

NOTICE TO CUSHING PROPERTY OWNERS

The new mil rate for this year is 12.5, up from 11.8 last year. This 0.7 rate increase means that the property tax increase for a \$100,000 home will go up by \$70.00. ($0.0125 \times \text{assessed value} = \text{your new property tax}$).

The rate increase comes from a number of factors.

The education budget for RSU 13 went up 4.9% or \$209,515.88 since last year.

The County budget went up 9.8% or \$49,229.00 since last year.

The Town budget went up 11.2% or \$106,411.10 since last. year.

Certainly, inflation has a great deal to do with each of these budget increases. However, you may be feeling that taxes are moving higher faster than ever. And they are. The increase in your taxes since 2024 to now are:

The education budget for RSU 13 went up 8.8% or \$362,860.32 since 2024.

The County budget went up 14%% or \$70,972.00 since 2024.

The Town budget went up 55.4%% or \$469,079.13.10 since 2024.

The following chart provides a perspective of tax obligations over the years:

Tax Year	Municipal Budget	School Budget	County Budget	Total Raised
2020	\$371,876.75	\$3,875,586.00	\$393,566.00	\$4,641,028.75
2021	\$411,464.92	\$3,953,516.61	\$345,424.00	\$4,710,405.53
2022	\$388,116.76	\$4,022,933.60	\$356,346.42	\$4,767,396.78
2023	\$506,198.44	\$4,101,012.82	\$401,013.00	\$5,008,224.26
2024	\$583,362.86	\$4,126,943.04	\$482,023.00	\$5,192,328.90
2025	\$946,030.89	\$4,280,227.48	\$503,766.00	\$5,730,024.37
2026	\$1,052,441.99	\$4,489,803.36	\$552,995.00	\$6,095,240.35

As a Percentage of Total Budget

2020	8%	84%	8%	100%
2021	9%	84%	8%	101%
2022	8%	84%	7%	100%
2023	10%	82%	8%	100%
2024	11%	79%	9%	100%
2025	17%	75%	9%	100%
2026	17%	74%	9%	100%

Budget Increase by year with 2015 as Base Year

2020	0	0	0	0
2021	\$39,588.17	\$77,930.61	\$(48,142.00)	\$69,376.78
2022	\$(23,348.16)	\$69,416.99	\$10,922.42	\$56,991.25
2023	\$118,081.68	\$78,079.22	\$44,666.58	\$240,827.48
2024	\$77,164.42	\$25,930.22	\$81,010.00	\$184,104.64
2025	\$362,668.03	\$153,284.44	\$21,743.00	\$537,695.47
2026	\$106,411.10	\$209,575.88	\$49,229.00	\$365,215.98

Percent of the total increase

2020	0%	0%	0%	0%
2021	57%	112%	-69%	100%
2022	-41%	122%	19%	100%
2023	49%	32%	19%	100%
2024	42%	14%	44%	100%
2025	67%	29%	4%	100%
2026	29%	57%	13%	100%

I've mentioned several times in notices to you the importance of going to the budget meetings of RSU13, the County and the Town so you can have a say. Non-residents can certainly go and request permission to speak their minds even though they can't vote. But all of us should take our concerns to these meetings where those comments might have influence. Complaining later doesn't change anything.

Review this list of other property tax relief options as listed below or on our agent's website at www.maineassessment.com/relief to see if you are entitled to apply:

Exemptions:

Homestead
Business Equipment Tax Exemption (BETE)
Blind Person's
Veteran
Widow of Veteran
Paraplegic Veteran
Renewal Energy Equipment

Current Use Programs:

Tree Growth
Farmland
Open Space
Working Waterfront

Reimbursement Programs:

Business Equipment Tax Reimbursement (BETR)
Property Tax Credit

Other:

Property Tax Deferral Program for Seniors

For applications, please visit www.maineassessment.com/forms

Application for all these programs and exemptions – including Homestead Exemption – is April 1, 2027. Please contact the Cushing Town Office now to get your requests in!

William Aboud, Chair
Robert Ellis
Mike Roberts
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Garnett Robinson, Joshua Bragan, Richard Dunton