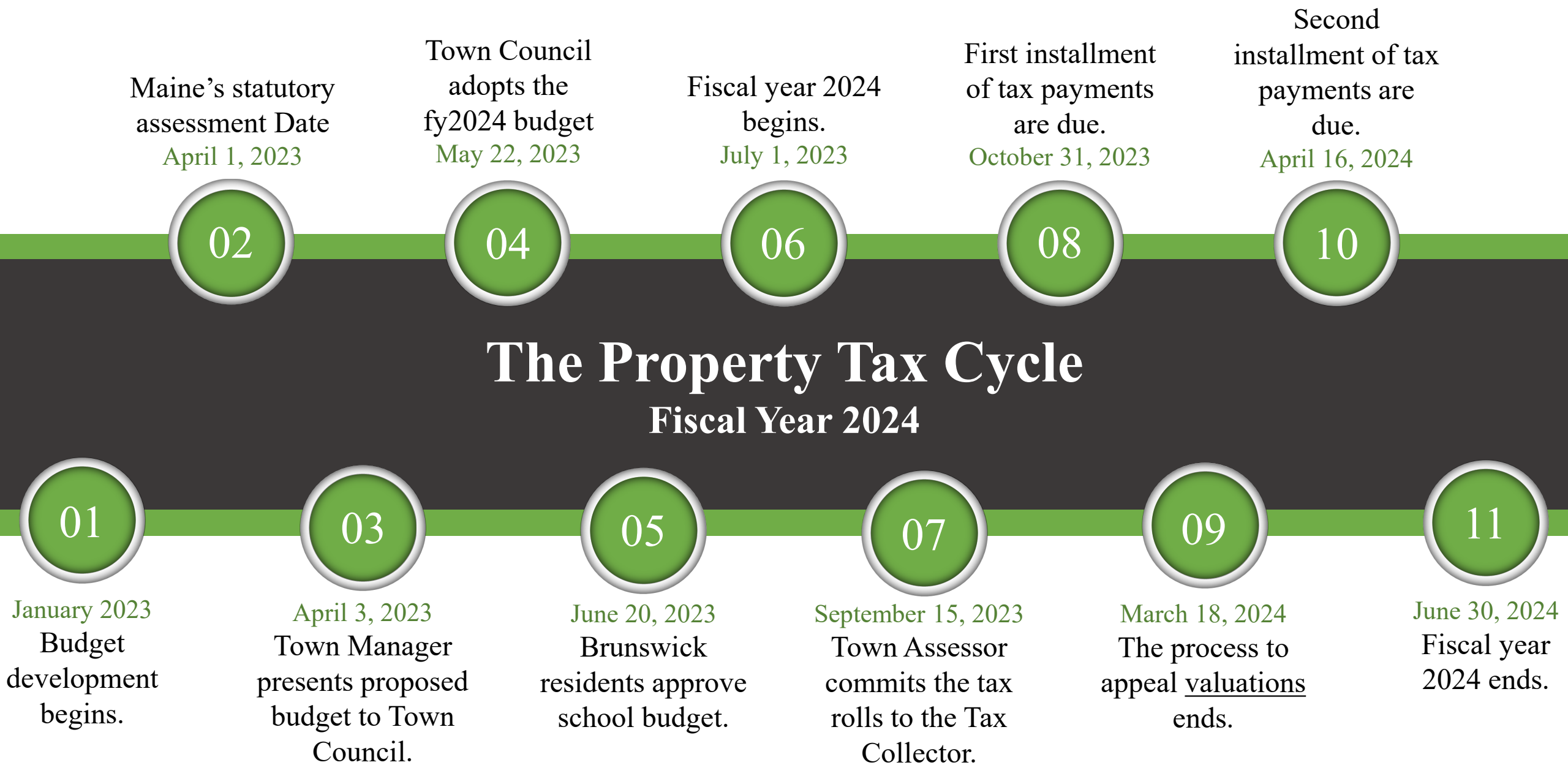


Price Distribution

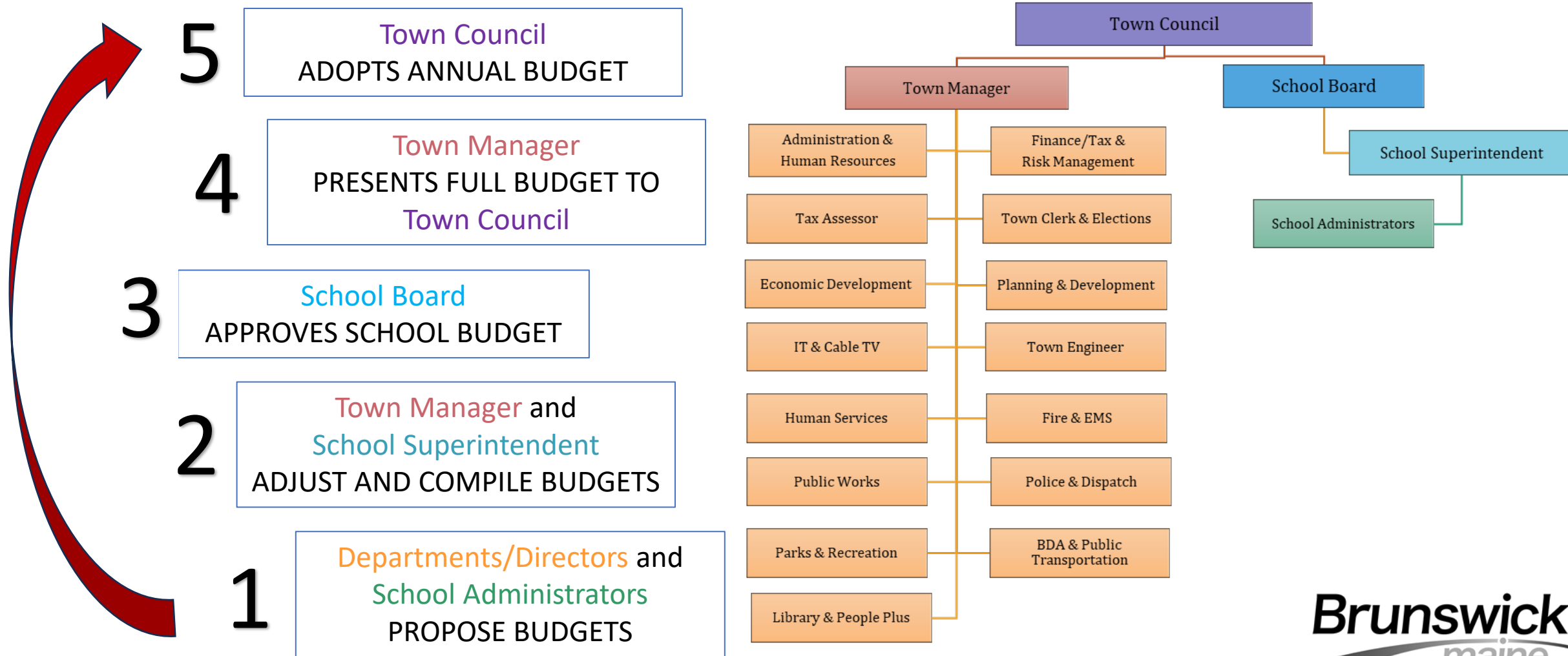


Buyer Location (Sales Volume)



