

ARROWSIC, MAINE
2026 REVALUATION INFORMATION

Notes:	
1. The data in this report is representation of the preliminary revaluation numbers for 2026. Values may be adjusted prior to the final commitment of taxes.	
2. Numbers used for "2026 Tax w/o Revaluation" are representative only and be a full picture. These numbers do not include any new lot splits, new construction, or adjustment for condition of properties which were discovered throughout the Revaluation Process.	
3. Calculation of tax amounts and "Overall % of Town" are shown without existing exemptions. This is done to show a clear representation of assessment without factors which are applied for a specific resident. Properties which are fully exempt (Town, State, Non-Profit, etc) are not show in this report as they do not contribute to the tax burden.	
4. All properties highlighted in yellow are fully exempt properties. This could include Town, State, or Government owned property; Cemeteries; Churches; Literary Institutions; Fraternal Organizations; and many others.	

The Town's Ratio would have been 59% without a Revaluation	
Homestead Exemption Value (w/o Reval): Full Exemption is \$25,000	\$ 14,750
Veteran Exemption (w/o Reval): Full Exemption is \$6,000	\$ 3,540
Blind Exemption (w/o Reval): Full Exemption is \$4,000	\$ 2,360

Cells Highlighted in RED have been merged into other parcels for 2026.
Cells Highlighted in YELLOW new for 2026 and were not assessed in 2025.
Many properties had substantial improvements between 2025 and 2026. Additionally many unreported improvements were picked up. There were also numerous properties which moved to fully exempt in 2026.
182 Properties Percentage of Total Town Value Decreased 190 Properties Percentage of Total Town Value Increased

Tax Comparrison Information	
Amount to be collected for taxes in 2025:	\$ 1,500,465.00
Amount to be collected for taxes in 2026:	\$ 1,505,840.05
Increase for 2026:	\$ 5,375.05
Average tax increase if split evenly among all taxable properties in 2026 (362 Parcels):	\$ 4.86
(It is important to remember this amount is not actually split evenly among taxpayers)	

Market value increases were not uniform across Arrowsic. While all areas experienced growth, some locations saw significantly higher appreciation than others. This uneven change in market activity resulted in a redistribution of assessed values, guided by sales data collected from Maine Revenue Services.

SALES INFORMATION							
Overall Average Ratio:		99%		Total # of Sales:		58	
Neighborhood	Number of Sales	Average Amount of Sale	Highest Sale	Lowest Sale	Average Assessment	Assessment Ratio to Adjusted Sale	
Paved	14	\$ 516,567	\$ 1,029,600.00	\$ 65,000.00	\$ 416,188	102%	
Semi-improved	20	\$ 556,095	\$ 1,512,000.00	\$ 52,000.00	\$ 553,220	94%	
Kennebec River	13	\$ 985,954	\$ 2,268,000.00	\$ 285,000.00	\$ 762,738	90%	
Sasanoa River	5	\$ 623,640	\$ 991,200.00	\$ 224,000.00	\$ 715,207	91%	
Back River	6	\$ 1,001,250	\$ 2,232,000.00	\$ 344,000.00	\$ 723,932	119%	
Sewall Pond	0	\$ -	\$ -	\$ -	\$ 394,000	0%	

