



## TOWN OF CAPE ELIZABETH

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February 19, 2020

To: The Honorable Council Chair, Members of the Town Council, Town Manager, Finance Director,  
and Town Clerk of the Town of Cape Elizabeth, Maine.

Subject: 2020-2021 Cape Elizabeth Revaluation

Dear Honorable Council Chair, Council Members, and Town Manager:

Beginning this Spring, the Town of Cape Elizabeth will begin a town-wide revaluation intended to assure greater assessment equity for all of its taxpayers. The last comprehensive "door-to-door" inspection was performed in 2003 and the most recent "statistical update" was completed in 2011, currently for this upcoming fiscal year, the Town's Certified Ratio will be 82% (*actual is 72%, plus 10% from Maine Revenue Services*).

This revaluation will be a three year project with some of the preliminary work started in 2019, the field work, inspection and analysis taking place in 2020, with the project delivering new valuations in the Fall of 2021 (4/1/2021 situs date). This revaluation is also in accordance with the recommendations delivered on page 123, Goal 2, #45 of the 2019 Comprehensive Plan.

I will outline the details of the revaluation using a PowerPoint presentation during the Town Council Meeting and allow for questions from the Council at its conclusion.

Thank you for your time

Sincerely,

Clinton J. Swett, CMA #722  
Cape Elizabeth, Maine, Town Assessor