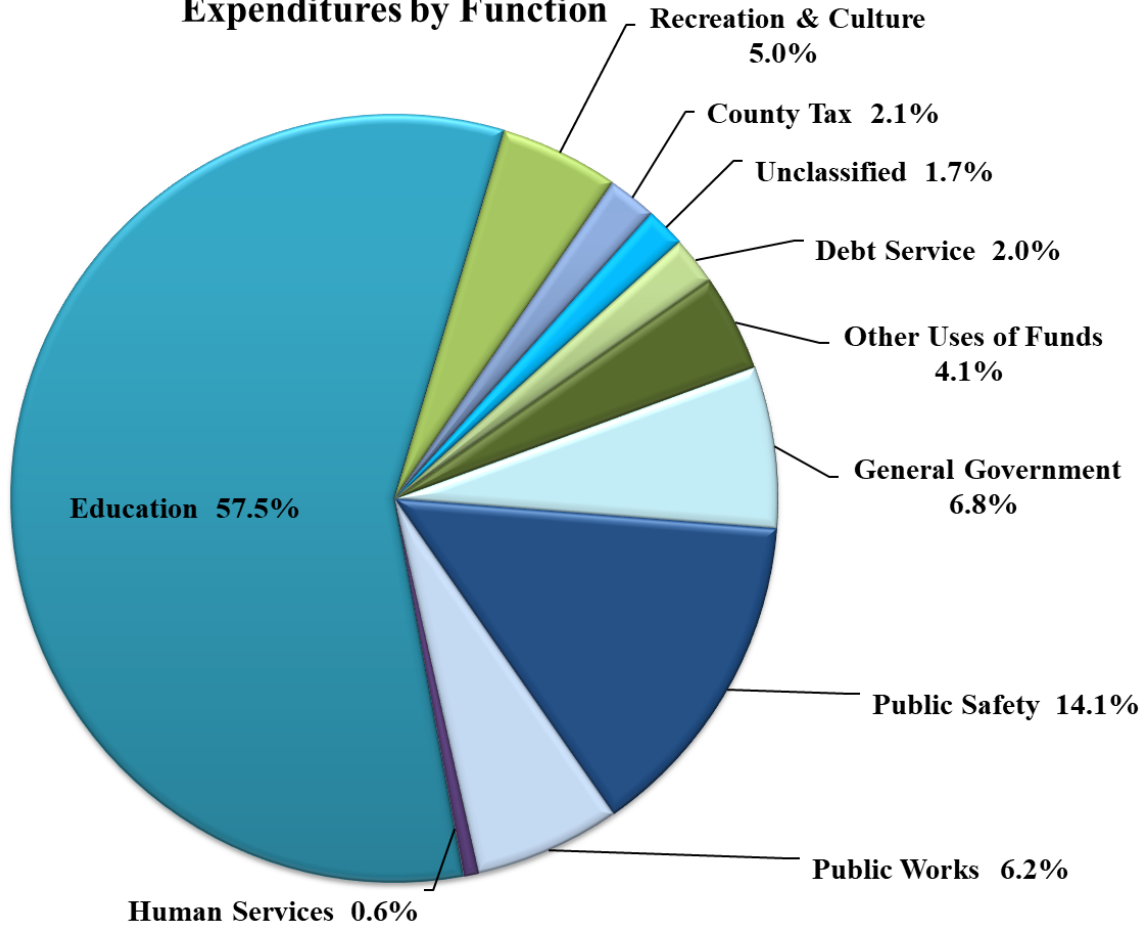


How is the Town's budget established?



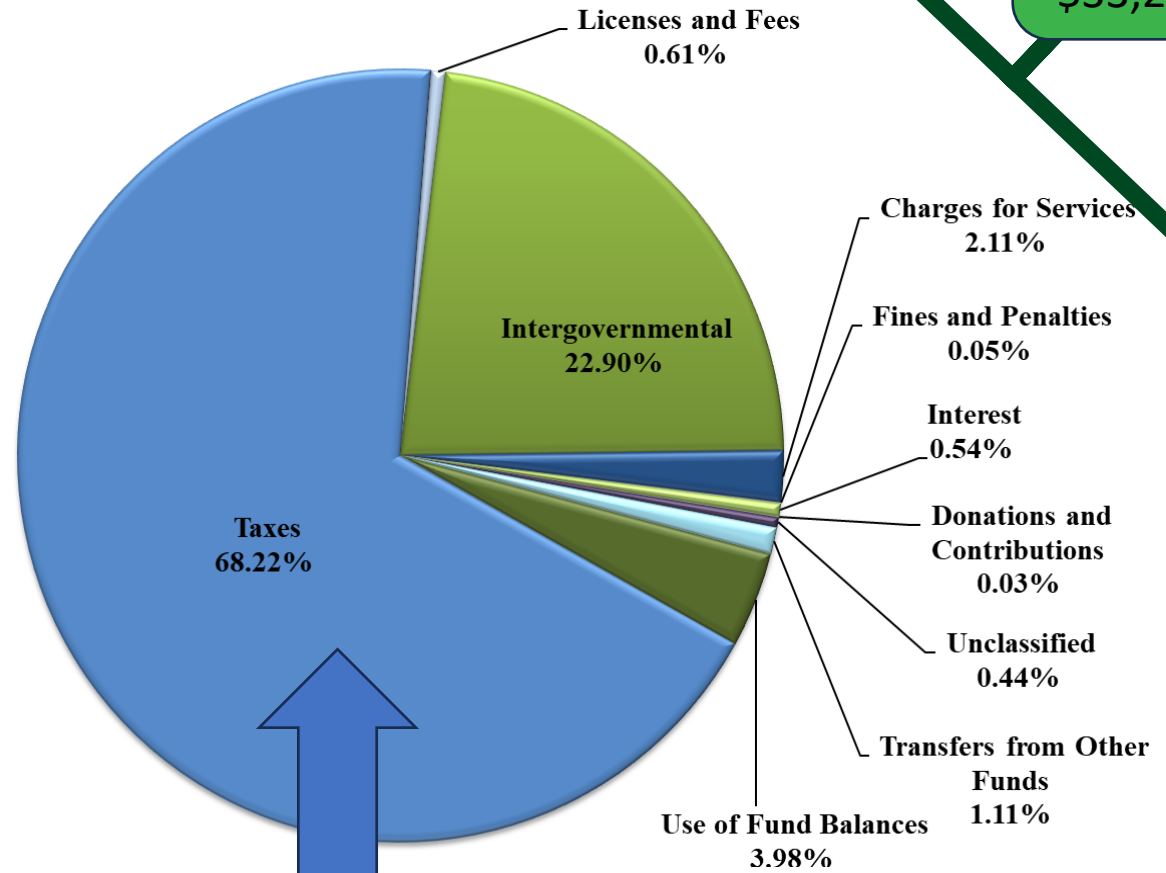
What is the Tax Levy?

