Selectboard Meeting Agenda
Anson Town Office, 5 Kennebec Street
September 22, 2026
Meeting begins at 6:00 p.m.

1. Call meeting to order and Pledge Allegiance.

2. Consent agenda:
    a. Review and approve the minutes of September 8, 2026 and September 15, 2026.
    b. Review and approve Treasurer Warrants:

Warrant #97	Payroll #36	$10,527.84
Warrant #98	Sewer A/P	$8,494.68
Warrant #100	Payroll #37	$10, 686.01
	Total	$29,708.53

3. No Presentation

4. Regular Agenda:
    a. Main St Anson Pole Update
    b. Discussion to approve the Selectboard chair signing the Application/Agreement/Certification Municipal/County Grant-In-Aid Program Application.
    c. Discussion to approve the sole application for the Town Logo Contest.
    d. Discussion to approve the purchasing of property acquired through Sheriff's Sale.
    e. 2027 State Valuation Report
    f. Discussion regarding resident tax payment issues and foreclosure of acct: RE1441.

5. Updates of Past Items:
    a. Fire Department Volunteer Request Update
    b. Resident Lien on Acct.199
    c. Resident Lien on Acct. 1441
    d. Sewer Rate Change Acct. 74
    e. Fee Schedule on hold till Assessing Agent discussion
    f. Bathroom Clean Up and ADA Remodel
    g. Security Camera Install

6. Other Business:
    a. Items from the Board:
    b. Items from the Administrator:

7. Department Head Reports:
    a. Highway
    b. Fire
    c. Town Office
    d. EMA Director

8. Public Hearings: General Assistance Maximums

9. Items by the Public:

10. Adjourn

Selectboard Meeting Agenda
Anson Town Office, 5 Kennebec Street
September 8, 2026
Meeting Minutes

1. Meeting called to order and Pledge of Allegiance at 5:59 p.m.

2. Consent agenda:
    a. Motion to approve the minutes of August 25, 2026. Motion by Larry McHugh, seconded by Leann Dickey. Approved 5-0.
    b. Motion to approve Treasurer Warrants. Motion by Larry McHugh, seconded by Leann Dickey. Approved 5-0.

Warrant #93	Payroll #34	$12,012.05
Warrant #94	Town A/P	$454,209.77
Warrant #95	Payroll #35	$10,489.11
Warrant #96	Town A/P	$388,790.44
	Total	$865,501.37

3. No Presentation

4. Regular Agenda:
    a. Discussion regarding resident tax payment issues and foreclosure of acct: RE1441. This discussion was tabled.
    b. Motion to approve resignation of Chris Roux from the planning board and appoint Maryann Ayotte. Motion by Brenda Garland, seconded by Larry McHugh. Approved 5-0.
    c. Motion to approve the nomination of the late John Harry Bryant for the many things he did for your community (as mentioned in the most recent Anson Annual Town Report Dedication) by Bruce Flaherty for Spirit of America. Motion by Brenda Garland, seconded by Larry McHugh. Approved 5-0.
    d. Board approved residence request for abatement of interest on his 2 other real estate properties due to issue with the one discussed at last selectboard meeting.
    e. Board requesting community service organizations' annual funding requests guidelines be submitted by November1, 2026 in writing.
    f. Motion to approve abatements submitted by assessing agent. Motion by Brenda Garland, seconded by Larry McHugh. Approved 5-0.
    g. Motion to for approval of resident excise tax due to State of Maine excise exemptions for veterans. Motion by Larry McHugh, seconded by Brenda Garland. Approved 5-0.

5. Updates of Past Items:
    a. Fire Department Volunteer Request Update, tabled till next meeting
    b. Resident Lien on Acct.199, tabled till next meeting.
    c. Resident Lien on Acct. 1441, tabled till next meeting.
    d. Sewer Rate Change Acct. 74, tabled till next meeting.
    e. Fountain, ready and put out on pond.
    f. Fee Schedule, tabled till discussion with Assessing Agent.
    g. Veteran Flags flyer has been given to the town and pricing is available for residents.
    h. Bathroom Clean Up and ADA Remodel, Bid for mold clean up being collected by selectboard chair.
    i. Security Camera Install tabled.

