



TOWN OF RICHMOND

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MEMORANDUM

TO Selectboard Members
FROM Jim Chandler, Town Manager *JNC*
COPY Rob Duplisea, Assessor
Laurie Boucher, Finance Director
DATE November 25, 2025
REFERENCE: Item 6.2 – Request for Action on Abatements & Supplementals

Purpose

Grant approval of Abatements and Supplementals, as submitted by the Assessor.

Background

The recent Revaluation has generated a number of property owners requesting abatements for the new values of land and buildings. The Assessor has met with, reviewed, and made recommended changes to the property values.

Investigation, Alternatives & Justification

The attached 30 abatements total \$27,995.52. There are a couple that were billed to the prior owner so those abatements will also have a supplemental to tax the new owners. Most of them are from meetings with the assessor and Rob made the adjustment to lower the land and/or building value.

The 3 supplemental tax bills total \$6,958.56 so the difference of 21,036.96 is posted against the overlay.

Fiscal Impact

As a result of these actions, the Overlay will be reduced by a net \$21,036.96.

The FY26 Overlay was approved at: \$63,305.17.

With these adjustments, the new Overlay Balance will be: \$42,268.21.

Recommendation

The Assessor recommends the Selectboard approve as presented.

Recommended Motion:

Motion to Approve and Accept Abatements and Supplementals as presented.

Staffing Impact

None.

Regional Impacts

No direct Regional Impacts, however, numerous Richmond community events and facilities provide a direct benefit to visitors and neighboring towns in both the mid-coast and mid-Maine regions.

Legal Review

No legal counsel required.

Abatement Supplemental Report

as of 11/25/2025

Abateements

#	Name	Map/Lot	Acc	Value	Mil rate	Tax	Reason
25/26-01	Kirsten & Judith Haas	U1-148	1273	\$ 28,000	0.0112	\$ 313.60	To correct building value
24/25-02	Kathryn, Roger, Marcia Fredsall	R6-59	850	\$ 195,400	0.0112	\$ 2,188.48	To correct land value - error in software calc
25/26-03	Aaron & Pamela Vachon	R7-2-1	878	\$ 58,400	0.0112	\$ 654.08	To correct building value
25/26-04	Jennifer Mullin	U2-38	1312	\$ 35,400	0.0112	\$ 396.48	To correct building value
25/26-05	Trevor Korineck	U7-39	1653	\$ 16,400	0.0112	\$ 183.68	To correct building value
25/26-06	David & Teresa Parker	R6-2-3	766	\$ 32,000	0.0112	\$ 358.40	To correct building value
25/26-07	Paul & Cheryl Lancaster	R2-43-1	283	\$ 761,800	0.0112	\$ 8,532.16	Taxed twice
25/26-08	Joyce Gracie & James Vanvalkenburgh	U2-57	1334	\$ 21,500	0.0112	\$ 240.80	To correct building value
25/26-09	Sharon Judd	R3-48	438	\$ 4,500	0.0112	\$ 50.40	To correct building value
25/26-10	Jane Frost	R5-5	663	\$ 7,900	0.0112	\$ 88.48	To correct building value
25/26-11	Guy & Kathleen Lebeda	U18-15	1852	\$ 194,300	0.0112	\$ 2,176.16	To correct building value
25/26-12	Jessica Rice & Edward Koehler	U2-60	1337	\$ 38,800	0.0112	\$ 434.56	To correct building value
25/26-13	Paul Berry	U2-160	1441	\$ 12,600	0.0112	\$ 141.12	To correct building value
25/26-14	Boris & Lucille Golubow	U3-17	1490	\$ 41,300	0.0112	\$ 462.56	To correct building value
25/26-15	Olef & Rhonda Winokurzew	U2-29	1303	\$ 59,600	0.0112	\$ 667.52	To correct building value
25/26-16	Richard & Ruth Becker	U1-59	1185	\$ 55,300	0.0112	\$ 619.36	To correct building value
25/26-17	Brady Perkins	R2-9-1-2A	1925	\$ 25,800	0.0112	\$ 288.96	To correct land and building value
25/26-018	Jennifer Lord	R5-41T	717	\$ 23,000	0.0112	\$ 257.60	Mobile Home removed prior to 4/1/2025
25/26-19	Estate of Narda Hinkley	R9-37	1116	\$ 3,500	0.0112	\$ 39.20	To correct building value
25/26-20	Peter & Lori Fournier	R6-5-1	771	\$ 41,300	0.0112	\$ 462.56	To correct building value
25/26-21	CV Builders Inc	R2-14-A	1996	\$ 266,500	0.0112	\$ 2,984.80	To correct land and building value
25/26-22	Estate of Geraldine Anair	U3-2	1474	\$ 87,900	0.0112	\$ 984.48	To correct building value
25/26-23	Philip & Mary Hart	U3-34	1506	\$ 96,500	0.0112	\$ 1,080.80	To correct building value
25/26-24	Bruce Mason	U7-14	1626	\$ 73,200	0.0112	\$ 819.84	To correct building value
25/26-25	Geoffrey Bouchard & Crystal Macgown	R2-9-1-2	1924	\$ 47,900	0.0112	\$ 536.48	To correct building value
25/26-26	Halia Black	R2-35-1	258	\$ 33,400	0.0112	\$ 374.08	To correct building value
25/26-27	Cynthia Finamore	U2-36	1310	\$ 58,000	0.0112	\$ 649.60	To correct building value
25/26-28	James Dasch	R3-63-1-2	472	\$ 60,000	0.0112	\$ 672.00	To correct tax bill - Buildings missed see below
25/26-29	Richmond Self Storage LLC	R3-22-2	374	\$ 94,500	0.0112	\$ 1,058.40	To correct ownership
25/26-30	Rhema Living Trust	R8-8-1	967	\$ 24,900	0.0112	\$ 278.88	To correct building value
				Value	Abateements	Tax	
				\$ 2,499,600		\$ 27,995.52	

Supplementals

#	Name	Map/Lot	Acc	Value	Mil rate	Tax	Reason
24/25-01	James Dasch	R3-63-1-2	472	\$ 184,500	0.0112	\$ 2,066.40	Corrected bill - Buildings omitted
24/25-02	Chesley & Shur LLC	R3-22-2	374	\$ 94,500	0.0112	\$ 1,058.40	To correct ownership
24/25-03	Timothy Hill	R3-10	353	\$ 342,300	0.0112	\$ 3,833.76	Buildings omitted
				Value	Supplementals	Tax	
				\$ 621,300		\$ 6,958.56	
				Total tax difference		\$ (21,036.96)	