**Town of Brunswick
2023-24 General Fund Budget
Expenditures by Function**



2023-24 EXPENDITURES
\$92,058,697

**Town of Brunswick
2023-24 General Fund Budget
Revenues by Source**



TAX LEVY (AMOUNT TO BE RAISED FROM TAXES)
\$58,852,652

**ESTIMATED
REVENUES**
\$33,206,045

How is the tax rate established?

The Tax Levy is divided over the total taxable assessed property value of the Town



TAX LEVY \$58,852,652
(AMOUNT TO BE RAISED FROM TAXES)

TOTAL TAXABLE VALUE
\$2,526,945,333

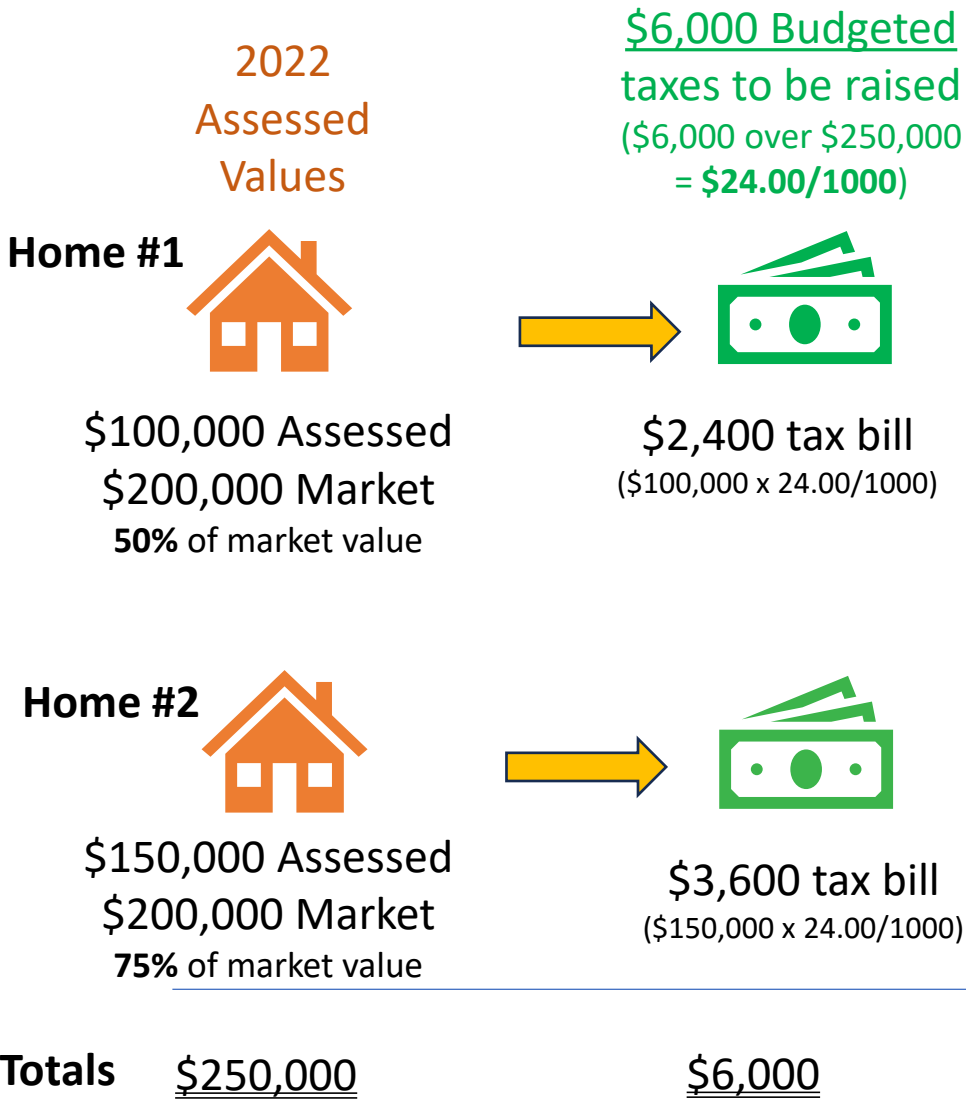
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TAX RATE