6. Other Business:
    a. Items from the Board:
    b. Items from the Administrator:

7. Department Head Reports:
    a. Highway: Sewer main issue on Route 16 was excavated and repaired after a settled pipe caused an obstruction. The line was recompacted, aligned, camera-inspected, and successfully tested with over 600 gallons of water. Road work and surface gravel placement continue. A highway truck accidentally struck the garage while its body was raised; an estimate for building repairs is pending.
    b. Fire: A fire truck door was damaged while exiting the station. Replacement was quoted at $2,384 plus shipping, with an estimated $1,000 insurance deductible. An incident report was completed. Quotes were also received for sealing portions of the fire station pavement, with priority discussed for approximately $2,200 of work before winter.
    Staff have been unable to access the security camera system with the available login information. The vendor will need to be contacted regarding access. Additional security cameras are being considered for next year's budget.
    c. Town Office:
    d. EMA Director: The Town is assisting residents experiencing dry wells by filling water totes and distributing drinking water as conditions worsen.

8. No Public Hearings

9. Items by the Public:

ATV Roads / Public Question: Questions were raised regarding which town roads are authorized for ATV use and concerns that ATVs are traveling on roads beyond those

approved. The ATV club is expected to approach the Town regarding additional road access.

Tax Lien / Legal: A question was raised regarding ownership of a property following expiration of a lien. The Town is awaiting guidance from legal counsel and will bring the matter back to a meeting once an answer is received.

Meeting Accessibility: Residents raised concerns about difficulty hearing discussion during meetings and requested that speakers speak louder.

Town Logo: Because the Town Office is now closed to the public on Fridays, the ***Board discussed the submission deadline for the Town logo. The Board voted to extend the deadline to the following Monday. Motion by Leann Dickey, seconded by Larry McHugh. Approved 5-0.***

10. Meeting adjourned

Minutes documented by Sharon Mellows, Selectboard Member.

Prepared by: Angel Aguirre, Town Administrator September 18, 2026.

Approved and signed on _____.

_____

_____

_____

_____

_____

Selectboard Meeting Agenda
Anson Town Office, 5 Kennebec Street
September 15, 2026
Executive Session

4:30p.m. Executive Session in accordance with M.R.S.A. Title 1§ 405 (6)(A) personnel discussion.

Meeting called to order at 4:30 p.m.

Motion to go into executive session. Motion by Leann Dickey, seconded by Larry McHugh. Approved 5-0.

Motion to exit executive session. Motion by Sharon Mellows, seconded by Brenda Garland. Approved 5-0.

Meeting adjourned at 5:54 p.m.

Prepared by: Angel Aguirre, Town Administrator September 16, 2026.

Approved and signed on _____.

_____
_____

_____
_____

_____

TREASURER'S WARRANT

Town of Anson

Date: September 16, 2026

To the Treasurer of
Anson

This is to certify that there is due and chargeable to the appropriations listed below said sums. You are directed to pay to the parties named in this warrant.

Chairman/Selectboard

Vice Chairman/Selectboard

Selectman

Selectman

Selectman

Name	Warrant#	Account Name	Check#	Check Amount
	#98	**FY 2026**	**3904 – 3906**	**$8,494.68**
		Sewer A/P		

Total $8,494.68

Warrant 98

Jrnl	Check	Month	Invoice Description	Reference		
Description			Account	Proj	Amount	Encumbrance
00010 Anson Madison Sanitary District						
0651	3904	09	Monthly Sewer Flow		July -August26	
Monthly Sewer Flow			E 90-10-40-60		6,178.53	0.00
			Sewer / Sewer - Contract SVC / Sewer			
				Vendor Total-	**6,178.53**	
00051 Central Maine Power						
0651	3905	09	Monthly Statement		September 2026	
Madison Rd L108605531			E 90-10-30-10		140.36	0.00
			Sewer / Sewer - Utilities / Electric			
Hinman Ln L108606541			E 90-10-30-10		1,033.27	0.00
			Sewer / Sewer - Utilities / Electric			
Madison Rd L108609692			E 90-10-30-10		94.55	0.00
			Sewer / Sewer - Utilities / Electric			
Madison St G051737034			E 90-10-30-10		47.97	0.00
			Sewer / Sewer - Utilities / Electric			
				Vendor Total-	**1,316.15**	
00076 Foss Enterprises						
0651	3906	09	Invoices		Aug-Sept 2026	
Invoice 100169			E 90-10-70-35		250.00	0.00
			Sewer / Sewer - Capital Proj / Sewer Maint			
Invoice 100016			E 90-10-70-35		750.00	0.00
			Sewer / Sewer - Capital Proj / Sewer Maint			
				Vendor Total-	**1,000.00**	
				Prepaid Total-	**0.00**	
				Current Total-	**8,494.68**	
				EFT Total-	**0.00**	
				Warrant Total-	**8,494.68**	

