

TOWN OF LISBON
ASSESSOR'S OFFICE
300 Lisbon Street
Lisbon Falls, Maine 04250
Telephone (207)353-3000, Ext. 110
Fax (207)353-3007

William E. Van Tuinen
Tax Assessment Services
1049 East Madison Road
Madison, Maine 04950
Telephone (207) 612-8969

March 21, 2016

Dear Property Owner:

The Town of Lisbon revaluation program is in its final phase. The project has included the reappraisal of real estate for property tax purposes. We wish to express our appreciation for the cooperation we have received during the project. This program was undertaken in order to stay in compliance with certain tax assessment standards established by state law and to continue to keep the local tax assessments as fair and equitable as possible.

Enclosed is a notice of your real estate valuation for 2016. This represents our estimate of your current valuation at 100% of current market value. This notice also includes an estimate of what your tax would be based upon this new valuation and the amount of revenue that was budgeted from taxes in the past (2015-2016) fiscal year. This is a tax estimate only for the purposes of informing you of the new valuation. Your actual 2017 tax bill will vary somewhat from this estimate based upon the actual budget for the upcoming (2016-2017) fiscal year and tax rate set by the Town in this upcoming fiscal year. This is not a bill. You will receive a tax bill later this year.

The notice provides the exemption amounts that you currently receive. The homestead exemption this year is at \$15,000 and the Veteran's exemption is at \$6000.

We are mailing these notices to owners we have on record as of February 29, 2016. The actual tax bills will be updated to ownership as of April 1, 2016. If a property owner has a building under construction, the building value may have to be updated to the degree of completion as of April 1, 2016.

If you do not think that the valuation on this notice represents a reasonable estimate of 100% of the current market value of your real estate, you may schedule an informal hearing to discuss and review it with a representative of the revaluation company.. **Hearing appointments may be arranged by calling (Monday through Friday) (207) 612-8969 from Friday, March 25 to Wednesday, April 6, 9AM to 4:00 PM.**

Informal hearings will be held by appointment only and will be held at the Lisbon Town Office located at 300 Lisbon Street. Hearings will be held during the following schedule:

Tuesday through Thursday, March 29 th to April 14	9 AM to 6 PM
Wednesday and Thursday, April 21 and 22.	9 AM to 6 PM

Yours truly,

William Van Tuinen

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