2025							2026							Assessment Change Information			2026 Tax w/o Revaluation		Sales Data							
This shows 2024 (based on 2023 market) actual information including exemptions							This shows the 2026 revaluation information including exemptions							This shows the change from the 2024 values and the new values			This shows what the tax breakdown would be without the revaluation		The sales data captured in this report is collected directly from Maine Revenue Services. Many sales are not valid arms-length transactions and cannot be used to form a proper market value. Many properties have had additional developments since the purchase and require additional information to use as a comparison.							
2025 Total Town Value: (Excludes Exempt Properties & Exemptions):							2026 Total Town Value (Excludes Exempt Properties & Exemptions):							2025 Increase in Assessment:			2026 Total Town Value w/o Reval:		Pink = Non-Usable Sale in Ratio Study Sales data from 2020 through 2026							
2025 Mill Rate (per \$1,000):							2026 Estimated Mill Rate (per \$1,000):										2026 w/o Reval Mill Rate:									
Map/Lot	Acct #	Neighborhood	2025 Taxable Assessment	2025 Exempt Value	Overall % Of Town	2025 Tax Amount	2026 Estimated Tax Assessment	2026 Exempt Value	Overall % Of Town	2026 Estimated Tax Amount	Assessment Change	Tax Amount Change	Overall % of Town Change	2026 Tax Amount (w/o Reval)	Tax Amount Change w/o Reval	Transfer Date	Neighborhood	Sale Amount	Adjustment for Time Since Sale	Time Adjusted Sale Price	Comparison to Assessment	Ratio	Type of Sale	Sale Notes		
001-001	172	Back River	\$ 115,600	\$ -	0.116%	\$ 1,653.08	\$ 277,300	\$ -	0.132%	\$ 1,982.70	\$ 161,700	\$ 329.62	0.016%	\$ 1,753.88	\$ 100.80		Back River									
001-002	173	Kennebec River	\$ 21,500	\$ -	0.021%	\$ 307.45	\$ 76,900	\$ -	0.037%	\$ 549.84	\$ 55,400	\$ 242.39	0.015%	\$ 326.20	\$ 18.75		Kennebec River									
001-003 (EXEMPT)	315	Kennebec River	\$ -	\$ 363,200	0.000%	\$ -	\$ -	\$ 1,505,000	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Kennebec River									
001-004	167	Back River	\$ 114,100	\$ -	0.114%	\$ 1,631.63	\$ 159,100	\$ -	0.076%	\$ 1,137.57	\$ 45,000	\$ (494.07)	-0.039%	\$ 1,731.13	\$ 99.50		Back River									
001-005 (EXEMPT)	278	Kennebec River	\$ -	\$ 614,300	0.000%	\$ -	\$ -	\$ 714,000	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Kennebec River									
001-005-001 (EXEMPT)	216	Kennebec River	\$ -	\$ 1,252,000	0.000%	\$ -	\$ -	\$ 1,045,500	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Kennebec River									
002-001 (EXEMPT)	58	Kennebec River	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Kennebec River									
002-002	28	Kennebec River	\$ 694,850	\$ 21,750	0.695%	\$ 9,936.36	\$ 1,353,800	\$ 25,000	0.643%	\$ 9,679.67	\$ 658,950	\$ (256.68)	-0.052%	\$ 10,542.26	\$ 605.91		Kennebec River									
002-003	221	Kennebec River	\$ 401,050	\$ 21,750	0.611%	\$ 8,738.02	\$ 1,458,000	\$ 25,000	0.692%	\$ 10,424.70	\$ 846,950	\$ 1,686.69	0.081%	\$ 9,270.85	\$ 532.84		Kennebec River									
002-003-001	367	Kennebec River	\$ 204,100	\$ -	0.204%	\$ 2,918.63	\$ 285,400	\$ -	0.136%	\$ 2,040.61	\$ 81,300	\$ (878.02)	-0.069%	\$ 3,096.61	\$ 177.98		Kennebec River									
002-004	226	Kennebec River	\$ 664,950	\$ 21,750	0.665%	\$ 9,508.79	\$ 1,302,900	\$ -	0.619%	\$ 9,315.74	\$ 637,950	\$ (193.05)	-0.046%	\$ 10,088.62	\$ 579.84	08/20/2024	Kennebec River	\$ 960,000	1.20	\$ 1,152,000.00	\$ 150,900.00		Land & Buildings - Waterfront	Remodeled after purchase 700 Feet Waterfront		
002-005	235	Kennebec River	\$ 437,000	\$ -	0.437%	\$ 6,249.10	\$ 923,500	\$ -	0.438%	\$ 6,603.03	\$ 486,500	\$ 353.93	0.002%	\$ 6,630.16	\$ 381.06		Kennebec River									
002-006	3	Kennebec River	\$ 229,300	\$ -	0.229%	\$ 3,278.99	\$ 496,800	\$ -	0.236%	\$ 3,552.12	\$ 267,500	\$ 273.13	0.007%	\$ 3,478.94	\$ 199.95		Kennebec River									
002-007	178	Kennebec River	\$ 295,400	\$ -	0.295%	\$ 4,224.22	\$ 589,500	\$ -	0.280%	\$ 4,214.93	\$ 294,100	\$ (9.30)	-0.015%	\$ 4,481.81	\$ 257.59		Kennebec River									
002-007-001	437	Kennebec River	\$ 233,100	\$ -	0.233%	\$ 3,333.33	\$ 369,800	\$ -	0.176%	\$ 2,644.07	\$ 136,700	\$ (689.26)	-0.057%	\$ 3,536.59	\$ 203.26	12/4/2020	Kennebec River	\$ 250,000	1.60	\$ 400,000.00	\$ (30,200.00)	92%	Land Only - Waterfront	460 Feet Waterfront 4.56 acres		
002-009	290	Kennebec River	\$ 625,850	\$ 21,750	0.626%	\$ 8,949.66	\$ 1,497,100	\$ -	0.711%	\$ 10,704.27	\$ 871,250	\$ 1,754.61	0.085%	\$ 9,495.40	\$ 545.74	03/20/2024	Kennebec River	\$ 1,890,000	1.20	\$ 2,248,000.00	\$ (770,900.00)	66%	Land & Buildings - Waterfront	300 Feet Waterfront		
002-010	119	Kennebec River	\$ 593,950	\$ 21,750	0.594%	\$ 8,490.43	\$ 1,097,500	\$ 25,000	0.853%	\$ 12,852.13	\$ 1,293,750	\$ 4,361.50	0.240%	\$ 9,008.38	\$ 517.75		Kennebec River									
002-012	31	Semi-Improved	\$ 230,850	\$ 21,750	0.231%	\$ 3,301.16	\$ 467,300	\$ 25,000	0.317%	\$ 4,771.20	\$ 436,450	\$ 1,470.04	0.086%	\$ 3,502.46	\$ 201.30		Semi-Improved									
002-013	52	Semi-Improved	\$ 401,287	\$ 34,713	0.401%	\$ 5,738.40	\$ 772,800	\$ 41,100	0.367%	\$ 5,525.52	\$ 371,513	\$ (212.88)	-0.034%	\$ 6,088.33	\$ 349.92		Semi-Improved									
002-014	325	Semi-Improved	\$ 437,450	\$ 21,750	0.437%	\$ 6,255.54	\$ 845,300	\$ 25,000	0.401%	\$ 6,043.90	\$ 407,850	\$ (211.64)	-0.036%	\$ 6,636.99	\$ 381.46	05/23/2025	Semi-Improved	\$ 840,000	1.10	\$ 924,000.00	\$ (78,700.00)	91%	Land & Buildings - Semi Improved	Waterfront		
002-015	332	Semi-Improved	\$ 347,300	\$ -	0.347%	\$ 4,966.39	\$ 316,200	\$ -	0.150%	\$ 2,260.83	\$ (31,100)	\$ (2,705.56)	-0.197%	\$ 5,269.24	\$ 302.85		Semi-Improved									