To the Treasurer of the Town of Anson:
This is to certify that there is due & chargeable to the appropriations listed below the sum set against each name & you are directed to pay unto the parties deemed in this schedule.

James Smith, Chairman

Sharon Mellows, Selectman

Brenda L. Garland, Vice Chair

Leanne E. Dickey, Selectman

Larry McHugh, Selectman

TREASURER'S WARRANT

Town of Anson

Date: September 16, 2026

To the Treasurer of
Anson

This is to certify that there is due and chargeable to the appropriations listed below said sums. You are directed to pay to the parties named in this warrant.

Chairman/Selectboard

Vice Chairman/Selectboard

Selectman

Selectman

Selectman

Name	Warrant#	Account Name	Check#	Check Amount
	#97	**FY 2026**	62118	**$10,527.84**
		Payroll#36	12395 - 12402	

Total $10,527.84

Payroll Warrant

Pay Date: 09/16/2026

WARRANT: 97

Check	D / D	Check	Employee	Gross Pay
12395	1,092.25	0.00	150 Angelica Aguirre	1,528.80
12396	722.79	0.00	148 David P Hupper	966.00
12397	884.59	0.00	007 Floyd A Lane	1,422.00
12398	803.05	0.00	110 Henry R Mellows Jr.	1,100.00
12399	779.58	0.00	035 Adam W Moore	1,100.00
12400	902.42	0.00	105 Madison M Murray	1,234.96
12401	0.00	5,184.68	D / D 4 Camden National Bank	
12402	0.00	1,586.33	T & A 1 IRS	
62118	0.00	947.37	T & A 3 Mission Square (ICMA)	
Total	**5,184.68**	**7,718.38**		**7,351.76**

Put into A/P	**5,343.16**
Taken out of A/P	**(2,533.70)**
Total Payroll	**10,527.84**

Count	
Checks	9

To the Treasurer of the Town of Anson:
This is to certify that there is due & chargeable to the appropriations listed below the sum set against each name & you are directed to pay unto the parties deemed in this schedule.

James Smith, Chairman

Sharon Mellows, Selectman

Brenda L. Garland, Vice Chair

Leanne E. Dickey, Selectman

Larry McHugh, Selectman

TREASURER'S WARRANT

Town of Anson

Date: September 23, 2026

To the Treasurer of
Anson

This is to certify that there is due and chargeable to the appropriations listed below said sums. You are directed to pay to the parties named in this warrant.

Chairman/Selectboard	Selectman
Vice Chairman/Selectboard	Selectman
Selectman	

Name	Warrant#	Account Name	Check#	Check Amount
	#100	FY 2026	62119	$10,686.01
		Payroll#37	12403 - 12411	

Total $10,686.01

Payroll Warrant

Pay Date: 09/23/2026

WARRANT: 100

Check	D / D	Check	Employee	Gross Pay
12403	1,092.25	0.00	150 Angelica Aguirre	1,528.80
12404	722.79	0.00	148 David P Hupper	966.00
12405	884.59	0.00	007 Floyd A Lane	1,422.00
12406	803.05	0.00	110 Henry R Mellows Jr.	1,100.00
12407	146.23	0.00	118 Kimberly J Moody	158.35
12408	779.58	0.00	035 Adam W Moore	1,100.00
12409	894.96	0.00	105 Madison M Murray	1,224.19
12410	0.00	5,323.45	D / D 4 Camden National Bank	
12411	0.00	1,607.82	T & A 1 IRS	
62119	0.00	946.07	T & A 3 Mission Square (ICMA)	
Total	**5,323.45**	**7,877.34**		**7,499.34**

Put into A/P	**5,362.56**
Taken out of A/P	**(2,553.89)**
Total Payroll	**10,686.01**

Count	
Checks	10

To the Treasurer of the Town of Anson:
This is to certify that there is due & chargeable to the appropriations listed below the sum set against each name & you are directed to pay unto the parties deemed in this schedule.

