

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

June 5, 2019

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

IMPORTANT TAX ASSESSMENT INFORMATION
 CANTON **Map/Lot Reference «Key»**

Trio acct: «TrioAccountNumber»

Dear Canton Property Owner,

Canton is conducting a town wide valuation update (revaluation) program in 2019. It has been 14 years since Canton'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, 2019. Canton 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, 2019 is listed below. After studying recent sales, we believe these values reflect fair market value for 2019. 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. You can review your proposed value by looking up your property at www.jeodonnell.com.

If you believe your value is incorrect you may schedule an appointment and meet with us. The appointments will be held at the Canton Town Office. 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 Canton 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. The Town Office Staff does not have the new assessment system yet and cannot perform property reviews, you must contact John E. O'Donnell and Associates.

If you cannot make it to Canton 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 "Canton" 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 June 30, 2019

Meetings at Canton Town Office	
Tuesday June 18, 2019	9 AM-2PM
Wednesday June 19, 2019	2 PM-7PM
Thursday June 20, 2019	9 AM-2PM

Map / Lot Reference «Key»

Proposed Total Real Estate	Exemption(s)	Proposed Total Taxable Value
«totalreal»	«ExemptionValue»	«net»

- Land in Tree Growth and Farmland are valued using State rates.

Sincerely, John E. O'Donnell & Associates