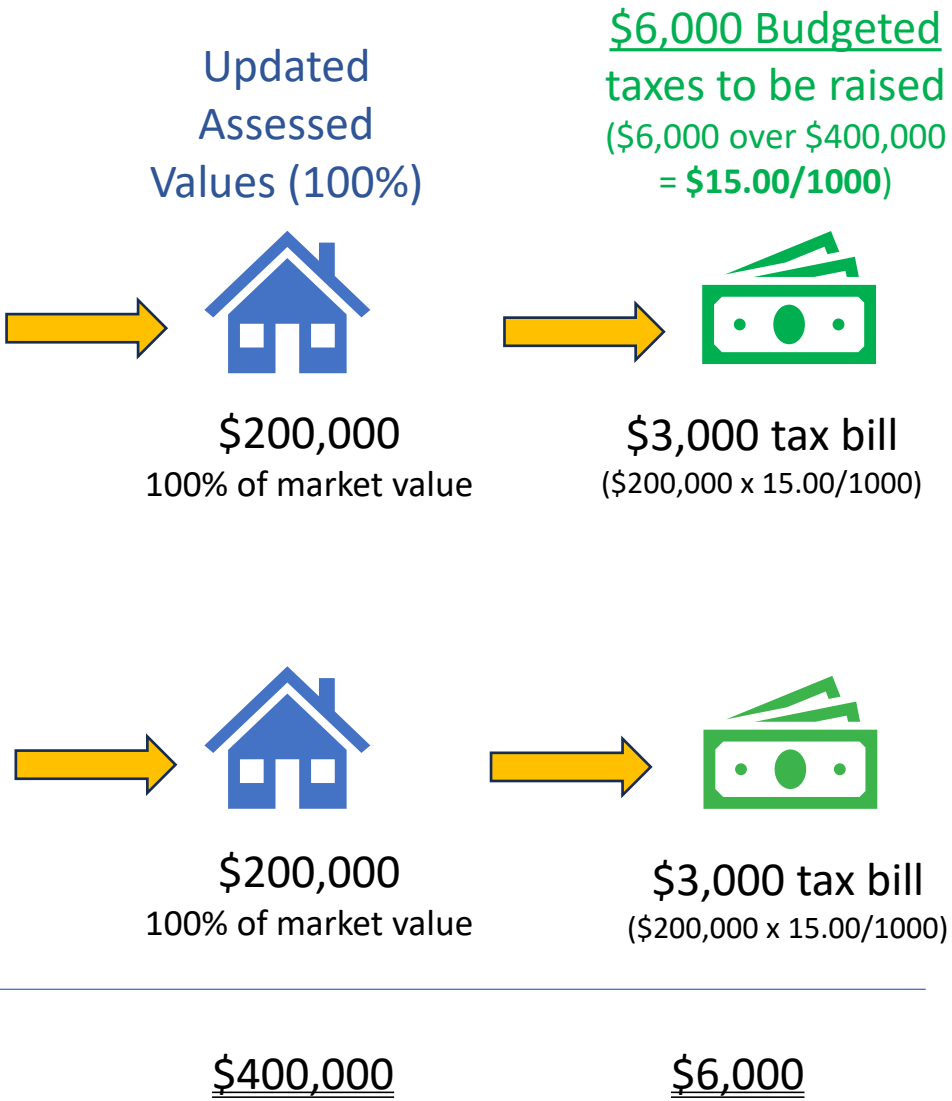
\$23.29/1000



How are my 2023-24 taxes determined?



What if values are brought to 100% of market?



What is Brunswick's general fund balance?

Nonspendable

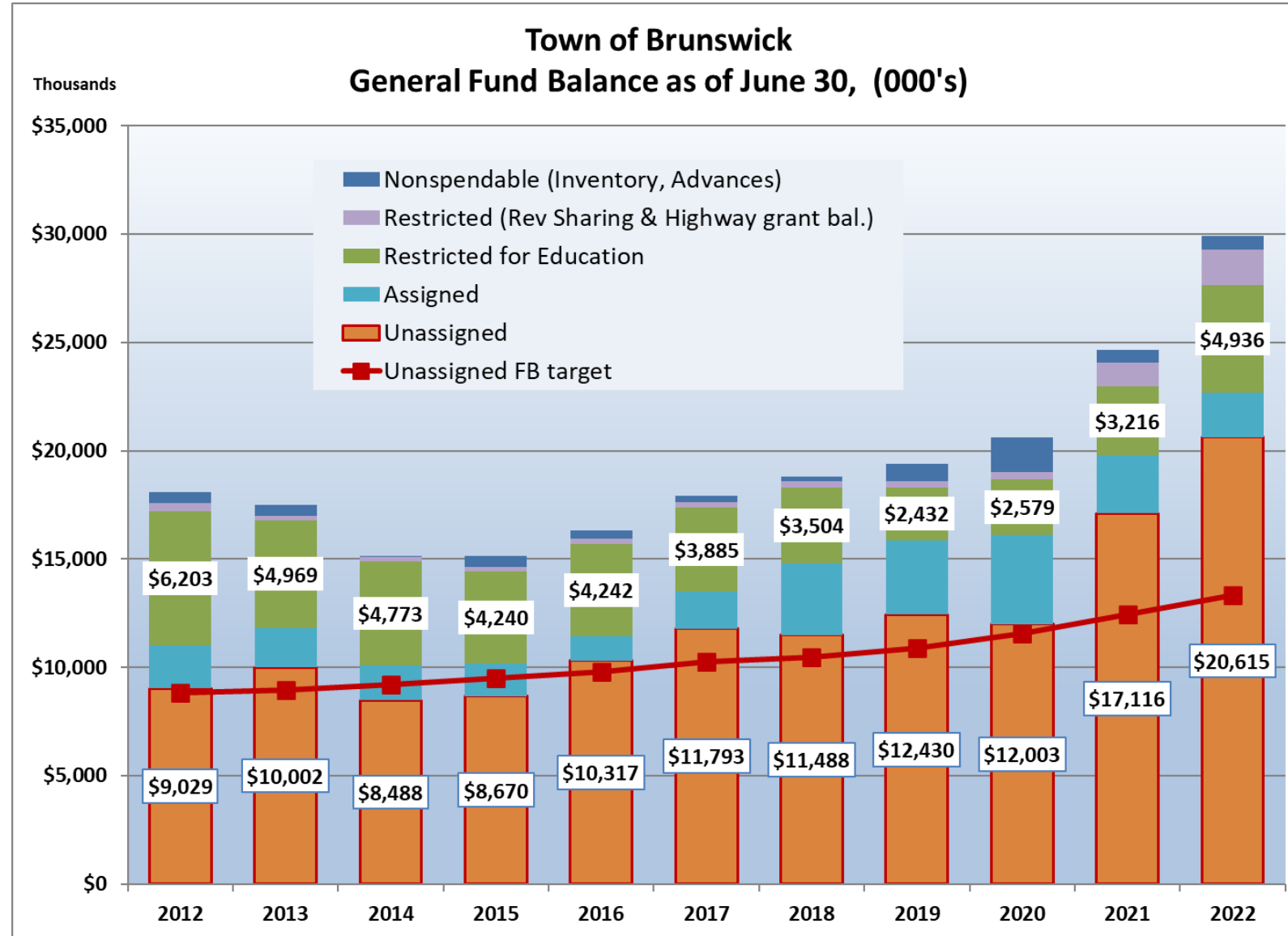
Restricted (Municipal)