James Smith, Chairman

Sharon Mellows, Selectman

Brenda L. Garland, Vice Chair

Leanne E. Dickey, Selectman

Larry McHugh, Selectman

Outlook

Main St. Anson pole upgrade

From Marty Berry <mberry@madelec.net>
Date Thu 9/17/2026 8:52 AM
To Angel Aguirre <ansonadmin@ansonmaine.gov>
Cc 22 Scott L <slloyd@madelec.net>

Angel,

It was nice meeting you the other day. As I explained Madison Elelctric needs to upgrade the poles on Main St in the Spare Hill area.

The poles are well past expected life span and showing their age. DOT does not want to have them in the side walk again. We need to move them across the road on the river side. They will remain in the DOT right away.

That being said there will most likely be an issue with the tree that you have your Christmas lights on. We will have to cut some at the top to get our clearance. We would prefer to remove the tree all together. The Tree is getting to the height that it is not easy to put the lights on. Which the lights we use to decorate are very old and need replacement as well.

The town of Madison purchased a couple year back an artificial tree that their road crew puts it up and takes it down. You could have it even up in the town office area.

Thank you.

Marty

Martin Berry
Superintendent
Madison Electric Works
6 Business Park Dr
Madison ME 04950
207-696-4401
cell: **207-431-1092**
fax: 207-696-5627

NOTICE: Under Maine law, documents – including emails – in the possession of public officials or employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an email could be released to the public and/or media if requested. No other Statement or content will be allowed.

Marty

APPLICATION / AGREEMENT / CERTIFICATION
MUNICIPAL / COUNTY GRANT-IN-AID PROGRAM

THIS IS TO CERTIFY that the Town of Anson (Municipality/County) has authorized and hereby authorizes Mike Fairbanks (Project Director) to make application for financial assistance under the provisions of the Off-road Recreational Vehicle Office, Snowmobile Trail Fund (M.R.S.A. Title 12, Chapter 220, Subchapter 8, § 1893-3) for the maintenance of the Town of Anson (Municipality/County) snowmobile trail system.

THIS FURTHER CERTIFIES that the above named Project Director is familiar with the terms and conditions of the Grant-In-Aid Program administered by the Off-road Recreational Vehicle Office from the Snowmobile Trail Fund and has authorized and hereby authorizes Mike Fairbanks (Project Director) to enter into said agreement between the Town of Anson (Municipality/County) and the State of Maine upon approval of the above identified project by the Off-road Recreational Vehicle Office.

THIS FURTHER CERTIFIES that the Town of Anson (Municipality/County) has been legally constituted and is responsible for planning for and carrying out the municipal recreation program and Mike Fairbanks (Project Director) will be responsible, on behalf of the Town of Anson (Municipality/County) for the continued operation and maintenance of the completed project in accordance with the terms and conditions of the Snowmobile Trail Fund Grant-In-Aid Program. Attached is true and correct information relating to the establishment and organization of the municipal agency or department

AND THIS FURTHER CERTIFIES that except for the financial assistance requested by this project application, no financial assistance has been applied for, given, or promised under other State or Federal programs.

By signing this document we have reviewed, understand and are in compliance with the Rules, Information and Guidelines for the Municipal/County Grant-in-Aid Program, are utilizing the Trail Maintenance Labor/Equipment Reimbursement Rate Guidelines and the Allowable Grant Expenses.

