

Press Contact: Larissa  
Crockett, Assistant Town Manager  
[lcrockett@scarboroughmaine.org](mailto:lcrockett@scarboroughmaine.org)

730-

## **FOR IMMEDIATE RELEASE:**

### **SCARBOROUGH HIRES KRT APPRAISAL TO COMPLETE FULL REVALUATION OF ALL COMMERCIAL AND INDUSTRIAL PROPERTIES**

SCARBOROUGH, Maine (March 6, 2017) -- The Town of Scarborough, Maine has hired KRT Appraisal to conduct a Full Revaluation of all Commercial and Industrial properties in the Town. The project will begin this month with the first phase of the project.

There are five major phases to a municipal revaluation: Data Collection, Market Analysis, Valuation, Field Review, and Informal Hearings. During these phases many tasks will be implemented in order to successfully complete the revaluation.

#### **PHASE 1: DATA COLLECTION**

The first phase, Data Collection of all Commercial and Industrial Properties, will begin in March, 2018. During this phase "Data Collectors" go to each Commercial and Industrial property and physically inspect the interior and measure the exterior of each building. These Data Collectors note the buildings' location, size, age, quality of construction, improvements, topography, utilities, zoning restrictions, if any, and numerous other characteristics both inside and out. To confirm that a property was inspected, the property owner or tenant is asked to sign a data collection form to verify that the inspection took place.

KRT Field Representatives will carry Picture IDs, Municipal Letters of Introduction, and have their vehicles listed with both the Assessing Department and Police Department.

#### **PHASE 2: MARKET ANALYSIS**

A variety of resources are used to collect data from the real estate market. While the physical data is being collected by the Data Collectors, Appraisal Personnel will be analyzing property sales that took place over the last two years to determine which market factors influenced property values. Once all the data is collected and reviewed for accuracy, the appraiser will determine land values and delineate neighborhoods, which rate the desirability of locations throughout the Town as determined by actual market activity. Income and Expense questionnaires will be sent to each property owner requesting lease information, a detailed list of allowable expenses and if any portion of the property has been vacant. This information is vital to the valuation process and will remain confidential.

#### **PHASE 3: VALUATION**

Valuation is done using one of the three recognized appraisal methods: Cost Approach, Income Approach and Sales Comparable Approach. The Income Approach is the most widely used approach among the three and will be reconciled to the Cost Approach in determining the final value.

During this phase, individual characteristics of the building are analyzed using information gathered in both phases 1 and 2. Each property is compared to other comparable properties with similar characteristics. Then the market values of the improvements are added to the land value that was previously determined. This value is the final estimate for each parcel of property, building and land.

#### **PHASE 4: FIELD REVIEW**

Field Review is the method of checking and re-checking both the values that have been determined and the data that has been collected. During this review, properties are viewed in the field by experienced appraisers who double-check uniformity and accuracy of information.

#### **PHASE 5: INFORMAL HEARINGS**

Once the Field Review is completed, a notice stating the proposed value will be mailed to each property owner in August of 2018. At that time anyone with questions concerning the revaluation process or about the data collected on their property will have an opportunity to meet with a member of KRT's staff to discuss their property's value.

After all five phases are completed, all data, files, records, etc. used in the revaluation will be turned over to the Assessor's Department for retention.

Information about KRT Appraisal can be found on their website, [krtappraisal.com](http://krtappraisal.com).