002-016 (EXEMPT)	151	Kennebec River	\$ 333,300	\$ -	0.333%	\$ 4,763.33	\$ -	\$ 115,300	0.000%	\$ -	\$ (333,300)	\$ (4,763.33)	-0.333%	\$ -	\$ (4,763.33)		Kennebec River									
002-016-001 (DELETED)	105	N/A	\$ 302,700	\$ -	0.302%	\$ 4,328.61	\$ -	\$ -	0.000%	\$ -	\$ (302,700)	\$ (4,328.61)	-0.302%	\$ -	\$ (4,328.61)											
002-016-002	156	Semi-Improved	\$ 580,300	\$ -	0.580%	\$ 8,298.29	\$ 570,700	\$ -	0.271%	\$ 4,080.51	\$ (9,600)	\$ (4,217.79)	-0.309%	\$ 8,804.31	\$ 506.02		Semi-Improved									
002-016-003	372	Semi-Improved	\$ 446,050	\$ 21,750	0.446%	\$ 6,378.52	\$ 801,400	\$ 55,400	0.381%	\$ 5,730.01	\$ 355,350	\$ (648.51)	-0.065%	\$ 6,767.47	\$ 388.96		Semi-Improved									
002-017-001	258	Kennebec River	\$ 604,630	\$ 26,970	0.605%	\$ 8,646.21	\$ 1,097,900	\$ 31,000	0.521%	\$ 7,849.99	\$ 493,270	\$ (796.22)	-0.083%	\$ 9,173.45	\$ 527.24		Kennebec River									
002-017-001-001 (NEW)	501	Semi-Improved	\$ -	\$ -	0.000%	\$ -	\$ 136,400	\$ -	0.065%	\$ 975.26	\$ 136,400	\$ 975.26	0.065%	\$ -	\$ -		Semi-Improved									
002-017-002	291	Kennebec River	\$ 485,200	\$ -	0.485%	\$ 7,098.36	\$ 1,541,700	\$ -	0.732%	\$ 11,023.16	\$ 856,500	\$ 1,224.80	0.047%	\$ 10,395.85	\$ 597.49		Kennebec River									
002-017-003	120	Kennebec River	\$ 378,850	\$ 21,750	0.379%	\$ 5,417.56	\$ 936,100	\$ 25,000	0.444%	\$ 6,693.12	\$ 557,250	\$ 1,275.56	0.066%	\$ 5,747.91	\$ 330.36		Kennebec River									
002-017-003-001	429	Kennebec River	\$ 221,400	\$ -	0.221%	\$ 3,166.02	\$ 1,805,800	\$ -	0.857%	\$ 12,911.47	\$ 1,584,400	\$ 9,745.45	0.636%	\$ 3,359.08	\$ 193.06		Kennebec River									
002-017-004	236	Kennebec River	\$ 277,400	\$ -	0.277%	\$ 3,966.82	\$ 436,500	\$ -	0.207%	\$ 3,120.98	\$ 159,100	\$ (845.85)	-0.070%	\$ 4,208.71	\$ 241.89		Kennebec River									
002-017-005	56	Kennebec River	\$ -	\$ -	0.000%	\$ -	\$ 18,800	\$ -	0.009%	\$ 134.42	\$ 18,800	\$ 134.42	0.009%	\$ -	\$ -		Kennebec River									
002-018 (EXEMPT)	279	Semi-Improved	\$ -	\$ 1,700	0.000%	\$ -	\$ -	\$ 8,500	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Semi-Improved									
002-019 (EXEMPT)	55	Back River	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Back River									
002-019-001 (OPEN SPACE)	141	Back River	\$ 413,100	\$ -	0.613%	\$ 8,767.33	\$ 1,402,600	\$ -	0.666%	\$ 10,028.59	\$ 789,500	\$ 2,241.26	0.059%	\$ 9,301.95	\$ 534.42		Back River									
002-019-001-001	413	Semi-Improved	\$ 563,550	\$ 21,750	0.563%	\$ 8,058.77	\$ 930,200	\$ 25,000	0.442%	\$ 6,650.93	\$ 366,450	\$ (1,407.84)	-0.122%	\$ 8,550.18	\$ 491.42		Semi-Improved									
002-019-001-002	358	Semi-Improved	\$ 157,000	\$ -	0.157%	\$ 2,245.10	\$ 179,800	\$ -	0.085%	\$ 1,285.57	\$ 22,800	\$ (959.59)	-0.072%	\$ 2,382.00	\$ 136.90	04/21/2026	Semi-Improved	\$ 200,000	1.00	\$ 200,000.00	\$ (20,200.00)	90%	Land Only - Semi Improved	5.50 acres		
002-019-002	63	Semi-Improved	\$ 394,350	\$ 21,750	0.394%	\$ 5,639.21	\$ 606,400	\$ 25,000	0.288%	\$ 4,335.76	\$ 212,050	\$ (1,303.45)	-0.106%	\$ 5,983.08	\$ 343.87		Semi-Improved									
002-019-002-001	405	Semi-Improved	\$ 411,350	\$ 21,750	0.411%	\$ 5,882.31	\$ 851,200	\$ 25,300	0.404%	\$ 6,084.08	\$ 439,850	\$ 203.78	-0.007%	\$ 6,241.00	\$ 358.70	11/21/2024	Semi-Improved	\$ 885,000	1.20	\$ 1,062,000.00	\$ (210,800.00)	80%	Land & Buildings - Semi Improved	Added Solar Panels After Purchase		
002-019-003	103	Semi-Improved	\$ 408,900	\$ -	0.409%	\$ 5,847.27	\$ 751,300	\$ -	0.357%	\$ 5,371.80	\$ 342,400	\$ (475.48)	-0.052%	\$ 6,203.83	\$ 356.56		Semi-Improved									
002-019-004	152	Semi-Improved	\$ 292,900	\$ -	0.293%	\$ 4,188.47	\$ 1,000,800	\$ -	0.475%	\$ 7,155.72	\$ 707,900	\$ 2,967.25	0.182%	\$ 4,443.88	\$ 255.41		Semi-Improved									
002-019-005	16	Back River	\$ 462,237	\$ 30,363	0.462%	\$ 6,609.99	\$ 1,069,000	\$ 40,900	0.508%	\$ 7,663.35	\$ 606,763	\$ 1,033.36	0.045%	\$ 7,013.06	\$ 403.07		Back River									
002-019-006	337	Semi-Improved	\$ 513,700	\$ -	0.514%	\$ 7,345.91	\$ 760,200	\$ 60,400	0.361%	\$ 5,435.43	\$ 246,500	\$ (1,910.48)	-0.133%	\$ 7,793.86	\$ 447.95		Semi-Improved									
002-019-007	157	Semi-Improved	\$ 588,650	\$ 21,750	0.589%	\$ 8,417.79	\$ 666,400	\$ 25,000	0.316%	\$ 4,784.76	\$ 77,750	\$ (3,652.94)	-0.053%	\$ 8,931.00	\$ 513.30		Semi-Improved									
002-019-008	179	Semi-Improved	\$ 539,450	\$ 21,750	0.545%	\$ 7,717.00	\$ 955,400	\$ 71,100	0.392%	\$ 6,453.11	\$ 415,950	\$ (885.89)	-0.086%	\$ 8,187.57	\$ 470.57		Semi-Improved									
002-NEW TOWN CEM (NEW) (EXEMPT)	508	Semi-Improved	\$ -	\$ -	0.000%	\$ -	\$ -	\$ 100	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Semi-Improved									
003-001	134	Kennebec River	\$ 383,950	\$ 21,750	0.384%	\$ 5,490.49	\$ 931,200	\$ -	0.442%	\$ 6,658.08	\$ 547,250	\$ 1,167.40	0.058%	\$ 5,825.29	\$ 334.80		Kennebec River									
003-002	15	Kennebec River	\$ 240,250	\$ 21,750	0.240%	\$ 3,435.58	\$ 546,100	\$ 25,000	0.259%	\$ 3,904.62	\$ 305,850	\$ 469.04	0.019%	\$ 3,645.07	\$ 209.50		Kennebec River									
003-002-001	414	Semi-Improved	\$ 460,350	\$ 21,750	0.460%	\$ 6,583.01	\$ 1,046,000	\$ 51,800	0.497%	\$ 7,078.90	\$ 585,850	\$ 895.05	0.036%	\$ 6,984.43	\$ 401.43		Semi-Improved									
003-003	99	Kennebec River	\$ 445,000	\$ -	0.445%	\$ 6,449.50	\$ 876,200	\$ -	0.392%	\$ 5,907.23	\$ 341,200	\$ (2,742.17)	-0.071%	\$ 7,054.98	\$ 405.48		Kennebec River									
003-004	62	Semi-Improved	\$ 332,337	\$ 30,363	0.332%	\$ 4,752.42	\$ 580,100	\$ 54,500	0.275%	\$ 4,147.72	\$ 247,763	\$ (604.70)	-0.057%	\$ 5,042.22	\$ 289											