Municipality/County: Town of Anson County: Somerset

Municipality/County: _____ (Signature) Date: _____

Title: _____ (Chairman of the Board or Selectman / Municipal/County Manager) Project Director: Mike Fairbanks (Signature)

State Use Only

VC #: _____ Enc. Amt: _____

Appropriation #: **014-01A-8130-81-**

By: _____ (Director, Off-Road Recreational Vehicle Office) Date: _____

_____ (Commissioner, Department of Agriculture Conservation and Frestry) Date: _____

The Project Director and the Municipal/County signatures must be different

Version 8/2026:32-33

Subject: Request for Town of Anson to Consider Purchasing Tax Map 9, Lot 41, Embden

Dear Angel Aguirre and Members of the Select Board,

I am writing to formally ask the Town of Anson if they would consider purchasing property identified as **Tax Map 9, Lot 41, Embden, Maine**, which I acquired through the sheriff's sale involving property formerly owned by Claudia G. Viles.

I currently own one-half (50%) interest in the property, with the remaining one-half interest being held by the Estate of Glen Viles. I also want to respectfully clarify that, when I purchased the property through the sheriff's sale, the fact that I was purchasing only one-half interest was not clearly expressed to me at the time. I do not raise this as a complaint but simply want to make sure the Town is aware of the circumstances and the ownership situation as I understand it today.

I have been working for several years to find a way to sell my interest in this property or otherwise make productive use of the land, but despite my efforts, I have been unable to do so. I have also consulted with and been working with my attorney, Lori Blaisdell, regarding the property and the difficulties surrounding my ability to sell or use my interest in it.

I want it to be clear that I am only asking the Town to consider purchasing my one-half (50%) interest in the property. I am not offering to sell or transfer the Estate of Glen Viles' one-half interest. Any decision regarding the Estate's interest would be separate from my proposed sale.

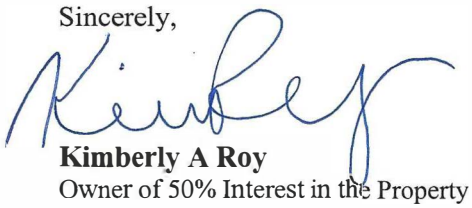
I understand that the Town would need to evaluate the property, its current value, and whether acquiring it would serve a municipal purpose. I am willing to provide the Town with my deed, purchase documentation, current tax information, property information, and any other documentation necessary for the Town to evaluate the proposal.

I respectfully request that the Town Administrator and Select Board consider whether the Town would have an interest in purchasing my one-half ownership interest. After years of attempting to sell or use my interest in the land without success, I believe it is reasonable to ask the Town to consider whether purchasing my interest back would be a possible solution.

I would appreciate having this matter placed on the Select Board's agenda for consideration. I am willing to discuss a mutually agreeable purchase price and terms for my one-half interest and provide any documentation the Town may need to evaluate the proposal.

Thank you for your time and consideration. I look forward to hearing from you regarding whether the Town would be interested in discussing this matter further.

Sincerely,



Kimberly A Roy
Owner of 50% Interest in the Property
Tax Map 9, Lot 41
Embden, Maine
207-858-3511
Kim.roy994@gmail.com

SHERIFF'S RELEASE DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, Chief Deputy Michael O. Mitchell, of Somerset County, Maine, a Civil Deputy under the authority of Sheriff Dale P. Lancaster , being the Sheriff of Somerset County in the State of Maine, in consideration of One Dollar ($1.00) and other valuable consideration this 17th day of August 2020 by **Kimberly Roy**, with a mailing address of 42 Preble Avenue, Anson, Maine, being the highest bidder therefor at a sheriff's public sale conducted on behalf of a certain judgment creditor, **Town of Anson, Maine** at 10:00 a.m. on August 4, 2020 at the Anson Town Office, 5 Kennebec Street, Somerset County, Anson, Maine, pursuant to the provisions of Title 14 M.R.S.A. § 2201, *et. seq.*, do hereby release to the said Kimberly Roy the premises located in Emden and Anson, Somerset County, Maine and identified as follows:

