



Town Of Harrison *Maine*

June 30, 2025

TO: Cumberland County Board of Assessment Review

RE: Defense of Assessment of Land Values for 46 Island Pond Rd, Harrison, Maine

Parker Appraisal Co completed a full revaluation for the Town of Harrison that concluded for the 2024 tax year. This process was to equalize all property fairly and equitably in Harrison based on the current market, construction costs, and other factors that may impact property value. Any increase or decrease of percentage change based on the previous 2023 values are irrelevant as those values were based on a market from 20 years ago.

It is essential to distinguish between the term's **property assessment** and **property appraisal**. While both involve evaluating a property's value, they serve distinct functions and are conducted by different professionals. Here is a clear breakdown:

Property Assessment

- **Purpose:** Used **primarily for tax purposes**.
- **Who does it:** Conducted by a **State of Maine Certified Tax Assessor**.
- **Frequency:** Done **regularly** (annually or every few years).
- **Value Basis:** Derived from mass appraisal methods; may not match current market value, aims for "just value"
- **Impact:** Used to determine percent of ownership of a Town/City's overall valuation to help calculate **property taxes** owed.
- **Public record:** Yes, typically available through county or city records.

Property Appraisal

- **Purpose:** Used to determine **current market value**, often for **buying, selling, refinancing**, or legal disputes.
- **Who does it:** Conducted by a **licensed professional appraiser**.



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- **Frequency:** Done **as needed**, typically requested by lenders or buyers.
- **Value Basis:** Based on a **detailed inspection** and analysis of comparable recent sales.
- **Impact:** Influences **loan amounts**, sale price negotiations, etc.
- **Public record:** No, it is typically a private report for the requester.

Property values set for a municipality are not individual property appraisals and should not be treated as such. Values and methodology are set to treat everyone equitably and fairly but will not account for all factors that make a property unique. Property assessments do not set the amount you will pay for taxes. Taxes are determined by the budget of the Town. The property assessments are just a model to determine how to proportionally distribute the overall budget costs.

Certain factors are not considered when evaluating properties. Examples would include:

- Public Services – Are available and used by all properties.
 - N/A – Property is located within the Shoreland Zone
 - N/A - Living on a private road with no public plowing
 - N/A - Not having children in the school district
 - N/A - Not using/living at a property year round
 - N/A – Property on an island
 - N/A – Property “off grid”
 - N/A – Not registering a vehicle in the Town of Harrison

A significant number of taxpayers in Harrison, as well as across the state of Maine, own properties that are utilized solely during the summer months as secondary residences. This is not an allowable way to determine a property’s value. Only the market and what a willing purchaser will pay for a property, as well as construction costs, and commercial use, can determine this.

It is important to remember all services are used and available to all taxpayers. Ensuring the proper operation of these services requires collective funding.



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Comprehensive research on Island Pond properties covered sales, waterfront values, access, desirability, quality, and condition.

The taxpayer presented the following comps:

1. Tax Map 59-0021 – Non-Valid sale
 - (Sold for \$118,750 in 10/2020)
 - The property is mostly in Waterford
 - The property is in Tree Growth since 2015
2. Tax Map 59-0026 – Out of Scope
 - (Sold for \$12,000 in 01/2013)
3. Tax Map 59-0027-A – Out of Scope
 - (Sold for \$182,376 in 08/2014)
4. Tax Map 59-0012 – Out of Scope
 - (Sold for \$105,000 in 01/2015)
5. Waterford Property Tax Map 04-03C – Non-Valid for Reval Purposes
 - We are unable to use sales from other towns.

Included in this submission are the following:

- EXHIBIT 1 – This chart shows the DLN listings from Maine Revenue Services on Sales from Map 59. Our scope was to use sales from 2021 – 2025, adjusting for annual increase in sales of 20%, which is an average increase methodology used by most assessors certified by Maine Revenue Service. The sales are indicative of the desirability to own waterfront property on Island Pond. The map included will give you a visual location of the property.
 - Sales older than 2020 are not used as comparing the data from a market older than that requires too much manual manipulation. Sales older than 2020 are not representative of the current market.
 - Valuation reports for each of the 3 valid sales are included.

We must collect sufficient sales to obtain a broad understanding of sales trends and look back at sales for the past 4 to 5 years. We need to adjust sales according to market trends over the past 5 years.



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- EXHIBIT 2 - This includes the Land Cost Schedule for Island Pond and a graph that provides a sample of properties located in the same waterfront area as the taxpayer. Standard Waterfrontage is 200 feet, and standard depth is 150 feet.
 - The green represents the waterfront acreage and the assessment on that portion of land at \$250,000/acre (fractional).
 - The red (while hard to see) represents property more than the waterfront lot area to include acreage and rear acreage assessment at \$6,000/acre.
 - The blue represents the total property assessment to include waterfront and rear acreage combined.
 - The chart on the bottom gives you the same information.
- EXHIBIT 3 - This chart presents the properties near the subject property. The purpose of this is to show how the properties were assessed using the same methodology as well as a clear comparison of structures on each property. This chart also includes the 3 valid sales to show their comparisons with land and buildings. Valuation reports for each property are also included.
- Exhibit 4 – This is a compilation of information from Maine Revenue Service as well as court cases regarding “The Assessor’s Practice” under Title 36.

In conclusion, the characteristics that make Island Pond properties unique were factored into the land assessment. There is no unjust discrimination and the subject property received fair and equitable treatment relative to other properties on Island Pond.

We appreciate your time and consideration in this matter. The Town of Harrison stands by our methodology and final determination of the assessment for 46 Island Pond Rd and all Harrison properties. It took considerable time and effort to visit every property as well as research and analyze all factors that went into completing this project.

Sincerely,

The Town of Harrison Board of Assessors & Parker Appraisal Co