Restricted (Education)

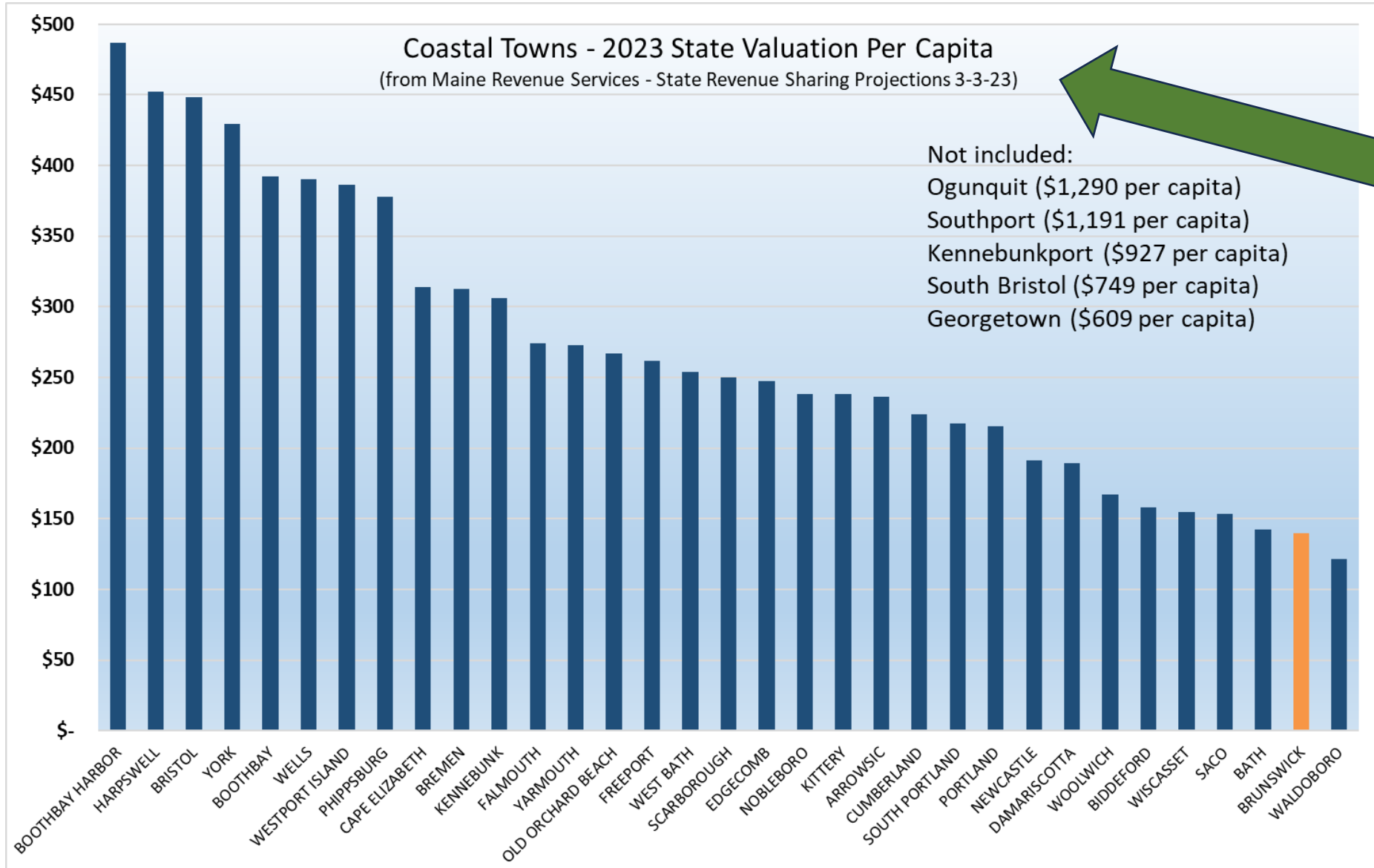
Assigned

Unassigned

Unassigned Target =
2 months of general
fund revenue



How do Brunswick property values compare?