211 Ellis Road, Embden	Assessor's Map 9, Lot 41	Deed reference: Book 1388, Page 215

Said sale was conducted after notice in writing of the time and place of sale was given to the judgment debtor **Claudia Viles** by service of the Notice of Sheriff's Sale by acceptance of service by her attorney, Jason Dionne, Esq. on June 23, 2020 which is at least thirty-days before the time of the sale and after an advertisement of the time and place of the sale was published three weeks successively before the day of the sale in the *Morning Sentinel*, a public newspaper printed in Waterville, County of Kennebec, State of Maine. Said notice in writing of the time and place of sale was served on Glenn Viles by acceptance of service by Jason Dionne, Esq. on June 23, 2020, on United Kingfield Bank by in hand service on June 19, 2020, on Maine Revenue Services by acceptance of service by Kevin Crosman, Assistant Attorney General, and on the U. S. Internal Revenue Service Advisory Office pursuant to IRC section 7425 (c)(1) on June 25, 2020. Said notice, advertisement and sale were done pursuant to an execution in my hands in favor of the Town of Anson, namely: the Writ of Execution in the original principal amount of $500,948.00 plus costs and statutory pre and post judgment interest issued by the Somerset County Superior Court in the matter of *The Town of Anson v. Claudia G. Viles*, Docket No. CV-15-20 and recorded in the Somerset County Registry of Deeds on March 6, 2020 in Book 5522, Page 140.

WITNESS my hand and seal this __ day of _____, 2020.

WITNESS:

_____ _____

Michael O. Mitchell
Chief Deputy

STATE OF MAINE
Somerset, ss: Date:

Personally appeared before me the above-named Michael O. Mitchell, Chief Deputy of the Somerset County Sheriff's Department as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

_____
Notary Public/Attorney-at-Law

JANET T. MILLS
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
P.O. BOX 9106
AUGUSTA, MAINE
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

ELAINE CLARK
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

September 2026

Municipal Assessors and Chairman of the Board of Selectpersons:

RE: Preliminary **2027 State Valuation**

Dear Municipal Official(s):

Enclosed you will find a copy of the **preliminary** 2027 State Valuation report for your municipality as prepared by a field representative of the Property Tax Division. This valuation represents the full equalized value of all **taxable** property in the municipality as of **April 1, 2025**. Please note that these figures are preliminary and are being forwarded to you at this time for your review, and to allow time for any contribution of additional comments and/or pertinent data.

The State Valuation is compiled by determining, through field work and meetings with local officials, the approximate ratio of full value on which local assessments are made, and by then adjusting the local assessed values in accordance with the Rules of Procedure Used to Develop State Valuation (08-125 Chapter 201). State Valuation is a mass appraisal estimate of the 100% market value of all taxable property of a municipality and is established annually by the State Tax Assessor. The enclosed report is comprised of five (5) parts: the Sales Ratio Analysis; BETE audit; State Valuation Analysis (PTF303.4); Report of Assessment Review, a three (3) year comparison (PTF303); and Report of Assessment Review, informational review (PTF303.2).

If after reviewing this report you find any errors or inconsistencies, need clarification or simply wish to discuss the report, please call the Property Tax Division at 624-5600 or fax your concerns to us at 287-6396. Alternatively, you may contact your area field representative from Maine Revenue Service, Property Tax Division directly for the purpose of discussing any additional information pertinent to the preliminary State Valuation.

The Proposed 2027 State Valuation Notice will be sent by certified mail on or before September 30, 2026.

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality	Anson		County	Somerset (n)
	2025	**2026**	**2027**	
1. State Valuation	235,500,000	273,400,000	305,800,000	
2. Amount of Change	7,750,000	37,900,000	32,400,000	
3. Percent of Change	3.40%	16.09%	11.85%	
4. Eff. Full Value Rate (line 6d/1)	0.01394	0.01396	0.0151	
5. Local mil Rate 23-24-25	0.019	0.0164	0.01848	
6a. Commitment 2023-24-25	3,040,697	3,548,821	4,347,182	
6b. Homestead Reimbursement	219,637	209,292	242,508	
6c. BETE Reimbursement	22,908	58,498	28,303	
6d. Total (6a, 6b & 6c)	3,283,241	3,816,611	4,617,993	
6e. % change from prior year (6d.)	1.85%	16.25%	21.00%	

	2024	**2025**		
A. Municipal Valuation	216,391,520	235,237,130		
Net Supplements / Abatements	(175,810)	161,870	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	12,761,707	13,122,707		
BETE (Exempt Valuation)	3,566,951	1,531,552		
Adjusted Municipal Valuation	232,544,368	250,053,259	17,508,891	7.53%

