
WELCOME TO THE

Selectboard Bulletin

Have a question? Let us know!

Is there a question about town government you would like the answer to? Or maybe there's an issue that keeps coming up that you'd like more information about. Let us know and we'll try to feature the answer and information in this bulletin. Email Chair Sarah Whitfield with questions or issues you'd like to see featured in future bulletins at selectmanwhitfield@wiscasset.org.

Property Taxes Explained

Property tax bills have gone out and should be in your mailbox soon if they have not arrived already. The mil rate did in fact go down, but the amount of property tax an owner pays does not actually go down. You may have noticed that on a residential home, the value of the property was increased by 25% by our assessing agent. This is because we have not had a revaluation of home values in over a decade. The voters passed the budget this past June to conduct a new valuation and we hope to complete the process over the next two years. That does not mean taxes go up 25%. In the meantime, to comply with state guidelines and to ensure that those with a homestead exemption (which is most who live in their homes for more than half the year) can take advantage of it, increasing values was necessary. Overall, the town budget that was passed went up around 10% but the increase in taxes is roughly 7% (that represents the average, some may be slightly more, some slightly less).

It's also important to note that we are currently trying to assess the land owned by Maine Yankee (which contains the nuclear waste storage containers) at a higher rate. They have recently received a decision from the Maine Department of Environmental Protection that classifies them as an "air pollution control facility" and exempts them from part of their taxes. We are appealing this decision and are requesting that their property be valued at a much higher level given the fact that there is no other option to store the nuclear waste as was promised decades ago. We will keep the public updated as much as we can moving forward.

TextMyGov

Want to receive updates from the town office such as road closures or emergency alerts? Sign up for TextMyGov to receive text message updates. Text "Hi" to (207) 835-3474 to sign up. You can then opt into various types of messages. For more information check out the call-out box on the front of the [town website](#) or give Robin a call at the town office and she'll walk you through the sign up process (207-882-8200, ext.3).

Class A Driver/Laborer Needed for the Transfer Station

Class A Driver/Laborer Needed for the transfer station. This is a full-time position with benefits. Learn more and apply here: <http://www.wiscasset.org/employment>

Foye Road Culvert Update

We understand there has been quite a bit of frustration over the Foye Road culvert replacement. The town received one bid for paving this year, others declined to bid due to a backlog of work, mostly due to the rainy summer. We are doing everything we can to get them here as quickly as possible and Foye Road will be a priority. The forecast for the foreseeable future is no rain so hopefully they can get here the first few days of October. We are also taking advantage of the dry weather to get some road/parking/sidewalk painting completed.

Town Manager's Corner

From time to time, confusion exists as to who actually should receive a property tax bill.

State of Maine law clearly states that each property must be assessed to the last known owner of record as of April 1st of each year. Therefore, all tax bills go to the owner of record as of April 1st of the tax year. We do not mail tax bills to banks, mortgage companies or any other third party. Our Tax Collector does produce reports for mortgage holders who ask for billing information, but they do not get your bill. If your taxes are paid by a mortgage company or other third party, you are responsible for forwarding the tax bill to them.

What happens should the sale of a property occurs after April 1st?

This is when things may get confusing. If you owned your home or property as of April 1st, you are assessed for the entire tax bill. The assessment of these taxes in your name creates a liability. Therefore, it is very common (at the closing of a property sale) for the April 1st owner to request the new owner pro rate the tax bill. The town does not pro rate taxes and will not generate a new tax bill. You must arrange for this at closing.

This proration of taxes has been going on for years and in most cases works fine. A word of caution to the seller: the agreement of proration of taxes is a civil contract and will not shift your liability to the new owner. The new owner's liability starts the April 1st of the following year. If the current taxes are not paid, the Tax Collector must file a lien in the old owners (sellers) name because they were the owner of record as of April 1st. Our Tax Collector will make every effort possible to notify both parties as to any past due taxes prior to the formal lien process.

It would make sense, then, to make sure the new owner pays the taxes he or she agreed to in the civil contract. Remember - it is your good credit that is on the line! Remember, Maine law refers to the tax year as one day, April 1st. The town's fiscal year runs from July 1st to June 30th. Property tax rates are typically set in September and are due in two installments, one due in October and the other due in April. You will only receive one bill; it has both payments due on them.

-Dennis Simmons, Town Manager

Upcoming Meetings

October 02: Cemetery Committee, 6PM
October 03: Selectboard, 6PM
October 04: Fire Department, 6PM
October 09: Town Office Closed – Columbus Day/Indigenous Peoples' Day
October 10: Waterfront Committee, 5PM
October 11: Comprehensive Plan Committee, 6PM
October 16: Climate Action Team, 6PM
October 17: Selectboard, 6PM
October 18: Airport Committee @ Airport 5PM
October 23: Ordinance Review Committee, 5:30PM
October 23: Planning Board, 7PM
October 30: Climate Action Team, 6PM

All meetings are held at the Wiscasset Town Office unless otherwise noted. All meetings, including committee meetings are open to the public and we encourage you to attend!

Helpful Links & Resources

- [Town of Wiscasset website](#)
- Town of Wiscasset [YouTube Channel](#) (livestream of meetings and library of previous meetings)
- [Most recent meeting agendas](#)

Your Selectboard Members

- Sarah M. Whitfield, Chairman: selectmanwhitfield@wiscasset.org
- Terry Heller: selectmanheller@wiscasset.org
- William Maloney, Vice Chairman: selectmanmaloney@wiscasset.org
- James Andretta: selectmanandretta@wiscasset.org
- Pamela Dunning: selectmandunning@wiscasset.org