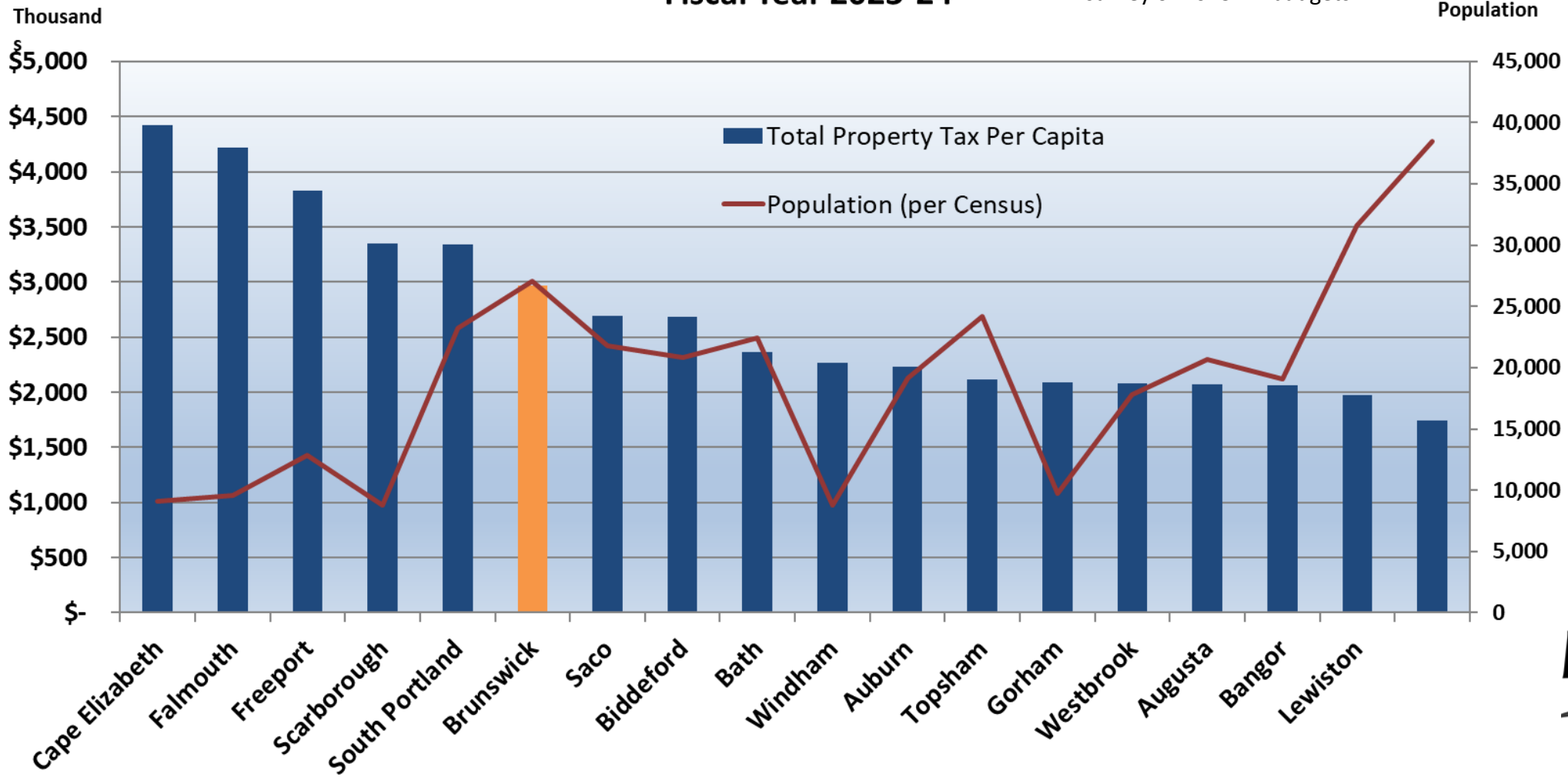
Not included:
Ogunquit (\$1,290 per capita)
Southport (\$1,191 per capita)
Kennebunkport (\$927 per capita)
South Bristol (\$749 per capita)
Georgetown (\$609 per capita)

Note: based on
2021 property tax
assessment

How do Brunswick taxes compare? (Current year)

Property Tax Levy Per Capita
Fiscal Year 2023-24

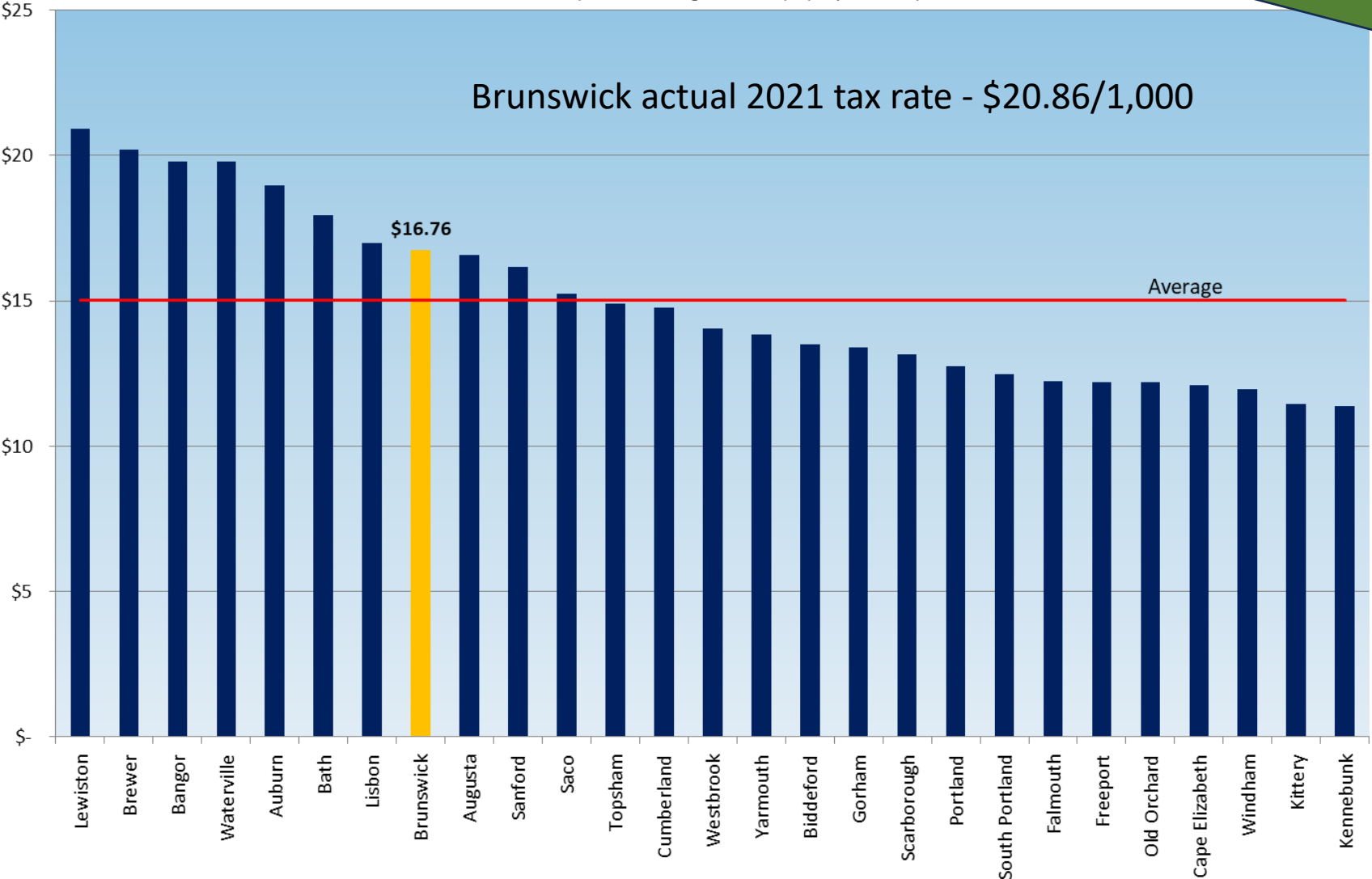
Source: Finance Dept
survey of 2023-24 budgets



How does Brunswick's tax rate compare?