B. Sales Information				
Sales Period Used	07/23 - 06/24	07/24 - 06/25	Combined Sales Ratio	**72%**
State Valuation	**2026**	**2027**		
# of Sales	19	22		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	70%	66%		
Average Ratio	77%	72%	-6.49%	
Assessment Rating	27	26		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	100%	100%		

STATE VALUATION ANALYSIS

Municipality	Anson				County	Somerset (n)
Municipal Valuation - 2025	**100%**		Declared Certified Ratio			**2027 State Valuation**
LAND				Ratio	Source	
Electrical Utilities (Trans & Dist)			13,606,600	100%	Declaration Value	13,606,534
Classified Tree Growth	9,638	ac	1,577,000	100%	State Rates	1,577,011
Classified Farm Land	938	ac	597,489	86%	Adj. Cert Ratio	694,755
Classified Farm Woodland	1,826	ac	284,180	100%	State Rates	284,185
Classified Open Space	494	ac	202,390	86%	Adj. Cert Ratio	235,337
Classified Working Waterfront		ac				
Commercial Lots			2,479,004	86%	Adj. Cert Ratio	2,882,563
Industrial Lots			318,118	86%	Adj. Cert Ratio	369,905
Residential Lots			11,572,145	72%	Combined Study	16,072,424
Waterfront & Water Influenced Lots						
Condominium Lots						
Eagle Creek Madison Hydro LLC			11,823,260	100%	Hydro Ratio	11,823,260
New England Clean Energy Connect			37,322,800	100%	Declaration Value	37,322,750
Working Forest Roads		ac				
Waste Acres	1,554	ac	178,750	115/ Mun Avg	120/ac SR	186,520
# Undeveloped Acres	14,271	ac	15,455,100	1083/ Mun Avg	970/ac SR	13,842,550
			95,416,836		TOTAL LAND	98,897,794
BUILDINGS	# accts					
Commercial			7,449,060	86%	Adj. Cert Ratio	8,661,698
Industrial			2,383,630	86%	Adj. Cert Ratio	2,771,663
Residential			117,266,254	72%	Combined Study	162,869,797
Waterfront & Water Influenced						
Condominiums						
Eagle Creek Madison Hydro LLC			1,625,250		Hydro Ratio	1,625,250
			128,724,194		TOTAL BUILDINGS	175,928,408
PERSONAL PROPERTY	# accts					
Commercial			5,244,610	100%	Cert Ratio	5,244,610
Industrial						
Other						
Eagle Creek Madison Hydro LLC			5,851,490	100%	Hydro Ratio	5,851,490
			11,096,100		TOTAL PERSONAL	11,096,100
TOTALS			235,237,130			285,922,302
Adjustments (Net Abates/Supp)			(211,930)	72%	Combined Study	(294,347)
Adjustments (Comm., Ind. & Pers.)			373,800	86%	Adj. Cert Ratio	434,651
Homestead *(Exempt Valuation)*			13,122,707	72%	Combined Study	18,225,982
BETE *(Exempt Valuation)*			1,531,552	100%	Cert Ratio	1,531,552
ADJUSTED TOTAL			250,053,259			305,820,140
TIF ADJUSTMENTS		***TIF*** *Development Program Fund*				
NET w/ ADJUSTMENTS & TIF						305,820,140
STATE VALUATION						**305,800,000**

PTF303.4 (Rev 11/13)

STATE OF MAINE Sales Ratio Analysis - **2027 State Valuation**

Municipality: **Anson** County: **Somerset (n)**

18 Month - **COMBINED STUDY**

Weighted Avg. =	66%	=	2,919,840	/	4,395,657
Average Ratio =	72%	=	11.44	/	16
Avg. Deviation =	19	=	428	/	22
Quality Rating =	26	=	19	/	72%

