



October 1995

TOWN TAX SALES & TABLES

Every property owner in Vienna has by now received a new assessment of their property for the 1995 tax year. The whole town has been revalued, using all new land schedules developed by the assessors, based on recent Vienna sales.

The assessors, Maine Equalization Consultants, of Brunswick, have been serving Maine communities for 25 years and have previously completed revaluations in Arrowsic, Bowdoin, Bremen, North Berwick and Oxford.

When comparing your '94 and '95 values, you should realize that the '94 value was calculated at 80% of market value, while the 1995 value represents 100%. To accurately compare the two figures as written on the form you received, multiply the '94 figure by 1.25 in order to bring that valuation to 100% of market value. Then you can compare similar figures, both representing 100% of market value, to see if your assessment has increased or decreased, and by what amount.

Example: 1994 Valuation = \$89,000 (80%)
 1995 Valuation = \$112,000 (100%)
 $\$89,000 \times 1.25 = \$111,250$ (100% '94) vs. \$112,000 (100% '95)
 The value increased by \$750 from 1994 to 1995

The revaluation of the entire town resulted in a substantial increase in its overall value. The Town budget was voted on at the Town Meeting last March (with the exception of the school budget). The money raised at Town Meeting, the school budget, the County Tax and the Town's total assessed value determine the mil rate for taxes.

With the Town's value increasing, the mil rate should decrease substantially. So, even though your assessment increased, your tax bill could decrease. The Town cannot send out tax bills until the school budget has been passed. (See page 3) The Selectpeople need to know how much money Vienna is required to pay before they can determine the total town budget and therefore the mil rate.

1995 LAND SCHEDULE – Non Shorefront

	<u>Dirt Road</u>	<u>Paved 2ndary</u>	<u>Route 41</u>
1st acre	\$10,000	\$12,500	\$16,600
3/4 acre	9,200	11,500	15,400
1/2 acre	8,500	10,600	14,100
1/4 acre	7,200	9,000	12,100
1/8 acre or less	6,100	7,700	10,200

The above land schedule was used to determine your 1995 land value. This applies ONLY to your first acre, and only if there is a building on it. The value includes a well and a septic system. It makes no difference whether

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your well is drilled or dug. Based on recent sales, three land classifications were developed: (1) land on Route 41, (2) land on a paved secondary road (i.e. Kimball Pond Road, Tower Road, etc.), and (3) land on a dirt road, i.e. Bessey Road, Jesse Ladd Road, Vienna Mountain Road, etc.

If you own more than one acre, OR if you own land with no building on it, the following table was used to determine land value.

1/4 acre	\$300	1-3 acres	\$750	16-20 acres	\$450
1/2 acre	\$450	4-10 acres	\$700	21-40 acres	\$300
3/4 acre	\$600	11-15 acres	\$600	41+ acres	\$200

This is a cumulative table. In other words, if you own 12 acres on the Tower Road, with no building

- your first three acres would be valued at \$750/acre = \$ 2,250
- your 4th through 10th acres would be valued at \$700/acre = \$ 4,900
- your 11th and 12th acres would be valued at \$600/acre = \$ 1,200

Total \$ 8,350

1995 SHORE FRONTAGE LAND

Your first 100 feet of shore frontage is valued as follows:

Flying Pond	-	\$ 375 per foot
Parker Pond	-	\$ 275 per foot
Kimball Pond	-	\$ 150 per foot
Bent, Black, Boody, Crowell, Davis, Egypt Kidder & Whittier Ponds		\$ 50 per foot

If your property has more than 100 feet of shore frontage, each foot of the entire frontage is depreciated by a percentage taken from the following table:

Frontage	%	Frontage	%	Frontage	%	Frontage	%	Frontage	%
100 - 103	1	121 - 123	9	150 - 153	17	197 - 204	25	287-303	33
104 - 105	2	124 - 126	10	154 - 158	18	205 - 212	26	304 - 322	34
106 - 107	3	127 - 129	11	159 - 163	19	213 - 222	27	323 - 345	35
108 - 109	4	130 - 133	12	164 - 169	20	223 - 232	28	346 - 370	36
110 - 112	5	134 - 136	13	170 - 175	21	233 - 243	29	371 - 400	37
113 - 114	6	137 - 140	14	176 - 181	22	244 - 256	30	401 - 450	38
115 - 117	7	141 - 144	15	182 - 188	23	257 - 270	31	451 - 500	39
118 - 120	8	145 - 149	16	189 - 196	24	271 - 286	32	501 - 550	40

Example: 105 foot frontage on Flying Pond = 105 x \$ 375 / foot = \$ 39,375 less 2% (from chart) = \$ 38,587.50.

