

## **PROJECT SUMMARY**

The Town of Wiscasset seeks competitive proposals for a complete revaluation (Project) of all taxable and tax- exempt real and personal property within the Town of Wiscasset, Maine (Town) effective **no later than** April 1, 2026 (The effective date). The expected tax commitment date, using these values, is mid- September immediately following the effective date.

## **BACKGROUND**

Wiscasset is home to the “Prettiest Village in Maine” and is located along the beautiful Sheepscot River in the midcoast region. The Town is the Shire Town for Lincoln County and offers a uniquely peaceful and healthy living environment, yet is also an easy commute to both Portland and Augusta commercial centers. Active and diverse businesses are located throughout the village and along Routes 1 and 27.

Wiscasset is a service center for the southern Lincoln County region and works cooperatively with neighboring towns on EMS, solid waste and other services. Travel is enhanced by two major state routes, which lead to other opportunities for health, arts, recreation, and business.

The Town welcomes its summertime residents and guests to Wiscasset to experience the way life should be!

Wiscasset spans 27.66 square miles, with 24.63 square miles which is land and 3.03 square miles which is water. According to the 2020 U.S decennial Census, the Town’s full-time population is approximately 3800.

The last full revaluation was in 2007.

The Town uses Harris for Local Government TRIO system for both real and personal property, which is hosted and maintained on the Town’s local server system. This system is utilized for the valuation of both real and personal estates.

There are approximately 2,545 total real estate accounts. Included in which are approximately 154 commercial and industrial properties and 177 exempt properties. The commercial properties are largely small-medium scale retail stores and service business, along with some light manufacturing facilities.

There are approximately 159 business personal property accounts with BETE accounts averaging approximately 23 per year.

The towns preliminary 2023 equalized State Valuation is \$634,550,920.