

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

June 27, 2022

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

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

Trio acct: «Acct»

Dear Minot Property Owner,

Minot is conducting a town wide valuation update (revaluation) program in 2022. It has been **10 years** since Minot'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, 2022. Minot 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, 2022 is listed below. After studying recent sales, we believe these values reflect fair market value for 2022. 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. 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 Minot 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 Minot commits taxes.*

If you have information that you would like to share and you want an appointment to meet with us, please 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**.

If you cannot make it to Minot 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 "Minot" 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 **July 15, 2022**.

| Meetings at Minot Town Office | |
|-------------------------------|-----------|
| Monday July 11, 2022 | 9 AM-2 PM |
| Tuesday July 12, 2022 | 2 PM-7 PM |
| Wednesday July 13, 2022 | 9 AM-2 PM |
| | |

- 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 .00985

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

Sincerely, John E. O'Donnell & Associates