Maine Revenue Services 2021 Full-Value Tax Rates

Source: Maine Revenue Services <http://www.maine.gov/revenue/propertytax/municipalservices/fullvalue.htm>

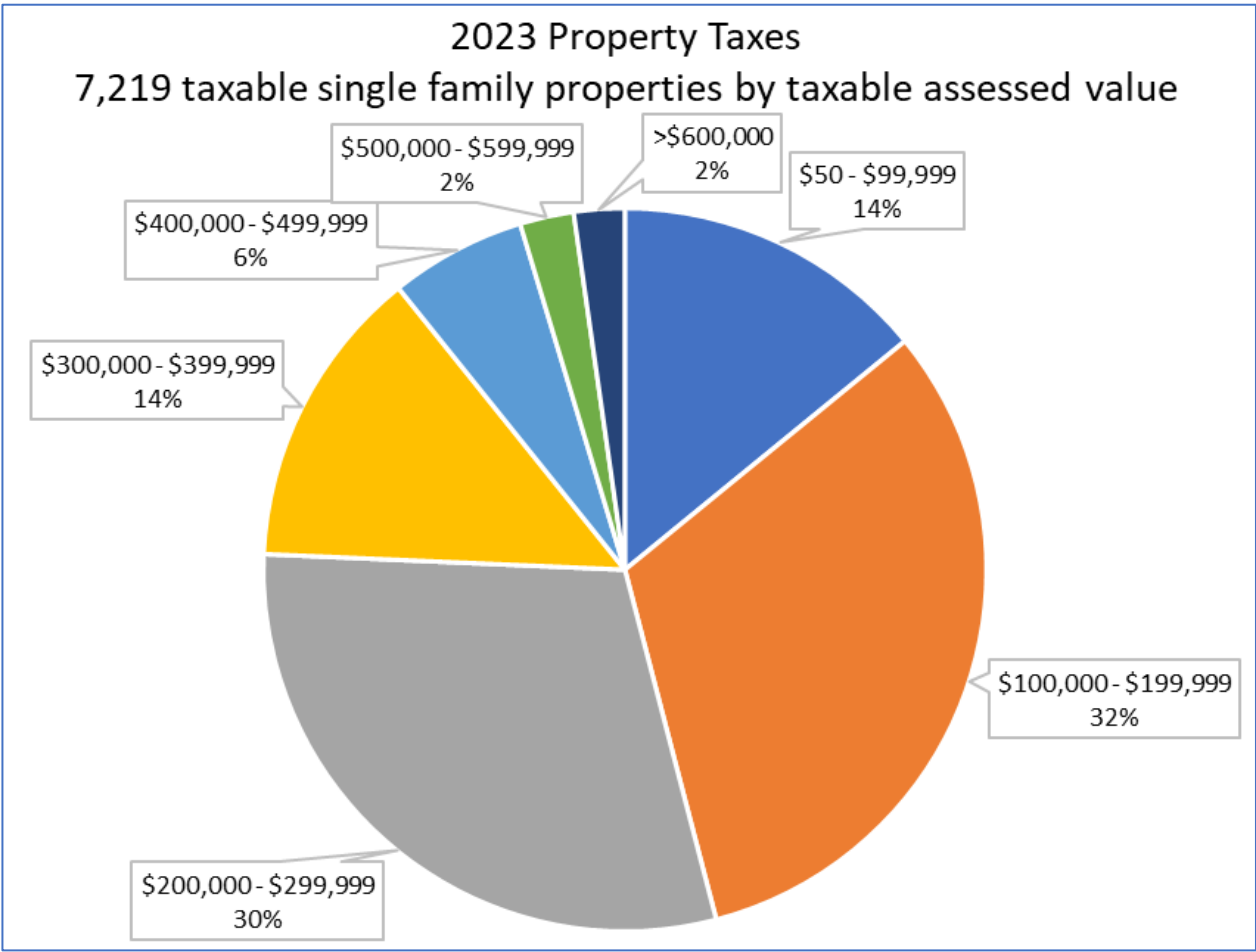
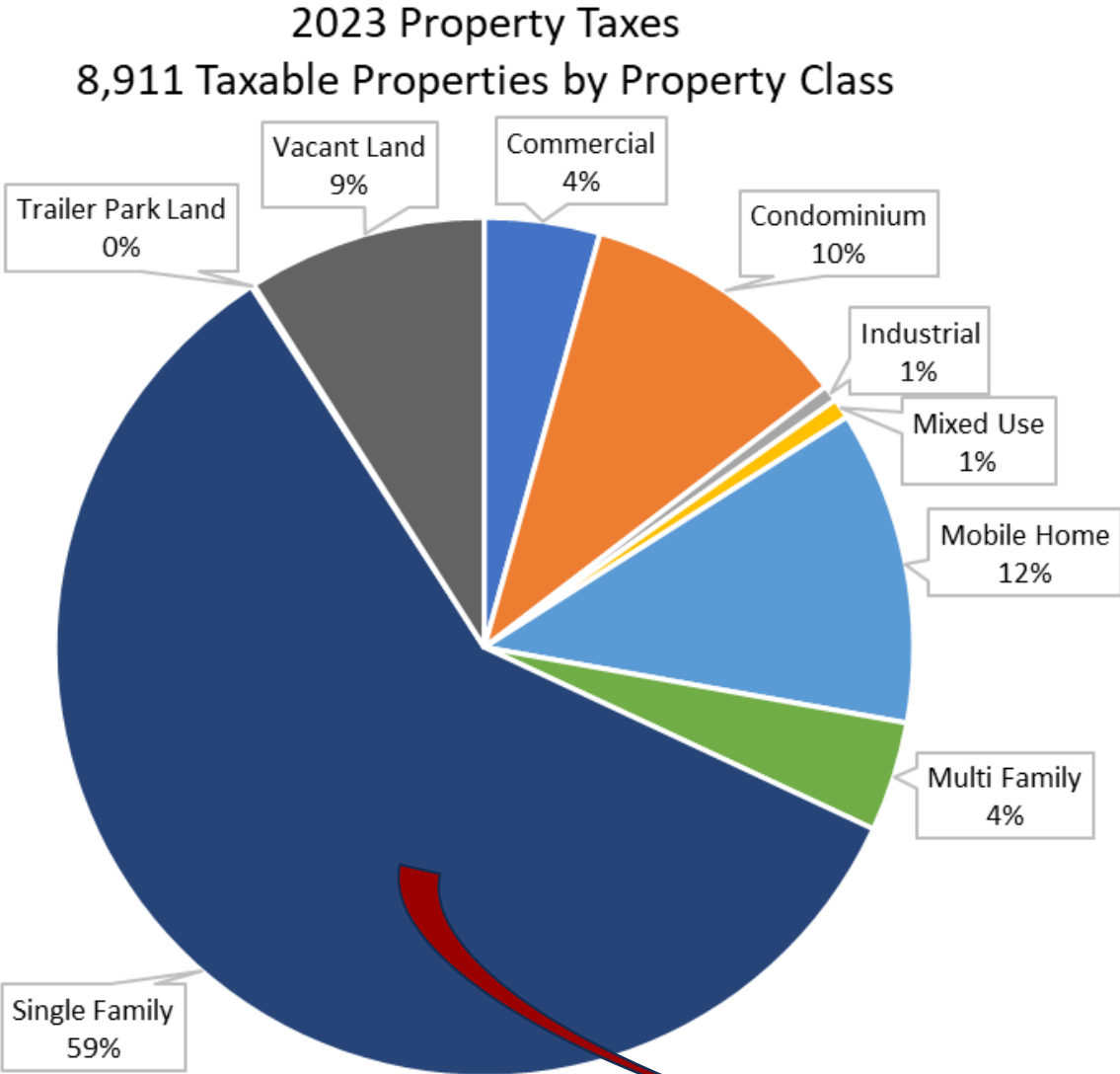


