

### 2026 Revaluation Frequently Asked Questions (FAQ)

[Welcome to the City of Bangor, Maine - Revaluation Educational Materials \(bangormaine.gov\)](https://www.bangormaine.gov/Revaluation)  
[www.bangormaine.gov/Revaluation](https://www.bangormaine.gov/Revaluation)

The City has contracted with the revaluation firm, KRT Appraisal to conduct a city-wide property revaluation starting in the Spring of calendar year 2024.

[KRT Appraisal - Superior Revaluation Services - CAMA Experts](https://www.krtappraisal.com) [www.krtappraisal.com](https://www.krtappraisal.com)

### **What is a Revaluation?**

A Revaluation is the process of conducting the Data Collection and Market Analysis necessary to equalize the values of all properties within a municipality for the purpose of a fair distribution of the tax burden. The purpose of a Revaluation is to establish fairness and equity among all property owners and all property types.

### **Why is a revaluation performed?**

A Revaluation is done to equalize the values within a municipality to ensure a fair distribution of the tax burden. Property values change over time, but they do not all change at the same rate. Market value may have increased more for some neighborhoods and property types than for others, while others still may have decreased in value. A Revaluation is done to make sure assessed values reflect changes that have occurred in the real estate market. A Revaluation includes measuring and listing all properties to verify existing assessment data.

### **Why is it necessary to perform a city-wide revaluation at this time?**

Below are a few of the assumptions that underlie the International Association of Assessing Officer's Standard on Data Quality, as approved April 2021.

- *High-quality data used as an input foster high-quality assessments.*
- *The quality of recorded data erodes over time as physical, economic, governmental, and societal factors change.*
- *Quality data and consistent practices are required and ensure that assessments are accurate and fair.*

The last city-wide revaluation occurred in Bangor during the 1980's. Sales have taken place where there is a significant difference between the assessed value and the sale price. Much of the difference is attributed to the assessed values being based on older property data. Title 36 of the Maine Revised Statutes Section 328 expressly requires that assessors perform a physical inspection and inventory of each parcel of land at least every four years. A review found that only 32% of properties in the City have been inspected over the last ten years.

### **Is raising taxes the purpose of a Revaluation?**

The purpose of a Revaluation is not to raise taxes. It is to create an equitable distribution of the property taxes, based on market value, required to meet the needs of local schools, government and the county.

### **When will the Revaluation become effective?**

The Revaluation will be effective for the April 1, 2026 assessment date.

- Primary period for property sales - from May 2025 to April 2026
- Primary period for approved budgets - from July 2026 to June 2027

### **What data will be collected during the inspection?**

The purpose of the inspection visit is to verify the current property data on file with the Assessor's Office. This includes exterior measurements of all buildings (main structure and outbuildings) and interior information such as building quality, condition, bedroom and bathroom counts and construction materials used. How many dwelling units are on the property. Has the attic or basement been finished. Have there been any recent renovations. Are there items that need to be replaced? What type of flooring is in the home. What types of heating/cooling equipment are in the home. In the end, the overall quality and condition will be estimated based on this objective data.

The data collector will take a digital image/photo of the structure's exterior. No interior photos will be taken.

### **If I have safety concerns, what is my alternative to an interior inspection?**

If a property owner is uncomfortable with an interior inspection, they can verify the interior information at the door.

### **I'm the tenant and not the owner, what should I do?**

The data collector will inform the tenant that the owner was sent an inspection post card. While the data collector is there, the tenant could call the landlord to see if it's ok to allow KRT into the home. If the tenant is uncomfortable letting KRT in, the data collector will inform them that a letter will go out to the owner in the spring of 2026 asking for an interior inspection appointment. At that point, the owner can arrange for an inspection around the tenant's schedule.

## What will be completed in each Phase of the Revaluation Project?

**PHASE 1: DATA COLLECTION:** The first phase, Data Collection of all property, will begin in June of 2024. During this phase "Data Collectors" go to each property in the City to measure the exterior of each building and attempt to inspect the interior if the owner is available at the time of the visit. These Data Collectors note the buildings' location, size, age, quality of construction, improvements, topography, utilities, and numerous other characteristics both inside and out.

They may also ask the homeowner a few questions regarding the property. To confirm that a home was inspected, the homeowner is asked to sign a data collection form. The data collected is subject to verification by the City Assessor and a KRT Supervisor. KRT Data Collectors will carry Picture IDs, Municipal Letters of Introduction, and have their vehicles listed with both the Assessor's Office and Police Department.

Prior to starting the data collection, a postcard will be mailed to each property as notification that the property will be visited in the next few weeks. Data Collectors will show up unannounced shortly after the postcard is mailed and ring the bell or knock on the door. If someone is home, they will explain who they are, with their KRT badge visible, and ask for an interior and exterior inspection.

If no one is home, they will assume it is ok to measure the outside of the building and proceed to do so. A second attempt to inspect the property shall be made either after 5:00 p.m. on weekdays or on Saturday. If a second attempt to inspect the property is unsuccessful, KRT shall either leave a door-hanger at the property or send a letter to the property owner requesting the property owner call KRT to set up an appointment for an interior inspection. The visit from KRT shouldn't take more than 15 minutes from start to finish. Data Collectors will not visit a property posted "No Trespassing". Posted properties will receive a letter asking for permission to visit the property at a scheduled time convenient for everyone.

### **How will I be informed that the data collectors are working in my area?**

Prior to starting the data collection, a postcard will be mailed to each property as notification that the property will be visited in the next few weeks. Data Collectors will show up unannounced shortly after the postcard is mailed and ring the bell or knock on the door. If someone is home, they will explain who they are, with their KRT badge visible, and ask for an interior and exterior inspection.

### **What happens if I'm not home when the data collector is at my property?**

If no one is home, they will assume it is ok to measure the outside of the building and proceed to do so. A second attempt to inspect the property shall be made either after 5:00 p.m. on weekdays or on Saturday. If a second attempt to inspect the property is unsuccessful, KRT shall either leave a door-hanger at the property or send a letter to the property owner requesting the property owner call KRT to set up an appointment for an interior inspection.

### **Will all property values change?**

It is likely that most property values will change, however, they will not all change at the same rate. Market value may have increased more for some neighborhoods and property types than for others. The values of some neighborhoods and property types may have even stayed the same or decreased in the current market. The purpose of the revaluation is to make sure that the assessments reflect those changes in market value.

### **What is market value and who determines my property value?**

People (including you); the person who sold your house to you; and the person who is willing to buy it from you determine the market value of your property. Some people will pay more than fair market value for property, while others may have purchased their property at a lower price, or some property may have been purchased years ago when prices and values and the market were considerably different. The true test is what your property is worth now in today's real estate market. Ask yourself this question, is your property's assessment in line with recent sales prices of similar properties?