

Board of Assessor's Policies

For assessing purposes, property is divided into three categories: Land, Buildings, and Personal Property.

1. Land
2. Buildings
3. Personal Property

Land is assessed by the Select Board according to the following Schedules:

Unimproved Base Lots

- | | |
|--|----------|
| 1. Unimproved Base Lot-two acre minimum without a well or septic | \$16,100 |
| 2. For each well, add | \$ 4,000 |
| 3. For each septic system, add | \$ 5,000 |

Contiguous or Additional Base Lots

- | | |
|---|----------|
| 1. If the Base Lot is on the same deed as the primary Base Lot, add for each well | \$ 4,000 |
| 2. If on the same deed, as the primary Base Lot, add for each septic System | 4 5,000 |

Additional Dwellings on the same deed

1. An additional dwelling, be it a stick-built, modular, or mobile home, must have a separate base lot.

Commercial or Industrial Lots

- | | |
|---|----------|
| 1. Two acre minimum | \$25,000 |
| 2. Cottage Industries or In Home businesses are excepted. | |
| 3. Gravel Pits or other mining businesses are assessed on a per acre basis. | \$ 5,175 |

Waterfront

- | | |
|---|--------|
| 1. Waterfront property is assessed per linear foot for the first 150' | \$ 403 |
| 2. For each additional foot beyond the first 150' | \$ 58 |

Land in Agricultural Use

- | | |
|---|--------|
| 1. Crop Land per acre | \$ 500 |
| 2. Pasture or Hay Land per acre | \$ 525 |
| 3. Horticultural Land (Edible or Ornamental) per acre | \$ 550 |

Other Land

- | | |
|--|--------|
| 1. Excess land is assessed per acre | \$ 800 |
| 2. Forest Land in Tree Growth or in Farm & Open Space is assessed per acre according to State Valuation Schedules. | |
| 3. Barren Land is assessed per acre | \$ 200 |

Buildings are assessed by an Assessor's Agent according to the following Schedules:

Residential Homes

The Residential Homes Schedule develops an average cost of construction for residential structures according to their size (square footage), height (in stories or fractions thereof), quality of construction, function of the structure, and structural details. The first consideration for using the cost schedules are to determine the quality of the structure being appraised. Grading is the rating of the relative quality of a structure into five categories as set forth in the *2001 Assessment Manual* (67-74):

Grade A	Best construction
Grade B	Good Construction
Grade C	Average or Expected construction
Grade D	Below Average construction
Grade E	Low Cost or Cheap construction

The grade of a building reflects only the quality of the building, the materials and workmanship, the level of detail, and the quality of the finish work. Grade must not be confused with condition or obsolescence. Depreciation adjustments will address the condition and any functional or economic factors affecting value on structures. Supplemental schedules from the *2001 Assessment Manual* (75-79) are the basis for changes from the basic schedule for:

1. Additions
2. Enclosed porches
3. Finished or partially finished basements
4. Finished attics
5. Outbuildings
6. Garages
7. Sheds

Modular Homes are treated as residential structures. They are graded and priced according to the Residential Homes Schedule.

Mobile Homes:

Mobile homes are assessed at the discretion of the Assessor's Agent using Maine Real Estate Assessor's Guidelines.

Other Buildings:

Barns, chicken coops, greenhouses, agricultural buildings, commercial structures, and other unclassified buildings are valued according to the *current State of Maine Assessment Manual* or other recognized appraisal manuals. *Greenhouses are excepted if they are not on a foundation.*

Personal Property is not taxed in Freedom.