



CITY OF BANGOR

MEMORANDUM

TO: City Council
CC: Carollynn Lear, City Manager
FROM: Philip S. Drew, City Assessor
DATE: August 20, 2025

Assessor's update on the 2026 Revaluation:

On August 19, 2025, KRT Appraisal reported that they have visited 8,768 properties in the city, which is equal to about 76% of all properties.

The inspections that have been conducted so far include the city's single-residence, small-multi-residence, condominium single-residence, manufactured homes in park communities and residential vacant land properties.

KRT is working on inspecting the 5,271 properties that have *only been measured* and where there is no interior data that has been collected. These property owners are receiving the inspection request letters in the mail. The letter asks the property owner or property manager to contact KRT Appraisal by phone to select a day and time that is most convenient for an inspection, if they wish to have an interior inspection conducted. So far, 1,030 of the 5,271 properties have received this letter. The remaining 4,041 properties will be mailed that same letter over the coming weeks, usually in batches of 500 properties.

As of August 19, 2025, the 2,732 properties not visited by KRT Appraisal include commercial, industrial, large apartment and mixed-use improved properties and commercial vacant land. KRT has not yet confirmed when this "commercial" property class will be mailed either the inspection notification postcards or the inspection request letters.

How does a property owner benefit from scheduling an interior inspection? One revaluation goal is for property owners to participate in the process to the extent that they are able. Participation on an interior inspection means that the data collector will be invited inside to capture accurate interior property data, versus having to

estimate interior property data from either outside the home or structure or by the street or sidewalk. The inspection only takes a few minutes and provides the owner with the opportunity to point out any issues with the home or structure that may impact its usability or value. The data collected will then later be utilized by KRT Appraisal to develop the property's assessed value in calendar year 2026, as well as, the city's use of that same data well into the future. Accurate property data will always lead to more accurate property assessed values.

The progress report is attached.