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GENERAL INFORMATION			2025				2026				Assessment Change Information			2026 Tax w/o Revaluation		Sales Data								
			This shows 2024 (based on 2023 market) actual information including exemptions				This shows the 2026 revaluation information including exemptions				This shows the change from the 2024 values and the new values			This shows what the tax breakdown would be without the revaluation		The sales data captured in this report is collected directly from Maine Revenue Services. Many sales are not valid arms-length transactions and cannot be used to form a proper market value. Many properties have had additional developments since the purchase and require additional information to use as a comparison.								
			2025 Total Town Value: (Excludes Exempt Properties & Exemptions): 2025 Mill Rate (per \$1,000):				2026 Total Town Value (Excludes Exempt Properties & Exemptions): 2026 Estimated Mill Rate (per \$1,000):				2025 Increase in Assessment:			2026 Total Town Value w/o Reval:		Pink = Non-Usable Sale in Ratio Study Sales data from 2020 through 2026								
Map/Lot	Acct #	Neighborhood	2025 Taxable Assessment	2025 Exempt Value	Overall % Of Town	2025 Tax Amount	2026 Estimated Tax Assessment	2026 Exempt Value	Overall % Of Town	2026 Estimated Tax Amount	Assessment Change	Tax Amount Change	Overall % of Town Change	2026 Tax Amount (w/o Reval)	Tax Amount Change w/o Reval	Transfer Date	Neighborhood	Sale Amount	Adjustment for Time Since Sale	Time Adjusted Sale Price	Comparison to Assessment	Ratio	Type of Sale	Sale Notes
003-007	250	Kennebec River	\$ 491,800	\$ -	0.492%	\$ 7,032.74	\$ 1,181,700	\$ -	0.561%	\$ 8,449.16	\$ 689,900	\$ 1,416.42	0.069%	\$ 7,461.59	\$ 428.85		Kennebec River							
003-008	285	Semi-Improved	\$ 250,200	\$ -	0.250%	\$ 3,577.86	\$ 403,400	\$ 25,000	0.192%	\$ 2,884.31	\$ 153,200	\$ (493.55)	-0.055%	\$ 3,796.03	\$ 218.17		Semi-Improved							
003-009	303	Semi-Improved	\$ 193,600	\$ -	0.194%	\$ 2,768.48	\$ 654,500	\$ -	0.311%	\$ 4,679.68	\$ 460,900	\$ 1,911.20	0.117%	\$ 2,937.30	\$ 168.82	05/27/2021	Semi-Improved	\$ 73,000	1.50	\$ 109,500.00	\$ 545,000.00		Land Only - Semi-Improved	All buildings & Improvements after purchase
003-010	114	Semi-Improved	\$ 259,950	\$ 21,750	0.260%	\$ 3,717.29	\$ 528,000	\$ -	0.251%	\$ 3,775.20	\$ 268,050	\$ 57.92	-0.009%	\$ 3,943.96	\$ 226.68	05/24/2022	Semi-Improved	\$ 525,000	1.40	\$ 735,000.00	\$ (207,000.00)	72%	Land & Buildings - Semi-Improved	
003-011	146	Semi-Improved	\$ 216,450	\$ 21,750	0.217%	\$ 3,098.10	\$ 437,000	\$ 25,000	0.207%	\$ 3,124.55	\$ 220,350	\$ 26.45	-0.009%	\$ 3,287.01	\$ 188.92		Semi-Improved							
003-012	20	Semi-Improved	\$ 243,800	\$ -	0.244%	\$ 3,486.34	\$ 463,300	\$ 25,000	0.220%	\$ 3,312.60	\$ 219,500	\$ (173.75)	-0.024%	\$ 3,698.93	\$ 212.59	07/30/2021	Semi-Improved	\$ 315,000	1.50	\$ 472,500.00	\$ (9,200.00)	98%	Land & Buildings - Semi-Improved	3 sheds added after purchase
003-012-001	340	Semi-Improved	\$ 319,050	\$ 21,750	0.319%	\$ 4,562.42	\$ 749,300	\$ -	0.356%	\$ 5,357.50	\$ 430,250	\$ 795.08	0.037%	\$ 4,840.43	\$ 278.21	01/18/2023	Semi-Improved	\$ 495,000	1.30	\$ 643,500.00	\$ 105,800.00	116%	Land & Buildings - Semi-Improved	Generator added after purchase
003-013	318	Semi-Improved	\$ 244,050	\$ 21,750	0.246%	\$ 3,518.52	\$ 509,300	\$ 25,000	0.242%	\$ 3,641.50	\$ 263,250	\$ 122.98	-0.008%	\$ 3,733.07	\$ 214.56		Semi-Improved							
003-015	289	Paved	\$ 140,400	\$ -	0.141%	\$ 2,010.58	\$ 254,300	\$ -	0.141%	\$ 1,818.25	\$ 112,700	\$ (192.34)	-0.020%	\$ 2,132.18	\$ 122.60		Paved							
003-017	133	Kennebec River	\$ 412,900	\$ -	0.413%	\$ 5,904.47	\$ 809,100	\$ -	0.384%	\$ 5,785.07	\$ 396,200	\$ (119.41)	-0.022%	\$ 6,264.52	\$ 360.05		Kennebec River							
003-019	260	Paved	\$ 321,330	\$ 26,970	0.321%	\$ 4,595.02	\$ 721,100	\$ 31,000	0.342%	\$ 5,155.87	\$ 399,770	\$ 560.85	0.021%	\$ 4,875.22	\$ 280.20		Paved							
003-020	150	Kennebec River	\$ 97,500	\$ -	0.097%	\$ 1,394.25	\$ 202,900	\$ -	0.096%	\$ 1,450.74	\$ 105,400	\$ 56.49	-0.001%	\$ 1,479.27	\$ 85.02		Kennebec River							
003-020-001 (EXEMPT)	393	Kennebec River	\$ 307,200	\$ -	0.000%	\$ -	\$ 468,000	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Kennebec River							
003-021	241	Paved	\$ 183,430	\$ 26,970	0.183%	\$ 2,623.05	\$ 350,100	\$ 31,000	0.166%	\$ 2,503.22	\$ 166,670	\$ (119.83)	-0.017%	\$ 2,783.00	\$ 159.95		Paved							
003-022 (TREE GROWTH)	153	Kennebec River	\$ 1,087,787	\$ 34,713	1.088%	\$ 15,555.35	\$ 2,857,300	\$ 76,100	1.357%	\$ 20,429.70	\$ 1,769,513	\$ 4,874.34	0.269%	\$ 16,503.90	\$ 948.55		Kennebec River							
003-023	92	Paved	\$ 336,150	\$ 21,750	0.336%	\$ 4,806.95	\$ 577,900	\$ 25,000	0.274%	\$ 4,131.99	\$ 241,750	\$ (674.96)	-0.062%	\$ 5,100.07	\$ 293.12		Paved							
003-024	84	Paved	\$ 388,450	\$ 21,750	0.388%	\$ 5,554.84	\$ 945,300	\$ 25,000	0.469%	\$ 6,758.90	\$ 556,850	\$ 1,204.06	0.060%	\$ 5,893.56	\$ 338.73		Paved							
003-024-001	355	Paved	\$ 64,200	\$ -	0.064%	\$ 918.06	\$ 153,700	\$ -	0.073%	\$ 1,098.96	\$ 89,500	\$ 180.90	0.009%	\$ 974.04	\$ 55.98		Paved							
003-024-002	406	Paved	\$ 225,500	\$ 21,750	0.225%	\$ 3,225.37	\$ 516,300	\$ 25,000	0.245%	\$ 3,691.55	\$ 270,750	\$ 466.18	0.020%	\$ 3,422.04	\$ 196.68		Paved							
003-024-003	349	Paved	\$ 465,650	\$ 21,750	0.466%	\$ 6,658.80	\$ 879,100	\$ 25,000	0.417%	\$ 6,285.57	\$ 413,450	\$ (373.23)	-0.048%	\$ 7,064.84	\$ 406.05		Paved							
003-024-004	436	Paved	\$ 228,600	\$ -	0.229%	\$ 3,268.98	\$ 489,300	\$ -	0.232%	\$ 3,498.50	\$ 260,700	\$ 229.52	0.004%	\$ 3,468.32	\$ 199.34	09/22/2020	Paved	\$ 269,900	1.60	\$ 431,840.00	\$ 57,460.00	113%	Land & Buildings - Paved	
003-025	91	Paved	\$ 204,100	\$ -	0.204%	\$ 2,918.63	\$ 414,100	\$ -	0.197%	\$ 2,960.82	\$ 210,000	\$ 42.18	-0.007%	\$ 3,096.61	\$ 177.98		Paved							
003-026 (EXEMPT)	154	Paved	\$ 6,900	\$ -	0.000%	\$ -	\$ -	\$ 34,700	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Paved							
003-027	77	Paved	\$ 72,300	\$ -	0.072%	\$ 1,033.89	\$ 145,000	\$ -	0.072%	\$ 1,034.75	\$ 72,700	\$ 2.86	-0.003%	\$ 1,096.56	\$ 43.06		Paved							
003-027-001	78	Semi-Improved	\$ 133,250	\$ 21,750	0.133%	\$ 1,905.48	\$ 294,200	\$ -	0.140%	\$ 2,103.53	\$ 160,950	\$ 198.06	0.006%	\$ 2,021.47	\$ 116.19		Semi-Improved							
003-027-002	365	Paved	\$ 143,950	\$ 21,750	0.146%	\$ 2,058.49	\$ 355,400	\$ 25,000	0.169%	\$ 2,541.11	\$ 211,450	\$ 482.43	0.025%	\$ 2,184.01	\$ 125.52		Paved							
003-027-003	404	Semi-Improved	\$ 180,800	\$ -	0.181%	\$ 2,585.44	\$ 348,700	\$ -	0.166%	\$ 2,493.21	\$ 167,900	\$ (92.24)	-0.015%	\$ 2,743.10	\$ 157.66		Semi-Improved							
003-027-003-LEASE (NEW)	520	Semi-Improved	\$ -	\$ -	0.000%	\$ -	\$ 38,500	\$ -	0.018%	\$ 275.28	\$ 38,500	\$ 275.28	0.018%	\$ -	\$ -		Semi-Improved							
003-027-004	403	Semi-Improved	\$ 7,400	\$ -	0.007%	\$ 105.82	\$ 9,500	\$ -	0.007%	\$ 30.31	\$ 3,500	\$ (64.50)	-0.005%	\$ 112.27	\$ 4.45		Semi-Improved							
003-027-005	391	Paved	\$ 53,800	\$ -	0.054%	\$ 769.34	\$ 100,000	\$ -	0.047%	\$ 715.00	\$ 46,200	\$ (56.34)	-0.008%	\$ 816.25	\$ 46.91		Paved							
003-027-006	420	Paved	\$ 52,400	\$ -	0.053%	\$ 752.18	\$ 90,300	\$ -	0.043%	\$ 665.65	\$ 37,700	\$ (106.54)	-0.010%	\$ 798.05	\$ 45.87		Paved							
003-029 (EXEMPT)	184	Back River	\$ -	\$ 515,100	0.000%	\$ -	\$ -	\$ 876,500	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Back River							
003-029-001 (EXEMPT)	185	Paved	\$ -	\$ 284,400	0.000%	\$ -	\$ -	\$ 387,200	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Paved							
003-030	245	Paved	\$ 124,750	\$ 21,750	0.125%	\$ 1,783.93	\$ 376,300	\$ -	0.179%	\$ 2,690.55	\$ 251,550	\$ 906.42	0.054%	\$ 1,892.71	\$ 108.78	11/17/2025	Paved	\$ 385,000	1.10	\$ 423,500.00	\$ (47,200.00)	89%	Land & Buildings - Paved	
003-030-001	339	Paved	\$ 210,150	\$ 21,750	0.210%	\$ 3,005.15	\$ 464,900	\$ 25,000	0.221%	\$ 3,324.04	\$ 254,750	\$ 318.89	0.011%	\$ 3,188.40	\$ 183.25		Paved							
003-031	321	Back River	\$ 293,350	\$ 21,750	0.293%	\$ 4,194.91	\$ 753,300	\$ 25,000	0.398%	\$ 5,386.10	\$ 459,950	\$ 1,191.19	0.064%	\$ 4,450.71	\$ 255.80	06/25/2021	Back River	\$ 363,000	1.50	\$ 544,500.00	\$ 208,800.00	138%	Land & Buildings - Waterfront	
003-031-001	138	Paved	\$ 351,787	\$ 34,713	0.352%	\$ 5,030.55	\$ 920,400	\$ 58,400	0.437%	\$ 6,580.84	\$ 568,613	\$ 1,550.31	0.085%	\$ 5,337.31	\$ 306.76		Paved							
003-031-002	259	Semi-Improved	\$ 216,837	\$ 30,383	0.216%	\$ 3,086.47	\$ 489,400	\$ 39,900	0.232%	\$ 3,499.21	\$ 273,563	\$ 412.74	0.017%	\$ 3,274.68	\$ 188.21									