Note: based on
2021 property tax
commitment

For comparison purposes, the State calculates what the tax rate would be at full value for each municipality. Equalized tax rate is derived by dividing the municipal commitment by state valuation, with adjustments for Homestead/BETE exemptions and TIFs



What makes up Brunswick's taxable value?



Median taxable single family residence: \$209,850
2023 tax rate: 0.02329
Tax bill = \$4,887



Brunswick, ME Quarterly Sales Statistics

Q1 FY2024 (July 1, 2023 - September 30, 2023)

Single Family	Closed Sales			Median Sales Price			Total \$ Volume (in millions)		
	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)
Rural Zone	23	16	-30	\$ 639,900	\$ 747,500	17	14.101	11.998	-15
Growth Zone	39	49	26	\$ 400,000	\$ 510,000	28	18.657	26.237	41
Waterfront	3	5	67	\$ 1,300,000	\$ 825,000	-37	1.600	3.916	145
Condo/PUD	29	44	52	\$ 299,900	\$ 347,750	16	9.924	17.854	80
Manufactured	15	-	-100	\$ 87,500	\$ -	-100	1.728	-	-100
Total Town	109	114	5	\$ 381,000	\$ 485,000	27	46.010	60.005	30

Multi-Family	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)
	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)
2-4 Family	3	4	33	\$ 502,000	\$ 655,000	30	1.577	2.580	64
5+ Family	3	-	-100	\$ 920,000	\$ -	-100	2.820	-	-100
Total Town	6	4	-33	\$ 775,000	\$ 655,000	-15	4.397	2.580	-41

Commercial	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)
	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)
Commercial	4	5	25	\$ 520,000	\$ 1,614,000	210	2.619	15.216	481
Industrial	-	-	0	\$ -	\$ -	0	-	-	0
Total Town	4	5	25	\$ 520,000	\$ 1,614,000	210	2.619	15.216	481

Vacant Land	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)
	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)	Q1 2023	Q1 2024	+/-(-%)
Rural Zone	4	6	50	\$ 73,000	\$ 180,000	147	0.389	1.125	189
Growth Zone	-	2	0	\$ -	\$ 138,000	0	-	0.276	0
Waterfront	1	1	0	\$ 179,000	\$ 735,000	311	0.179	0.735	311
Total Town	5	9	80	\$ 76,000	\$ 160,000	111	0.568	2.136	276

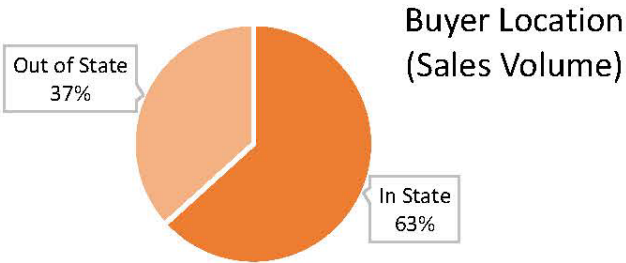
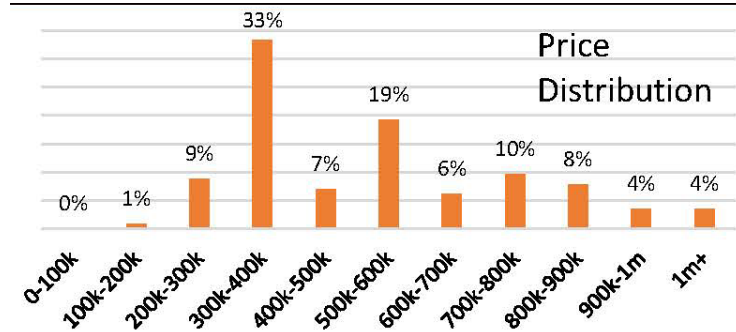
About this Fact Sheet

The statistics provided on this fact sheet are derived from arm's-length transactions only. An arm's-length transaction is a sale between a willing and informed buyer and a willing and informed seller, neither under any undue pressure to buy or sell, with a price expressed in dollars. Non-arm's-length transactions, such as, foreclosure sales or sales between related parties, are not included. Data shown on this fact sheet is for informational purposes only. The Town of Brunswick does not guarantee, nor is it in any way responsible for, the accuracy of the data provided in this report. Data maintained may not reflect all real estate activity.

Single Family Sales Statistics

	Q1 2023	Q1 2024	+/-(-%)
Median Days Listed	7	5	-29
% List Price Received	104.0%	102.2%	-2
Low Price	\$ 35,000	\$ 140,000	300
High Price	\$ 1,600,000	\$ 1,285,000	-20
30-Yr FRM*	5.62%	7.04%	25.3

*Source: Freddie Mac 13 week average



Questions?

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