Shore frontage is not quite as simple as this table, since the quality of the frontage is also considered. A steep bank to the water has less value than a gradual drop. Swamp land is valued using the excess acreage chart.

It is hoped that these explanations and charts will help you better understand how your land value was calculated. Property with special features—either positive or negative—requires special considerations. If you have any questions, don't hesitate to contact the Selectpersons.

NEEDED — New or used children's books (in good condition, please!)

The Dr. Shaw Memorial Library and the Mt. Vernon First Baptist Church are working together to promote reading by providing books for children at the Food Bank. Families using the Food Bank will now find a reading corner for the children, who will be able to pick a book and take it home. Please help us to help a child on the road to literacy.

For pick-up of donations, call Jill Sampson (293-2990) or Audrey Nemeth (293-2590), or drop off your donations at the Food Bank (Saturdays 9:00 to noon) or the Dr. Shaw Library during regular hours. We could also use two child-size bean-bag chairs in good condition, as well as parenting magazines.

Union Hall News

by Marti Gross

Pie Sale

The Union Hall Association would like to thank all the bakers who donated pies to the pie sale. They all smelled and looked so delicious it didn't take long to sell out! We are planning another pie sale for the beginning of November—better start now to practice your new recipes.

Halloween Party

Volunteers are needed to help organize the annual Halloween Party. Any one wishing to help, please call 293-2670 or 293-2552; we can use all the help we can get.

1996 Auction

Our energy is now being directed towards organizing next year's auction. We want to hold it on the July 4th weekend, but cannot commit to this date until our auctioneer lines up his schedule for next year.

We have already received many donations, but need more! We plan several more drop-off/pick-up days in late spring, but if you have items that just won't wait (because you need the space NOW) just call one of the above numbers to make special arrangements.

Renovations

Thanks to the generosity of the Historical Society, we will be able to insulate the ceiling this winter. Next year we will start the detail work—trim, floors, outside painting, etc. How much we accomplish depends on the success of the auction. Once again we need everyone's support at both ends: donating and buying. Remember our motto:

"One person's trash is another one's treasure!"

School Budget Blocked

by Ann Dodd-Collins

The October 2nd voting on the school budget was not successful. Only Farmington and Temple approved the proposed budget. This most recent proposal represented an increase of \$604,542 over last year's budget, but was \$639,347 less than the budget proposed last June.

Although some people believe there is still a lot of "fat" in the SAD # 9 budget, I cannot agree. For the past five years we have received less State Aid to Education money than the year before. Costs for electricity, water, phones, sewage and just about everything else have risen.

The first three years we absorbed the losses in revenue as well as the higher costs. We did not fill teaching positions caused by retirements, we eliminated administrative positions, we reduced the amount of money available for school books and supplies, we significantly reduced the amount of money spent on athletic programs, we eliminated funding for our award-winning marching band.....the list goes on and on.

It is simply no longer possible for SAD # 9 to continue to absorb reductions in the amount of money we get from the State—and to pay higher costs for everything from electricity to paperback books—without asking the taxpayers of SAD # 9 for some help.

The budget, in my opinion, is not extravagant. It represents the minimum we need to educate our children for the world in which they find themselves.

I urge you to vote YES for the SAD #9 budget at the next opportunity, **on November 7th**. When we have a budget for the 1995-1996 school year, I hope we can then find a way to meet both the needs of our children AND the needs of our residents who cannot afford an increase in their property taxes.

We should not have to choose between one or the other!

Ablaze in the News

by Phil Pillsbury, Assistant Chief

Successful Fire Season = Few Fires

This year's record temperatures and extremely dry conditions have taken their toll from firefighters in this state and throughout the country. The department would like to take this opportunity to thank the public for "playing it safe" during this very dangerous fire season.