ARROWSIC, MAINE
2026 REVALUATION INFORMATION

GENERAL INFORMATION			2025					2026					Assessment Change Information			2026 Tax w/o Revaluation		Sales Data									
			This shows 2024 (based on 2023 market) actual information including exemptions					This shows the 2026 revaluation information including exemptions					This shows the change from the 2024 values and the new values			This shows what the tax breakdown would be without the revaluation		The sales data captured in this report is collected directly from Maine Revenue Services. Many sales are not valid arms-length transactions and cannot be used to form a proper market value. Many properties have had additional developments since the purchase and require additional information to use as a comparison.									
			2025 Total Town Value: (Excludes Exempt Properties & Exemptions):					2026 Total Town Value (Excludes Exempt Properties & Exemptions):					2025 Increase in Assessment:			2026 Total Town Value w/o Reval:		Pink + Non-Usable Sale in Ratio Study Sales data from 2020 through 2026									
			2025 Mill Rate (per \$1,000):					2026 Estimated Mill Rate (per \$1,000):					2025			2026 w/o Reval Mill Rate:											
Map/Lot	Acct #	Neighborhood	2025 Taxable Assessment	2025 Exempt Value	Overall % Of Town	2025 Tax Amount	2026 Estimated Tax Assessment	2026 Exempt Value	Overall % Of Town	2026 Estimated Tax Amount	Assessment Change	Tax Amount Change	Overall % of Town Change	2026 Tax Amount (w/o Reval)	Tax Amount Change w/o Reval	Transfer Date	Neighborhood	Sale Amount	Adjustment for Time Since Sale	Time Adjusted Sale Price	Comparison to Assessment	Ratio	Type of Sale	Sale Notes			
004-013	293	Paved	\$ 288,450	\$ 21,750	0.289%	\$ 4,127.70	\$ 417,400	\$ 25,000	0.292%	\$ 4,415.84	\$ 328,950	\$ 288.15	0.005%	\$ 4,379.40	\$ 251.70		Paved										
004-014	273	Semi-Improved	\$ 525,950	\$ 21,750	0.524%	\$ 7,521.09	\$ 1,295,900	\$ 25,000	0.615%	\$ 9,265.49	\$ 769,950	\$ 1,744.40	0.089%	\$ 7,979.71	\$ 458.43		Semi-Improved										
004-014-001	269	Paved	\$ 392,450	\$ 21,750	0.393%	\$ 5,614.90	\$ 766,100	\$ 25,000	0.364%	\$ 5,477.62	\$ 373,450	\$ (137.28)	-0.029%	\$ 5,957.29	\$ 342.39		Paved										
004-014-002 (EXEMPT)	344	Paved	\$ -	\$ 700	0.000%	\$ -	\$ -	\$ 47,000	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Paved										
004-014-003	361	Semi-Improved	\$ 442,750	\$ 21,750	0.443%	\$ 6,331.33	\$ 807,700	\$ 25,000	0.384%	\$ 5,775.06	\$ 364,950	\$ (556.27)	-0.059%	\$ 6,717.40	\$ 386.08		Semi-Improved										
004-015 (TREE GROWTH)	336	Paved	\$ 189,350	\$ 21,750	0.189%	\$ 2,707.71	\$ 344,400	\$ 25,000	0.298%	\$ 3,892.46	\$ 355,050	\$ 1,164.71	0.049%	\$ 2,872.82	\$ 165.11		Paved										
004-016	307	Kennebec River	\$ 940,850	\$ 21,750	0.940%	\$ 13,449.87	\$ 1,628,700	\$ -	0.973%	\$ 16,452.21	\$ 688,950	\$ (1,804.64)	-0.167%	\$ 14,270.92	\$ 820.16		Kennebec River										
004-016-001	208	Kennebec River	\$ 466,300	\$ -	0.466%	\$ 6,668.09	\$ 1,028,200	\$ -	0.488%	\$ 7,351.63	\$ 561,900	\$ 683.54	0.022%	\$ 7,074.70	\$ 406.61	08/15/2023	Kennebec River	\$ 850,000	1.30	\$ 1,105,000.00	\$ (76,800.00)	93%	Land & Buildings - Waterfront	400 Feet Waterfrontage- Two livable structures			
004-018	243	Kennebec River	\$ 544,350	\$ 21,750	0.544%	\$ 7,784.21	\$ 1,089,800	\$ 25,000	0.517%	\$ 7,792.07	\$ 545,450	\$ 7.86	-0.027%	\$ 8,258.88	\$ 474.67		Kennebec River										
004-019	2	Kennebec River	\$ 49,400	\$ -	0.047%	\$ 706.42	\$ 118,500	\$ -	0.054%	\$ 847.28	\$ 69,100	\$ 140.86	0.007%	\$ 749.50	\$ 43.08		Kennebec River										
004-020	286	Kennebec River	\$ 388,200	\$ -	0.388%	\$ 5,551.26	\$ 793,900	\$ 25,000	0.462%	\$ 6,963.39	\$ 585,700	\$ 1,412.13	0.074%	\$ 5,889.77	\$ 338.51		Kennebec River										
004-020-001 (DELETED)	287	N/A	\$ 100	\$ -	0.000%	\$ 1.43	\$ -	\$ -	0.000%	\$ -	\$ (100)	\$ (1.43)	-0.000%	\$ -	\$ (1.43)												
004-021	67	Paved	\$ 2,900	\$ -	0.003%	\$ 41.47	\$ 14,300	\$ -	0.007%	\$ 102.25	\$ 11,400	\$ 60.78	0.004%	\$ 44.00	\$ 2.53		Paved										
004-021-001	68	Kennebec River	\$ 914,000	\$ -	0.914%	\$ 13,070.20	\$ 1,435,200	\$ -	0.681%	\$ 10,261.68	\$ 521,200	\$ (2,808.52)	-0.232%	\$ 13,867.21	\$ 797.01		Kennebec River										
004-022	88	Paved	\$ 85,500	\$ -	0.085%	\$ 1,222.65	\$ 181,500	\$ -	0.084%	\$ 1,297.73	\$ 96,000	\$ 75.07	0.001%	\$ 1,297.21	\$ 74.56		Paved										
004-023-001	89	Paved	\$ 169,550	\$ 21,750	0.170%	\$ 2,424.57	\$ 431,400	\$ 25,000	0.205%	\$ 3,084.51	\$ 261,850	\$ 659.95	0.035%	\$ 2,572.41	\$ 147.85		Paved										
004-024	4	Semi-Improved	\$ 435,050	\$ 21,750	0.435%	\$ 6,221.22	\$ 1,087,900	\$ 34,700	0.517%	\$ 7,778.49	\$ 652,850	\$ 1,557.27	0.082%	\$ 6,600.58	\$ 379.36		Semi-Improved										
004-025 (EXEMPT)	396	Kennebec River	\$ -	\$ 316,400	0.000%	\$ -	\$ -	\$ 783,200	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Kennebec River										
004-025-001 (EXEMPT)	316	Kennebec River	\$ -	\$ 1,000	0.000%	\$ -	\$ -	\$ 197,500	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Kennebec River										
004-026	160	Kennebec River	\$ 450,850	\$ 21,750	0.451%	\$ 6,447.16	\$ 847,900	\$ -	0.403%	\$ 6,042.49	\$ 397,050	\$ (384.47)	-0.048%	\$ 6,840.30	\$ 393.14	04/29/2026	Kennebec River	\$ 850,000	1.00	\$ 850,000.00	\$ (2,100.00)	100%	Land & Buildings - Waterfront	400 Feet Waterfrontage- Two livable structures			
004-027	18	Semi-Improved	\$ 498,700	\$ -	0.499%	\$ 7,131.41	\$ 915,000	\$ 25,000	0.434%	\$ 6,542.25	\$ 416,300	\$ (589.16)	-0.064%	\$ 7,566.28	\$ 434.87		Semi-Improved										
004-027-001	200	Semi-Improved	\$ 103,600	\$ -	0.104%	\$ 1,481.48	\$ 174,700	\$ -	0.083%	\$ 1,249.11	\$ 71,100	\$ (232.38)	-0.021%	\$ 1,571.82	\$ 90.34	09/06/2024	Semi-Improved	\$ 177,500	1.20	\$ 213,000.00	\$ (38,300.00)	82%	Land & Buildings - Semi-Improved	Seasonal Rustic Camp			
004-028	251	Kennebec River	\$ 436,430	\$ 26,970	0.437%	\$ 6,243.81	\$ 873,200	\$ 31,000	0.415%	\$ 6,243.38	\$ 436,570	\$ (0.43)	-0.022%	\$ 6,424.55	\$ 380.74		Kennebec River										
004-029	86	Kennebec River	\$ 396,550	\$ 21,750	0.396%	\$ 5,670.47	\$ 993,900	\$ 25,000	0.472%	\$ 7,106.39	\$ 597,350	\$ 1,435.72	0.075%	\$ 6,016.46	\$ 345.79		Kennebec River										
004-029-001	44	Kennebec River	\$ 837,450	\$ 21,750	0.837%	\$ 11,975.84	\$ 1,641,000	\$ 25,000	0.795%	\$ 11,733.87	\$ 893,650	\$ (2,641.67)	-0.058%	\$ 12,705.79	\$ 730.26		Kennebec River										
004-029-003	340	Semi-Improved	\$ 424,730	\$ 26,970	0.427%	\$ 6,243.34	\$ 881,800	\$ 31,000	0.419%	\$ 6,304.87	\$ 445,070	\$ 59.43	0.001%	\$ 6,426.07	\$ 380.83		Semi-Improved										
004-030	47	Kennebec River	\$ 445,050	\$ 21,750	0.445%	\$ 6,344.22	\$ 975,600	\$ 25,000	0.463%	\$ 6,975.54	\$ 530,550	\$ 611.33	0.018%	\$ 6,752.30	\$ 388.08		Kennebec River										
004-030-001	37	Semi-Improved	\$ 597,250	\$ 21,750	0.597%	\$ 8,540.68	\$ 1,317,000	\$ -	0.625%	\$ 9,416.55	\$ 719,750	\$ 875.88	0.028%	\$ 9,061.48	\$ 520.80	11/05/2024	Semi-Improved	\$ 850,000	1.20	\$ 1,020,000.00	\$ 297,000.00	129%	Land & Buildings - Semi-Improved	Remodeled 2026			
004-030-002	117	Kennebec River	\$ 417,950	\$ 21,750	0.418%	\$ 5,976.69	\$ 908,400	\$ 25,000	0.431%	\$ 6,495.06	\$ 490,450	\$ 918.38	0.013%	\$ 6,341.14	\$ 364.45		Kennebec River										
004-030-003	368	Kennebec River	\$ 476,350	\$ 21,750	0.494%	\$ 7,097.81	\$ 809,800	\$ 25,000	0.385%	\$ 5,790.07	\$ 313,450	\$ (3,071.74)	-0.112%	\$ 7,530.42	\$ 432.82		Kennebec River										
004-030-004	417	Kennebec River	\$ 192,000	\$ -	0.192%	\$ 2,745.60	\$ 269,500	\$ -	0.128%	\$ 1,926.93	\$ 77,500	\$ (818.66)	-0.064%	\$ 2,913.02	\$ 167.42	09/06/2024	Kennebec River	\$ 462,000	1.20	\$ 554,400.00	\$ (284,900.00)	49%	Land Only - Waterfront	227 Feet Waterfrontage 2.05 acres			
004-030-005	443	Semi-Improved	\$ 100,100	\$ -	0.100%	\$ 1,431.43	\$ 127,000	\$ -	0.060%	\$ 908.05	\$ 26,900	\$ (523.38)	-0.040%	\$ 1,518.72	\$ 87.29	06/01/2020	Semi-Improved	\$ 90,000	1.60	\$ 144,000.00	\$ (17,000.00)	88%	Land Only - Semi-Improved	2.04 acres			
004-030-006	444	Semi-Improved	\$ 372,200	\$ -	0.372%	\$ 5,322.46	\$ 781,800	\$ 33,300	0.371%	\$ 5,589.87	\$ 409,600	\$ 267.41	-0.001%	\$ 5,647.02	\$ 324.56	09/18/2020	Semi-Improved	\$ 75,000	1.60	\$ 120,000.00	\$ 661,800.00		Land Only - Semi-Improved	3.71 acres, buildings & Improvements after purchase			
004-031 (EXEMPT)	317	Kennebec River	\$ -	\$ 95,600	0.000%	\$ -	\$ -	\$ 470,500	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Kennebec River										
004-032	282	Kennebec River	\$ 308,400	\$ -	0.308%	\$ 4,410.12	\$ 733,300	\$ -	0.348%	\$ 5,243.10	\$ 424,900	\$ 832.98	0.040%	\$ 4,679.94	\$ 268.92		Kennebec River										
004-033	23	Paved	\$ 279,750	\$ 21,750	0.280%	\$ 4,000.43	\$ 703,300	\$ -	0.334%	\$ 5,028.60	\$ 423,550	\$ 1,028.17	0.054%	\$ 4,244.37	\$ 243.94		Paved										
004-034	192	Paved	\$ 33,800	\$ -	0.054%	\$ 769.34	\$ 100,000	\$ -	0.047%	\$ 718.00	\$ 46,700	\$ (54.34)	-0.006%	\$ 816.25	\$ 46.91		Paved										
004-035	69	Paved	\$ 187,700	\$ -	0.188%	\$ 2,684.11	\$ 486,800	\$ -	0.231%	\$ 3,480.62	\$ 299,100	\$ 796.51	0.043%	\$ 2,847.78	\$ 163.47		Paved										
004-036	13	Paved	\$ 188,070	\$ 25,230	0.188%	\$ 2,689.40	\$ 463,400	\$ 29,000	0.220%	\$ 3,313.31	\$ 275,33																

