



**TOWN OF HOULTON
21 WATER STREET
HOULTON, MAINE 04730**

Dear Taxpayer,

I am writing to share important information regarding your 2025 property tax bill, as well as a look ahead to the 2026 tax year.

I am pleased to report that the municipal mil rate for the 2025 tax year has been **held steady at 19.40**, with **no increase from last year**. This has been made possible through the use of up to \$500,000 from the town's undesignated fund balance, as well as up to \$500,000 from Tax Increment Finance (TIF) reserve accounts. These funding sources have helped us maintain stable taxation without reducing services.

The Maine Revenue Service has notified us that the certified ratio for 2026 will be 80%, which means property values in town are, on average, assessed at 80% of their market value. In order to continue receiving full reimbursement from the State for programs such as Homestead, Veteran, and BETE exemptions, we must ensure that our certified ratio remains close to 100%.

As a result, we are preparing for a **20% increase in property valuations** for the 2026 tax year. This valuation adjustment does not automatically mean higher taxes. When property values increase, the mil rate is typically adjusted downward to compensate.

Any actual increase in your tax bill next year would result from a higher municipal budget, not simply from the valuation change. For example, if the mil rate stayed at 19.40 following the valuation increase, tax bills would go up by 20%. However, this is not the intent; the mil rate is recalculated each year based on both total town valuation and the approved budget.

The FY26 budget will be developed throughout the fall and set by the Town Council in January 2026. All Budget Committee and Council meetings are open to the public, and we strongly encourage residents to participate and share feedback.

I remain committed to transparency and fiscal responsibility. If you have questions or would like more information on any of the topics discussed, please visit or contact the Town Office.

Thank you for your continued support and engagement in our community.

Sincerely,

Cameron Clark
Town Manager