

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

June 14, 2024

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

IMPORTANT TAX ASSESSMENT INFORMATION
Wales Map/Lot Reference «Key»

Trio acct: «TrioAccountNumber»

Dear Wales Property Owner,

The Town of Wales is conducting a town wide revaluation in 2024. It has been **16 years** since the last revaluation. Every property valuation for tax assessment purposes is being changed to reflect each property's fair market value as of April 1, 2024. The Town of Wales 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, 2024 is listed below. After studying recent sales, we believe these values reflect fair market value for 2024. 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 Wales 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 the Town of Wales 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 Wales 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 "Wales" 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 12, 2024.

Meetings at the Wales Town Office	
Wednesday June 26, 2024	2pm -7pm
Thursday June 27, 2024	9am -3pm

- Please note that a significant change from last year's tax alone is not a valid reason for believing the proposed value is wrong.
- Tree Growth and Farmland are valued using State rates.

Map / Lot Reference «Key»

The estimated tax rate is .01220

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