ARROWSIC, MAINE
2026 REVALUATION INFORMATION

GENERAL INFORMATION			2025				2026				Assessment Change Information			2026 Tax w/o Revaluation		Sales Data								
			This shows 2024 (based on 2023 market) actual information including exemptions				This shows the 2026 revaluation information including exemptions				This shows the change from the 2024 values and the new values			This shows what the tax breakdown would be without the revaluation		The sales data captured in this report is collected directly from Maine Revenue Services. Many sales are not valid arms-length transactions and cannot be used to form a proper market value. Many properties have had additional developments since the purchase and require additional information to use as a comparison.								
			2025 Total Town Value: (Excludes Exempt Properties & Exemptions):				2026 Total Town Value (Excludes Exempt Properties & Exemptions):				2025 Increase in Assessment:			2026 Total Town Value w/o Reval:		Pink = Non-Usable Sale in Ratio Study Sales data from 2020 through 2026								
			2025 Mill Rate (per \$1,000):				2026 Estimated Mill Rate (per \$1,000):				2025			2026 w/o Reval Mill Rate:										
Map/Lot	Acct #	Neighborhood	2025 Taxable Assessment	2025 Exempt Value	Overall % Of Town	2025 Tax Amount	2026 Estimated Tax Assessment	2026 Exempt Value	Overall % Of Town	2026 Estimated Tax Amount	Assessment Change	Tax Amount Change	Overall % of Town Change	2026 Tax Amount (w/o Reval)	Tax Amount Change w/o Reval	Transfer Date	Neighborhood	Sale Amount	Adjustment for Time Since Sale	Time Adjusted Sale Price	Comparison to Assessment	Ratio	Type of Sale	Sale Notes
004-053	81	Back River	\$ 317,600	\$ -	0.318%	\$ 4,541.68	\$ 1,750,100	\$ 25,000	0.831%	\$ 12,513.22	\$ 1,432,500	\$ 7,971.54	0.513%	\$ 4,818.63	\$ 276.95	05/01/2020	Back River	\$ 215,000	1.60	\$ 344,000.00	\$ 1,406,100.00		Land Only - Waterfront	320 Feet Waterfrontage. All buildings & Improvements after purchase (3 internally finished structures)
004-053-001	254	Back River	\$ 312,650	\$ 21,750	0.313%	\$ 4,470.90	\$ 788,700	\$ 25,000	0.374%	\$ 5,639.21	\$ 476,050	\$ 1,168.31	0.062%	\$ 4,743.53	\$ 272.63	09/16/2026	Back River	\$ 950,000	1.00	\$ 950,000.00	\$ 144,600.00	115%	Land & Building -	
004-053-002	412	Paved	\$ 429,850	\$ 21,750	0.430%	\$ 6,144.00	\$ 1,094,600	\$ 25,000	0.520%	\$ 7,826.39	\$ 664,950	\$ 1,682.40	0.090%	\$ 6,518.45	\$ 374.65		Paved							
004-053-003	64	Back River	\$ 435,850	\$ 21,750	0.436%	\$ 6,232.66	\$ 961,200	\$ 25,000	0.456%	\$ 6,872.58	\$ 525,350	\$ 639.93	0.021%	\$ 6,612.72	\$ 380.06		Back River							
004-053-003-001	422	Semi-Improved	\$ 354,000	\$ -	0.354%	\$ 5,062.20	\$ 809,800	\$ 25,000	0.385%	\$ 5,790.07	\$ 455,800	\$ 727.87	0.031%	\$ 5,370.89	\$ 308.69		Semi-Improved							
004-054	247	Paved	\$ 46,950	\$ 21,750	0.047%	\$ 671.39	\$ 145,700	\$ 25,000	0.069%	\$ 1,041.76	\$ 98,750	\$ 370.37	0.022%	\$ 712.33	\$ 40.94		Paved							
004-055	61	Back River	\$ 1,374,187	\$ 34,713	1.374%	\$ 19,650.87	\$ 1,999,800	\$ 68,700	0.950%	\$ 14,298.57	\$ 625,613	\$ (5,352.30)	-0.424%	\$ 20,849.17	\$ 1,198.29		Back River							
004-055-001	325	Back River	\$ 1,356,200	\$ -	1.356%	\$ 19,393.66	\$ 1,930,600	\$ -	0.917%	\$ 13,803.79	\$ 574,400	\$ (5,589.87)	-0.439%	\$ 20,576.27	\$ 1,182.61	10/15/2020	Back River	\$ 1,395,000	1.60	\$ 2,232,000.00	\$ (301,400.00)	86%	Land & Buildings - Waterfront	600 Feet Waterfrontage.
004-055-002	162	Back River	\$ 1,087,200	\$ -	1.087%	\$ 15,546.96	\$ 1,278,400	\$ -	0.607%	\$ 9,160.56	\$ 191,200	\$ (6,406.40)	-0.480%	\$ 16,495.00	\$ 948.04		Back River							
004-055-003	212	Back River	\$ 1,157,000	\$ -	1.157%	\$ 16,545.10	\$ 1,528,300	\$ -	0.726%	\$ 10,927.35	\$ 371,300	\$ (5,617.76)	-0.431%	\$ 17,554.00	\$ 1,008.90		Back River							
004-055-004	97	Back River	\$ 806,000	\$ -	0.806%	\$ 11,525.80	\$ 920,800	\$ -	0.437%	\$ 6,583.72	\$ 114,800	\$ (4,942.08)	-0.349%	\$ 12,228.63	\$ 702.83		Back River							
004-055-005	163	Back River	\$ 713,050	\$ 21,750	0.713%	\$ 10,196.62	\$ 1,702,400	\$ 25,000	0.808%	\$ 12,173.59	\$ 989,550	\$ 1,776.59	0.095%	\$ 10,818.39	\$ 621.78		Back River							
004-055-006	164	Back River	\$ 195,900	\$ -	0.194%	\$ 2,801.37	\$ 446,700	\$ -	0.222%	\$ 2,334.91	\$ 270,800	\$ 535.54	0.024%	\$ 2,972.17	\$ 170.82		Back River							
004-056	249	Paved	\$ 119,100	\$ -	0.119%	\$ 1,703.13	\$ 357,200	\$ -	0.170%	\$ 2,553.98	\$ 238,100	\$ 850.85	0.051%	\$ 1,806.99	\$ 103.86		Paved							
004-057	280	Back River	\$ 388,230	\$ 26,970	0.388%	\$ 5,551.69	\$ 686,400	\$ 31,000	0.412%	\$ 6,209.06	\$ 480,170	\$ 657.37	0.024%	\$ 5,890.23	\$ 338.54		Back River							
004-057-001	239	Back River	\$ 363,750	\$ 21,750	0.364%	\$ 5,201.63	\$ 852,400	\$ 25,000	0.405%	\$ 6,094.66	\$ 488,650	\$ 893.04	0.041%	\$ 5,518.82	\$ 317.19		Back River							
004-057-002	253	Back River	\$ 902,800	\$ -	0.903%	\$ 12,910.04	\$ 1,960,300	\$ -	0.931%	\$ 14,016.15	\$ 1,057,500	\$ 1,106.11	0.028%	\$ 13,697.28	\$ 787.24	04/01/2021	Back River	\$ 975,000	1.50	\$ 1,462,500.00	\$ 497,800.00	134%	Land & Buildings - Waterfront	400 Feet Waterfrontage. Two livable structures. Additional finished structure
004-057-003	17	Paved	\$ 47,950	\$ 21,750	0.048%	\$ 685.69	\$ 175,000	\$ 25,000	0.083%	\$ 1,251.25	\$ 127,050	\$ 565.57	0.035%	\$ 727.50	\$ 41.81		Paved							
004-058 (DELETED)	45	N/A	\$ -	\$ 140,400	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -									
004-059 (EXEMPT)	106	Back River	\$ -	\$ 508,600	0.000%	\$ -	\$ -	\$ 799,700	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Back River							
004-060 (EXEMPT)	136	Back River	\$ -	\$ 1,170,300	0.000%	\$ -	\$ -	\$ 2,025,200	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Back River							
005-001 (DELETED)	124	N/A	\$ -	\$ 5,000	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -									
005-002	14	Paved	\$ 211,250	\$ 21,750	0.211%	\$ 3,020.88	\$ 502,400	\$ 25,000	0.239%	\$ 3,592.16	\$ 291,150	\$ 571.29	0.027%	\$ 3,205.09	\$ 184.21		Paved							
005-002-001	274	Paved	\$ 88,600	\$ -	0.089%	\$ 1,266.98	\$ 375,200	\$ -	0.178%	\$ 2,682.68	\$ 286,600	\$ 1,415.70	0.090%	\$ 1,344.24	\$ 77.26		Paved							
005-002-001-001	211	Paved	\$ 65,850	\$ 21,750	0.066%	\$ 941.66	\$ 172,700	\$ 25,000	0.082%	\$ 1,234.81	\$ 106,850	\$ 293.15	0.016%	\$ 999.08	\$ 57.42		Paved							
005-002-002	356	Semi-Improved	\$ 217,050	\$ 21,750	0.217%	\$ 3,103.82	\$ 506,500	\$ 25,000	0.240%	\$ 3,621.48	\$ 289,450	\$ 517.66	0.023%	\$ 3,293.08	\$ 189.27		Semi-Improved							
005-002-003	439	Semi-Improved	\$ 50,700	\$ -	0.051%	\$ 725.01	\$ 127,200	\$ -	0.060%	\$ 909.40	\$ 74,500	\$ 184.67	0.019%	\$ 769.22	\$ 44.21		Semi-Improved							
005-002-004 (NEW)	502	Semi-Improved	\$ -	\$ -	0.000%	\$ -	\$ 86,600	\$ -	0.041%	\$ 619.19	\$ 86,600	\$ 619.19	0.041%	\$ -	\$ -		Semi-Improved							
005-003	90	Semi-Improved	\$ 140,270	\$ 25,230	0.140%	\$ 2,005.86	\$ 901,300	\$ -	0.428%	\$ 6,444.30	\$ 761,030	\$ 4,438.43	0.288%	\$ 2,128.18	\$ 122.32		Semi-Improved							
005-004 (EXEMPT)	60	Semi-Improved	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Semi-Improved							
005-004-001	76	Semi-Improved	\$ 269,300	\$ -	0.269%	\$ 3,850.99	\$ 528,300	\$ -	0.251%	\$ 3,777.35	\$ 259,000	\$ (73.65)	-0.018%	\$ 4,085.82	\$ 234.83		Semi-Improved							
005-004-002	288	Semi-Improved	\$ 333,850	\$ 21,750	0.334%	\$ 4,774.06	\$ 719,100	\$ 25,000	0.341%	\$ 5,141.57	\$ 385,250	\$ 367.51	0.008%	\$ 5,065.17	\$ 291.12		Semi-Improved							
005-004-003	263	Semi-Improved	\$ 243,050	\$ 21,750	0.243%	\$ 3,475.12	\$ 594,200	\$ 25,000	0.282%	\$ 4,248.53	\$ 291,150	\$ 572.92	0.039%	\$ 3,687.55	\$ 211.94		Semi-Improved							
005-004-004	237	Semi-Improved	\$ 246,750	\$ 21,750	0.247%	\$ 3,528.53	\$ 541,300	\$ 25,000	0.297%	\$ 3,870.30	\$ 294,550	\$ 341.77	0.010%	\$ 3,743.49	\$ 215.17		Semi-Improved							
005-004-005	213	Semi-Improved	\$ 371,800	\$ -	0.372%	\$ 5,316.74	\$ 725,600	\$ -	0.345%	\$ 5,188.04	\$ 353,800	\$ (128.70)	-0.027%	\$ 5,640.95	\$ 324.21		Semi-Improved							
005-004-006	123	Semi-Improved	\$ 205,830	\$ 26,970	0.206%	\$ 2,943.37	\$ 463,200	\$ 31,000	0.220%	\$ 3,311.88	\$ 257,370	\$ 368.51	0.014%	\$ 3,122.85	\$ 179.48		Semi-Improved							
005-004-007	24	Semi-Improved	\$ 317,437	\$ 30,343	0.317%	\$ 4,539.35	\$ 632,000	\$ 48,400	0.300%	\$ 4,518.80	\$ 314,563	\$ (20.55)	-0.017%	\$ 4,816.15	\$ 276.81		Semi-Improved							
005-004-008	201	Semi-Improved	\$ 319,953	\$ 31,953	0.319%	\$ 4,539.32	\$ 714,700	\$ 49,800	0.309%	\$ 4,539.32	\$ 359,433	\$ 5,239.07	0.019%	\$ 5,239.07	\$ 329.85		Semi-Improved							
005-004-009	36	Kennebec River	\$ 462,650	\$ 21,750	0.463%	\$ 9,189.90	\$ 1,249,500	\$ 23,000	0.603%	\$ 9,076.93	\$ 626,850	\$ (112.97)	-0.040%	\$ 9,750.29	\$ 560.39									

