



CITY OF BANGOR

Budget Information Sheet

Budget vote will occur at City Council Meeting on June 26, 2023 @ 7:30 pm at Bangor City Hall.

WHY ARE MY TAXES GOING UP?

The relationship between tax bills, assessed values, and budgets is often difficult to understand and we want to help with that!

Due to the dramatic value increase for residential property, taxable values have increased approximately 17%. As we've all seen, homes are worth much more today than pre-pandemic which has a direct impact on assessed value.

Average Homeowner Example

Taxable Value:

FY 23 – \$169,610

FY 24 -- \$198,639

(includes homestead exemption)

Mill Rate:

FY 23: \$20.40

FY 24: \$19.15

Tax Bill Calculation:

FY 23: $169,610 \times .02040 = \$3,460$

FY 24: $198,639 \times .01915 = \$3,803$

Difference: = **\$343**

Property taxes are based on the **taxable valuation** of a property. Owners pay a **mill rate – or a dollar amount per \$1,000** of taxable value.

Despite the mill rate decreasing by \$1.25, due to property values significantly increasing, the average Bangorian homeowner will see an increase to their tax bill. For example, a home with a taxable value of \$198,639 will see a 9.9% increase (or \$343) to their tax bill. This will vary based on the taxable value for each property.

Bangor's tax bill is made up of three parts:

City - increasing 3% with proposed budget

School - increasing 6.4% with proposed budget

County (Bangor's share) – increasing 4%

The City budget, like those of homeowners and business owners, have been impacted by inflation and other factors. Initial estimates projected the impact to the average Bangorian homeowner to be as high as 16.8%. Since April, the Council has worked diligently to reduce expenses and identify non-property tax revenues to minimize the overall impact to the taxpayer.

Through the efforts of all, this budget will allow the City to continue to provide the valuable services that our residents expect, such as: plowing and maintenance of roads, ensuring buildings are safe and in compliance with law, crime investigation, quick response to emergencies, park maintenance, recreational programming, education, and more.

Hardship abatement applications are available for qualifying taxpayers who are struggling financially. Please contact the Treasury Department at 207-992-4200.