Chicken Consumption Increases

Despite the dry conditions, it has been a great summer for outdoor events. Our July chicken barbecue was a perfect example. Many people came to support the department and enjoy the meal. Our thanks to everyone who donated food or supplies to the department, and to

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those who gave their time and hard work to make it happen.

New Ventilator Fan

Last spring the Lakes Region Mutual Aid Association put on a ham bingo in Manchester at the Lion's Club. Some of the proceeds went towards the purchase of a new gas-powered ventilation fan for the VFD. The new \$1200 fan was added to Truck # 81 and will be an important piece of equipment for future structure fires.

Raffle Readied

Raffle tickets for our annual drawing in November are still being sold. If you'd like the chance to win a 30.06 rifle, the first prize, ask any firefighter for tickets. The drawing will be **November 9th** at the fire station, at 8:00 p.m.; coffee and goodies are free to all who come. Enjoy the evening with us and—who knows—you might even go home with a door prize!

Hungry Hunters

Another annual event to remember is our Hunters' Supper, scheduled this year on **November 11th**, at the Grange Hall, from 5:00 to 6:30 p.m.

Chimney Cleaning Time Again

Fire Prevention should be in everyone's mind. The VFD will be cleaning chimneys for donations on **October 14th**. If you forgot to sign up, call any one of the firefighters to be put on the list.

Recycling

by Diane Frieze

The October 7th bulky pickup was the first time there was not charge for the pickup and disposal of "white goods,"—stove, washers, etc. There is still a \$10.00 charge for the disposal of refrigerators and freezers, because of the need for removing the freon from their compressor.

New Items to Recycle

CLEAN and **DRY** milk cartons, orange juice cartons, and drink boxes may now be recycled with mixed paper.

Asphalt shingles may now be recycled at the Jay facility if you provide the transportation. The charge for disposal is \$.04 per pound, compared to \$.05 per pound for general construction debris.

Jay sends the used shingles to a reprocessing plant in South Portland, where they are ground into a product used in road construction. Shingle nails and old roofing paper mixed in with the shingles are acceptable, but wood and metal flashing should be separated from the shingles before they are taken to Jay.

Report

Selectmen's Highlights

by Laura Reville

June 20 through September 19

- Selectmen signed the new three-year ambulance contract with Franklin Memorial Hospital, effective October 1st.
- Private road name changes approved by the Board are: Vienna Shore Road (formerly Vienna Woods Road) and Theriault Drive (formerly Flying Pond Road). Both of these roads are off the Klir Beck Road.
- The State Municipal Bond Revenue Sharing estimate for 1995 is \$22,112—a loss of \$353 from last year.

OFFICE MEMO



Reference: Town Line/County Marker

Dear Editor,

The marker on the west side of Route 41, by Ralph Goodwin's house, has been tipped over - perhaps by a snow plow last winter? We really need a Good Samaritan to right it.

Sincerely,

Paul Trask

The Mill Pond

by Steve Richardson

One of my favorite things about living in Vienna is the multitude of opportunities to enjoy the outdoors. Living in a rural environment has many advantages, and easy access to enjoying wildlife is one of the reasons why I love Vienna.

An almost daily ritual which I enjoy is a walk with my family on the Kimball Pond Road past the Mill Pond. No matter which season or time of year, I can depend on seeing some wonder of nature in this environmental oasis in "Downtown" Vienna.

