



TOWN OF MACHIAS
Town Office
7 Court Street, Suite #1
P. O. Box 418
Machias, ME 04654



December 17, 2024

To: Machias Taxpayers

Subject: Important Update – Corrected 2024 Property Tax Bills

Dear Taxpayers,

We regret to inform you that an error occurred in the calculation of the 2024 property tax commitment. After carefully reviewing the situation, we have determined that the committed tax amount was undercalculated, and short of what voters approved at the 2024 Annual Town Meeting. The correct figures are as follows:

Category	Original	Corrected	Difference
Tax for Commitment	\$3,091,254.85	\$3,458,013.90	\$366,759.05
Tax Rate (per \$1,000)	\$14.75	\$16.50	\$1.75

After much consideration, we have determined that recommitting the 2024 property taxes at the corrected tax rate of \$16.50 is the most fiscally responsible course of action.

This means that a property owner with \$100,000 of assessed value can expect to receive a corrected bill for \$175 more than their initial bill.

Corrected tax bills reflecting this change will be issued to all taxpayers and will be mailed after January 1, 2025.

We sincerely apologize for this oversight and understand the inconvenience it may cause. This year has brought unique and significant challenges to our town. It has been a stark reminder that we are not immune to the occasional impacts of human error, particularly during periods of unexpected strain. While the circumstances are complex, we take full responsibility for addressing this issue and ensuring future improvements to our processes. To help ease the burden, we have made the following adjustments:

- **Discount:** A 2% discount will be applied to any remaining balance paid in full by January 31, 2025.
- **Adjusted Due Date:** The first half of the corrected bill is due by January 31, 2025, after which interest will accrue at a rate of 8.5%.
- **Second Half Due Date:** The second half remains due on March 15, 2025, with interest accruing thereafter at 8.5%.

The Town is working diligently to review and update operating procedures to prevent similar errors in the future. We are committed to maintaining transparency and accountability in our operations.

If you have a mortgage holder, please notify them of the change.

Continue reading on next page...

Telephone: (207)-255-6621 E-Mail: townclerk@machiasme.org

Visit our website at machiasme.org

“Town of Machias is an equal opportunity/affirmative action employer.”

If you have any questions about:

Your property's valuation or exemptions, please contact our Assessor, Douglas Guy, at dougguy@myfairpoint.net or 207-263-6824.

Tax payments or interest, please reach out to the Tax Collector at the Town Office at 207-255-6621.

Thank you for your understanding and cooperation as we address this issue and work toward a better future for our town.

Sincerely,

The Machias Selectboard