ARROWSIC, MAINE
2026 REVALUATION INFORMATION

GENERAL INFORMATION			2025				2026				Assessment Change Information			2026 Tax w/o Revaluation		Sales Data								
			This shows 2024 (based on 2023 market) actual information including exemptions				This shows the 2026 revaluation information including exemptions				This shows the change from the 2024 values and the new values			This shows what the tax breakdown would be without the revaluation		The sales data captured in this report is collected directly from Maine Revenue Services. Many sales are not valid arms-length transactions and cannot be used to form a proper market value. Many properties have had additional developments since the purchase and require additional information to use as a comparison.								
			2025 Total Town Value: (Excludes Exempt Properties & Exemptions):				2026 Total Town Value (Excludes Exempt Properties & Exemptions):				2025 Increase in Assessment:			2026 Total Town Value w/o Reval:		Pink + Non-Usable Sale in Ratio Study Sales data from 2020 through 2026								
			2025 Mill Rate (per \$1,000):				2026 Estimated Mill Rate (per \$1,000):							2026 w/o Reval Mill Rate:										
Map/Lot	Acct #	Neighborhood	2025 Taxable Assessment	2025 Exempt Value	Overall % Of Town	2025 Tax Amount	2026 Estimated Tax Assessment	2026 Exempt Value	Overall % Of Town	2026 Estimated Tax Amount	Assessment Change	Tax Amount Change	Overall % of Town Change	2026 Tax Amount (w/o Reval)	Tax Amount Change w/o Reval	Transfer Date	Neighborhood	Sale Amount	Adjustment for Time Since Sale	Time Adjusted Sale Price	Comparison to Assessment	Ratio	Type of Sale	Sale Notes
005-011-012	441	Semi-Improved	\$ 109,600	\$ -	0.110%	\$ 1,567.28	\$ 560,900	\$ -	0.246%	\$ 4,010.44	\$ 451,300	\$ 2,443.16	0.157%	\$ 1,662.85	\$ 95.57		Semi-Improved							
005-012	270	Kennebec River	\$ 312,200	\$ -	0.312%	\$ 4,464.66	\$ 598,100	\$ -	0.284%	\$ 4,276.42	\$ 285,900	\$ (188.05)	-0.028%	\$ 4,736.70	\$ 272.24		Kennebec River							
005-012	168	Kennebec River	\$ 655,400	\$ -	0.656%	\$ 9,375.08	\$ 1,116,400	\$ -	0.529%	\$ 7,969.39	\$ 459,000	\$ (1,405.69)	-0.126%	\$ 9,966.76	\$ 571.68		Kennebec River							
005-012-001	438	Kennebec River	\$ 202,300	\$ -	0.202%	\$ 2,892.89	\$ 460,400	\$ -	0.219%	\$ 3,291.86	\$ 258,100	\$ 398.97	0.016%	\$ 3,069.30	\$ 176.41	06/12/2026	Kennebec River	\$ 370,000	1.00	\$ 370,000.00	\$ 90,400.00	124%	Land Only - Waterfront	700 Feet Waterfrontage
005-013 (EXEMPT)	312	Paved	\$ -	\$ 800	0.000%	\$ -	\$ -	\$ 4,100	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Paved							
005-014-001	302	Sasanoa River	\$ 824,100	\$ -	0.824%	\$ 11,784.43	\$ 1,351,400	\$ 60,100	0.642%	\$ 9,662.51	\$ 527,300	\$ (2,122.12)	-0.182%	\$ 12,503.25	\$ 718.62		Sasanoa River							
005-014-002	333	Sasanoa River	\$ 541,500	\$ -	0.541%	\$ 7,743.45	\$ 1,122,700	\$ -	0.533%	\$ 8,027.31	\$ 581,200	\$ 283.86	0.016%	\$ 8,215.64	\$ 472.19		Sasanoa River							
005-014-003	377	Sasanoa River	\$ 414,750	\$ 21,750	0.415%	\$ 5,930.93	\$ 819,100	\$ 25,000	0.389%	\$ 5,856.57	\$ 404,350	\$ (74.36)	-0.026%	\$ 6,292.59	\$ 361.66	07/30/2024	Sasanoa River	\$ 742,000	1.20	\$ 890,400.00	\$ (71,300.00)	92%	Land & Buildings - Waterfront	160 Feet Waterfrontage. Generator added in 2024
005-014-004	376	Sasanoa River	\$ 242,500	\$ -	0.242%	\$ 3,467.75	\$ 276,200	\$ -	0.131%	\$ 1,974.83	\$ 33,700	\$ (1,492.92)	-0.10%	\$ 3,679.21	\$ 211.46		Sasanoa River							
005-014-005	378	Sasanoa River	\$ 166,300	\$ -	0.166%	\$ 2,378.09	\$ 234,400	\$ -	0.111%	\$ 1,475.96	\$ 68,100	\$ (702.13)	-0.055%	\$ 2,523.10	\$ 145.01		Sasanoa River							
005-014-006	379	Sasanoa River	\$ 414,850	\$ 21,750	0.415%	\$ 5,932.36	\$ 866,100	\$ 25,000	0.410%	\$ 6,178.32	\$ 449,250	\$ 2,655.96	-0.005%	\$ 6,294.10	\$ 361.75		Sasanoa River							
005-014-007	380	Sasanoa River	\$ 634,500	\$ -	0.634%	\$ 9,073.35	\$ 1,171,100	\$ -	0.556%	\$ 8,373.37	\$ 536,600	\$ (699.99)	-0.078%	\$ 9,626.63	\$ 553.28		Sasanoa River							
005-014-008 (EXEMPT)	381	Semi-Improved	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -	\$ -	0.000%	\$ -	\$ -		Semi-Improved							
005-015	182	Paved	\$ 174,400	\$ -	0.174%	\$ 2,493.92	\$ 350,400	\$ 25,000	0.166%	\$ 2,506.79	\$ 176,200	\$ 12.87	-0.000%	\$ 2,646.00	\$ 152.08		Paved							
005-016	41	Paved	\$ 7,400	\$ -	0.007%	\$ 105.82	\$ 5,500	\$ -	0.003%	\$ 39.33	\$ (1,900)	\$ (66.50)	-0.003%	\$ 112.27	\$ 6.45	01/00/1900	Paved							
005-017	42	Paved	\$ 102,100	\$ -	0.102%	\$ 1,460.03	\$ 214,300	\$ -	0.102%	\$ 1,532.25	\$ 112,200	\$ 72.22	0.000%	\$ 1,549.06	\$ 89.03		Paved							
005-019 (OPEN SPACE)	319	Sasanoa River	\$ 438,850	\$ 21,750	0.439%	\$ 6,275.56	\$ 658,500	\$ 25,000	0.313%	\$ 4,708.28	\$ 219,650	\$ (1,567.28)	-0.126%	\$ 6,658.23	\$ 382.68		Sasanoa River							
005-022 (OPEN SPACE)	148	Paved	\$ 272,100	\$ -	0.272%	\$ 3,891.03	\$ 312,800	\$ -	0.149%	\$ 2,236.52	\$ 40,700	\$ (1,654.51)	-0.124%	\$ 4,128.30	\$ 237.27		Paved							
005-023	32	Paved	\$ 205,700	\$ -	0.206%	\$ 2,941.51	\$ 521,400	\$ -	0.248%	\$ 3,728.01	\$ 315,700	\$ 786.50	0.042%	\$ 3,120.88	\$ 179.37		Paved							
005-024	39	Paved	\$ 124,700	\$ -	0.124%	\$ 1,776.06	\$ 295,400	\$ -	0.140%	\$ 1,776.06	\$ 171,200	\$ 786.50	0.016%	\$ 1,884.36	\$ 108.30		Paved							
005-025	43	Back River	\$ 289,100	\$ -	0.289%	\$ 4,134.13	\$ 406,400	\$ -	0.193%	\$ 2,905.76	\$ 117,300	\$ (1,228.37)	-0.096%	\$ 4,386.23	\$ 252.10		Back River							
005-026	228	Paved	\$ 101,100	\$ -	0.101%	\$ 1,445.73	\$ 191,200	\$ -	0.091%	\$ 1,367.08	\$ 90,100	\$ (78.65)	-0.010%	\$ 1,533.89	\$ 88.16	12/22/2020	Paved	\$ 58,000	1.60	\$ 92,800.00	\$ 98,400.00	206%	Land & Buildings - Paved	Mobile Home Rental. Deck & 1 story frame added in 2020
005-027	322	Paved	\$ 84,400	\$ -	0.084%	\$ 1,206.92	\$ 204,300	\$ -	0.097%	\$ 1,460.75	\$ 119,900	\$ 253.83	0.013%	\$ 1,280.52	\$ 73.60		Paved							
005-027-001	323	Paved	\$ 71,600	\$ -	0.072%	\$ 1,023.88	\$ 183,500	\$ -	0.122%	\$ 1,212.03	\$ 111,900	\$ 288.15	0.016%	\$ 1,086.32	\$ 62.44		Paved							
005-027-002	125	Paved	\$ 40,800	\$ -	0.040%	\$ 583.44	\$ 103,200	\$ -	0.049%	\$ 737.88	\$ 62,400	\$ 154.44	0.006%	\$ 619.02	\$ 35.58		Paved							
005-027-003	324	Paved	\$ 156,500	\$ -	0.156%	\$ 2,237.59	\$ 351,800	\$ -	0.167%	\$ 2,515.37	\$ 195,500	\$ 569.87	0.011%	\$ 2,374.42	\$ 136.47		Paved							
005-028	72	Semi-Improved	\$ 196,850	\$ 21,750	0.197%	\$ 2,814.96	\$ 422,600	\$ 25,000	0.201%	\$ 3,021.59	\$ 225,750	\$ 206.64	0.004%	\$ 2,986.61	\$ 171.65		Semi-Improved							
005-029	267	Sasanoa River	\$ 841,300	\$ -	0.841%	\$ 12,030.59	\$ 1,821,600	\$ -	0.865%	\$ 13,024.44	\$ 980,300	\$ 993.85	0.024%	\$ 12,764.20	\$ 733.61		Sasanoa River							
005-030	304	Paved	\$ 128,530	\$ 26,970	0.129%	\$ 1,837.98	\$ 401,100	\$ -	0.190%	\$ 2,867.87	\$ 272,570	\$ 1,029.89	0.062%	\$ 1,950.06	\$ 112.08		Paved							
005-031	107	Paved	\$ 137,450	\$ 21,750	0.137%	\$ 1,965.54	\$ 369,100	\$ 25,000	0.175%	\$ 2,639.07	\$ 231,650	\$ 673.53	0.038%	\$ 2,085.39	\$ 119.86		Paved							
005-032	36	Paved	\$ 169,000	\$ -	0.169%	\$ 2,416.70	\$ 356,900	\$ -	0.169%	\$ 2,537.54	\$ 180,900	\$ 830.66	0.000%	\$ 2,544.07	\$ 147.37		Paved							
005-032-001	272	Semi-Improved	\$ 307,850	\$ 21,750	0.308%	\$ 4,402.26	\$ 689,800	\$ 25,000	0.328%	\$ 4,932.07	\$ 381,950	\$ 529.82	0.020%	\$ 4,670.70	\$ 268.45		Semi-Improved							
005-033	395	Semi-Improved	\$ 59,000	\$ -	0.059%	\$ 843.70	\$ 136,300	\$ -	0.065%	\$ 974.55	\$ 77,300	\$ 130.85	0.006%	\$ 895.15	\$ 51.45	10/03/2023	Semi-Improved	\$ 40,000	1.30	\$ 52,000.00	\$ 84,300.00		Land Only - Semi Improved	10.03 acres. Abutters purchase
005-033-001	295	Paved	\$ 170,250	\$ 21,750	0.170%	\$ 2,434.58	\$ 419,100	\$ 25,000	0.199%	\$ 2,996.57	\$ 248,850	\$ 561.99	0.029%	\$ 2,583.03	\$ 148.46		Paved							
005-033-002	409	Paved	\$ 251,100	\$ -	0.251%	\$ 3,590.73	\$ 488,800	\$ -	0.232%	\$ 3,494.92	\$ 237,700	\$ (95.81)	-0.019%	\$ 3,809.69	\$ 218.96		Paved							
005-033-003	418	Semi-Improved	\$ 355,350	\$ 21,750	0.355%	\$ 5,081.51	\$ 717,200	\$ 61,500	0.341%	\$ 5,127.98	\$ 361,850	\$ 46.68	-0.015%	\$ 5,391.37	\$ 309.87		Semi-Improved							
005-033-004 (NEW)	449	Semi-Improved	\$ -	\$ -	0.000%	\$ -	\$ 94,900	\$ -	0.045%	\$ 678.54	\$ 94,900	\$ 678.54	0.045%	\$ -	\$ -		Semi-Improved							
005-034	10	Paved	\$ 373,950	\$ 21,750	0.374%	\$ 5,347.49	\$ 825,600	\$ 42,000	0.394%	\$ 5,931.64	\$ 455,650	\$ 584.16	0.020%	\$ 5,673.57	\$ 326.08		Paved							
005-035	46	Paved	\$ 1,350,000	\$ -	1.350%	\$ 19,305.00	\$ 1,574,700	\$ -	0.748%	\$ 11,259.11	\$ 224,700	\$ (8,045.90)	-0.602%	\$ 20,482.20	\$ 1,177.20		Paved							
005-036 (EXEMPT)	313	Paved	\$ -	\$ 269,200	0.000%	\$ -	\$ -</																	