Average Selling Price = ***$199,803*** **2025**

Item No.	Class	Date of Sale Month	Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	5	2024	6138	101	004	014		283,000	103,180	0.36	36
2	R	4	2025	6263	56	008	023		300,000	135,270	0.45	27
3	U	8	2024	6173	255	023	014 C1		452,000	219,670	0.49	23
4	R	8	2025	6321	205	015	045 G		259,000	132,860	0.51	21
5	R	6	2025	6295	1	001	087		165,000	87,990	0.53	19
6	R	10	2024	6206	8	006	078		384,900	217,230	0.56	16
7	R	5	2025	6270	163	005	014		145,000	86,200	0.59	13
8	R	1	2025	6234	28	004	027		349,900	215,420	0.62	10
9	R	5	2025	6280	85	006	043		185,000	116,680	0.63	9
10	R	9	2025	6323	95	015	068 B		185,000	116,790	0.63	9
11	R	8	2025	6314	160	002	043		139,900	92,500	0.66	6
12	R	5	2025	6277	69	011	042 4		160,000	106,920	0.67	5
13	R	10	2024	6203	24	019	037 A		189,000	137,870	0.73	1
14	R	10	2024	6199	314	001	031		162,500	126,770	0.78	6
15	R	7	2025	6298	334	014	026		225,000	175,860	0.78	6
16	R	8	2024	6171	217	022	015		135,000	108,130	0.80	8
17	R	11	2024	6215	182	009	022		129,000	117,750	0.91	19
18	U	4	2024	6128	49	003	056 B		54,457	55,100	1.01	29
19	R	5	2024	6135	57	003	086		97,000	100,300	1.03	31
20	R	9	2024	6184	73	011	046 C		95,000	106,640	1.12	40
21	R	10	2024	6196	3	013	003		110,000	126,870	1.15	43
22	R	4	2024	6124	99	006	016		190,000	233,840	1.23	51

Business Equipment Tax Exemption Audit

Municipality: **Anson** Date: **Via Email**

County: **Somerset (n)** Municipal Official(s): **Roger Peppard, Assessors' Agent - RJD Appraisal**

Municipal Valuation - 2025		2027 State Valuation		
		Yes	No	Comment(s)
1. Are application(s) available for inspection?	13 of 13	X		
2. Are application(s) signed for/approved by the assessor?		X		
3. Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters?		X		
4. Is the item description sufficient to reasonably determine eligibility under program guidelines?		X		
5. Does the property qualify for BETE?		X	X	Equipment located at retail properties do not qualify
6. Are municipal depreciation schedules evident and uniformly employed?		X		
7. Is all BETE value incorporated in the tax commitment book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?		X		
8. Is all qualified property adjusted by the municipal assessment ratio?		X		CR @ 100%

Additional Comments:

Signature: *Colby Higgins*
Field Rep.

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality	**Anson**	County	**Somerset (n)**

I. Valuation System

A. Land: Tax Maps by	James Sewall Co.	Date:	1958
Undeveloped Acreage	925/ac	Undeveloped Lots	12,000
Road Frontage	Included as Acreage	Water Frontage	
House Lots	20,000	Other	
B. Buildings : Revaluation By:	Worthley - 2007 **Market Adjustment 2024**	Computerized Records	Trio - Short
C: Personal Property:	Assessed? Y/N: Y; Is Cert Ratio Applied? Y/N: Y	Method Used:	RCNLD

II. Assessment Records / Condition

Website w/VAL data Y/N: Y — Web Address: townofansonme.net

Valuation Book	Good	Tree Growth Forms	On File
Property Record Cards	Good	Farm Land Forms	On File
Veteran Exemption Forms	On File	Open Space Forms	On File
Homestead Exemption Forms	On File	Working Waterfront Forms	N/A

III. Supplements and Abatements

Supplements: Number Made	4	Value Supplemented	475,290
Abatements: Number granted (excluding current use penalties)	11	Value Abated	(313,420)

IV. Statistical Information

Number of Parcels	1,916	Land Area	32,115
Taxable Acres	29,369	Bog/Swamp	1,554
Population **(2020)**	2,291		

V. Comments or Plans for Compliance

VI. Audit Information

Municipal Official providing data: ***Roger Peppard, Assessors' Agent - RJD Appraisal***

Date(s) of Field Audit: Via Email

VII. Office Review

Recommended by: *Colby Higgins* Field Rep

Checked by: KD

Approved by: *Cassie S. Boutan* 9/2/2026

Copies Mailed: (date) 9/4/206

PTF 303.2 (Rev 11/13)