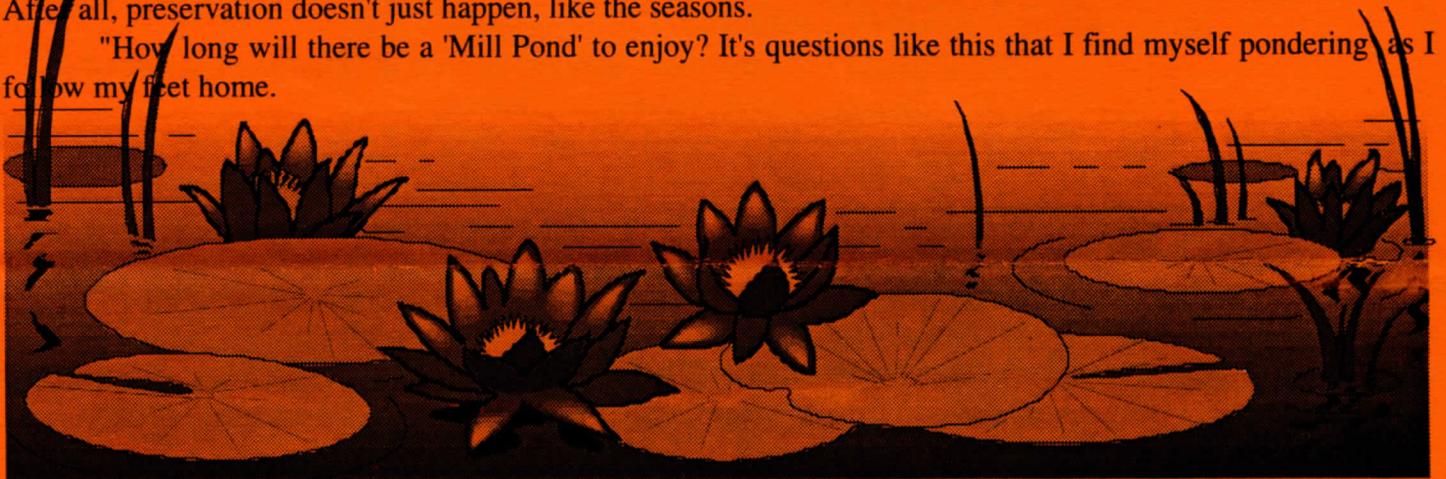
Each spring, the thawing of the ice starts the cycle again. The Mill Pond awakens with a chorus of peepers. The pond is full and the escaping water rains over the new dam with a thunderous applause. The sleepy pond's plant life awakens and blooms according to its own calendars, that are as precise as the one that hangs on my wall.

I always enjoy seeing the animals as they emerge from their winter sleep and continue as if nothing had happened since they slipped into their winter slumber. The local resident animals and plants get busy with the daily task of surviving. Soon the summer resident animals start arriving from their long immigrations from the warmer climates to take advantage of what the Mill Pond has to offer, not unlike the summer visitors who choose to vacation in Vienna.

I have only live in Vienna for a short time, 7 years, but in that time I have seen many changes in the Mill Pond. Some of them have been good changes, some of them not so good. The new dam and the new fire hydrant are obvious advantages to the community and help protect the fragile ecosystem of the Mill Pond. Unfortunately, the amount of silt that has traveled downstream to the pond has alarmingly changed the topography and water level of the Mill Pond. Many species of plants and animals have disappeared because they cannot exist with the ponds environment changed so radically. While this has happened, other varieties of plants and animals have moved in. Is this change good, or bad? I guess that depends on what colored glasses you choose to look through.

Vienna has a wonderful "nature" resource in the Mill Pond. I hope others enjoy what it has to offer as much as I do. I also hope, as a community, we start to think about what we want the Mill Pond to look like in the future. After all, preservation doesn't just happen, like the seasons.

"How long will there be a 'Mill Pond' to enjoy? It's questions like this that I find myself pondering as I follow my feet home.



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- Peter Nickerson, Animal Control Office for Mt. Vernon, is willing to serve as backup for Donald Tibbetts. Call Peter ONLY IF YOU CANNOT REACH DONALD.

- At the special Town Meeting on September 19, it was voted that the interest date be changed to begin 30 days after the date of tax billing.

- Repairs to the beaver damage to the boards in the Mill Stream Dam have been made.

- Community Service Telephone will be installing new poles, new pedestals and burying phone lines on the Tower Road.

- Due to the delay in approving the School Budget, the Selectmen are investigating taking out a Tax Anticipation Note.

A DATE TO REMEMBER — NOVEMBER 4
North Vienna Methodist Church Turkey Luncheon and
Craft Fair.



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VIENNA COOPERATIVE EXTENSION

by Laura Reveille

Programs being offered this year are as follows:

October 9th - Medication Safety and Medicinal Herbs;

November 13 — Bread Dough Crafts;

December 11 — Christmas Party (to be held at Charlene Lockwood's;

January 8 — International (Greece).

Programs for February through May will be announced at a later date. Meetings are held the second Monday of each month (September through May) at 7:00 p.m. at the Grange Hall. Everyone is welcome to join us.

Vienna Voices

P.O. Box 35

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