ARROWSIC, MAINE
2026 REVALUATION INFORMATION

GENERAL INFORMATION				2025					2026					Assessment Change Information			2026 Tax w/o Revaluation		Sales Data										
				This shows 2024 (based on 2023 market) actual information including exemptions					This shows the 2026 revaluation information including exemptions					This shows the change from the 2024 values and the new values			This shows what the tax breakdown would be without the revaluation		The sales data captured in this report is collected directly from Maine Revenue Services. Many sales are not valid arms-length transactions and cannot be used to form a proper market value. Many properties have had additional developments since the purchase and require additional information to use as a comparison.										
				2025 Total Town Value: (Excludes Exempt Properties & Exemptions):			\$ 100,013,011		2026 Total Town Value (Excludes Exempt Properties & Exemptions):			\$ 210,607,000		2025 Increase in Assessment:		\$ 110,593,989		2026 Total Town Value w/o Reval:		\$ 98,896,981		Pink = Non-Usable Sale in Ratio Study Sales data from 2020 through 2026							
				2025 Mill Rate (per \$1,000):			0.0143		2026 Estimated Mill Rate (per \$1,000):			0.00715						2026 w/o Reval Mill Rate:		0.015172									
Map/Lot	Acct #	Neighborhood	2025 Taxable Assessment	2025 Exempt Value	Overall % Of Town	2025 Tax Amount	2026 Estimated Tax Assessment	2026 Exempt Value	Overall % Of Town	2026 Estimated Tax Amount	Assessment Change	Tax Amount Change	Overall % of Town Change	2026 Tax Amount (w/o Reval)	Tax Amount Change w/o Reval	Transfer Date	Neighborhood	Sale Amount	Adjustment for Time Since Sale	Time Adjusted Sale Price	Comparison to Assessment	Ratio	Type of Sale	Sale Notes					
006-018	248	Sasanoa River	\$ 430,750	\$ 21,750	0.431%	\$ 6,159.73	\$ 947,900	\$ 25,000	0.450%	\$ 6,777.49	\$ 517,150	\$ 617.76	0.019%	\$ 6,535.34	\$ 375.61	08/06/2024	Sasanoa River	\$ 826,000	1.20	\$ 991,200.00	\$ (43,300.00)	96%	Land & Buildings - Waterfront						
006-019	252	Sasanoa River	\$ 426,550	\$ 21,750	0.426%	\$ 6,099.67	\$ 991,900	\$ 25,000	0.471%	\$ 7,092.09	\$ 565,350	\$ 992.42	0.044%	\$ 6,471.62	\$ 371.95		Sasanoa River												
006-020	170	Paved	\$ 100	\$ -	0.000%	\$ 1.43	\$ 600	\$ -	0.000%	\$ 4.29	\$ 500	\$ 2.86	0.000%	\$ 1.52	\$ 0.09		Paved												
006-021	96	Sasanoa River	\$ 286,900	\$ -	0.287%	\$ 4,102.67	\$ 622,100	\$ -	0.295%	\$ 4,448.02	\$ 335,200	\$ 345.35	0.009%	\$ 4,352.85	\$ 250.18		Sasanoa River												
006-022	338	Sasanoa River	\$ 101,550	\$ 21,750	0.102%	\$ 1,452.17	\$ 372,500	\$ -	0.177%	\$ 2,663.38	\$ 270,950	\$ 1,211.21	0.075%	\$ 1,540.72	\$ 88.55		Sasanoa River												
006-023	85	Sasanoa River	\$ 223,450	\$ 21,750	0.223%	\$ 3,195.34	\$ 560,900	\$ 25,000	0.266%	\$ 4,010.44	\$ 337,450	\$ 815.10	0.043%	\$ 3,390.18	\$ 194.85		Sasanoa River												
TOTALS:			372			\$ 100,013,011	\$ 10,243,889	100%	\$ 1,430,186	\$ 210,607,000	\$ 16,818,100	100%	\$ 1,505,840	\$ 110,593,989	\$ 75,654	0%					\$ 1,500,465	\$ 70,279		AVERAGE:	\$ 531,088	1.33	\$ 694,775	\$ 18,934	97%