

John E. O'Donnell & Associates
632 Bald Hill Rd
New Gloucester, ME 04260
207-926-4044

August 13, 2018

«Ownername1» «Ownername2»
«Addressline1» «Addressline2»
«City», «State» «ZIP»

IMPORTANT TAX ASSESSMENT INFORMATION

ALNA **Map/Lot Reference «Key»**

Trio acct: «TrioAccountNumber»

Dear Alna Property Owner,

Alna is conducting a town wide valuation update (revaluation) program in 2018. It has been 17 years since Alna's last revaluation. Every property valuation for tax assessment purposes is being changed to reflect each property's fair market value as of April 1, 2018. Alna is completing the valuation update 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 proposed valuation of your real estate for April 1, 2018 is listed below. After studying recent sales, we believe these values reflect fair market value for 2018. 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. The Town Office Staff do not have the new assessments and cannot perform property reviews, you must contact John E. O'Donnell and Associates.

If you believe your value is incorrect you may schedule an appointment and meet with us. The appointments will be held at the Alna Fire Station. 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. This is an opportunity for property owners to provide information about the value of their property before Alna commits taxes.*

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

If you cannot make it to Alna for an appointment, you may send information in writing by mail or email. The mailing address is John E. O'Donnell & Associates, 632 Bald Hill Rd., New Gloucester, ME 04260. The email address is info@jeodonnell.com. Please put "Alna" and your "Map and Lot" reference in any communications. Your map and lot reference is in bold at the top and bottom of this letter. We must receive your written correspondence by August 31, 2018.

Meetings at Alna Fire Station	
Monday August 27, 2018	2 PM-7PM
Tuesday August 28, 2018	9 AM-2PM

- 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 «Key»

The estimated tax rate is .01785

Proposed Total Real Estate	Exemption(s)	Proposed Total Taxable Value	Estimated tax after exemption(s)
«totalreal»	«ExemptionValue»	«net»	«esttax»

Sincerely, John E. O'Donnell & Associates