



JANET T. MILLS
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
P.O. BOX 9106
AUGUSTA, MAINE
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

March, 2020

Municipal Assessors and Chairman of the Board of Selectpersons:

RE: Preliminary 2021 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the **preliminary** 2021 State Valuation report for your municipality as prepared by a field representative of the Property Tax Division. This valuation represents the full equalized value of all **taxable** property in the municipality as of **April 1, 2019**. Please note that these figures are preliminary and are being forwarded to you at this time in order to provide for your review and allow time for any contribution of additional comments and/or pertinent data.

The State Valuation is compiled by determining, through field work and meetings with local officials, the approximate ratio of full value on which local assessments are made, and by then adjusting the local assessed values in accordance with the Rules of Procedure Used to Develop State Valuation (08-125 Chapter 201). State Valuation is a mass appraisal estimate of the 100% market value of all taxable property of a municipality and is established annually by the State Tax Assessor. The enclosed report is comprised of five (5) parts: the Sales Ratio Analysis; BETE audit; State Valuation Analysis (PTF303.4); Report of Assessment Review, a three (3) year comparison (PTF303); and Report of Assessment Review, informational review (PTF303.2).

If after reviewing this report you find any errors or inconsistencies, need clarification or simply wish to discuss the report, please call the Property Tax Division at 624-5600 or fax your concerns to us at 287-6396. Alternatively, you may contact your area field representative from Maine Revenue Service, Property Tax Division directly for the purpose of discussing any additional information pertinent to the preliminary State Valuation.

The Proposed 2021 State Valuation Notice will be sent by certified mail on or before September 30, 2020.

Sincerely,

Steven J. Salley,
Supervisor, Municipal Services

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality	Stoneham	County	Oxford
	2019	2020	2021
1. State Valuation	76,650,000	78,600,000	83,100,000
2. Amount of Change	1,400,000	1,950,000	4,500,000
3. Percent of Change	1.86%	2.54%	5.73%
4. Eff. Full Value Rate (line 6d/1)	0.00912	0.00883	0.00873
5. Local Mill Rate 17-18-19	0.00856	0.00856	0.00898
6a. Commitment 2017-18-19	692,180	684,831	716,042
6b. Homestead Reimbursement	7,245	9,378	9,838
6c. BETE Reimbursement			
6d. Total (6a, 6b & 6c)	699,426	694,208	725,880
6e. % change from prior year (6d.)	0.35%	-0.75%	4.56%
	2018	2019	
A. Municipal Valuation	80,003,581	79,737,461	
Net Supplements / Abatements	(269,480)	(31,180)	Amount of Change
Homestead (Exempt Valuation)	1,095,521	1,095,521	Percent of Change
BETE (Exempt Valuation)			
Adjusted Municipal Valuation	80,829,622	80,801,802	(27,820)
			-0.03%
B. Sales Information			
Sales Period Used	07/17 - 06/18	07/18 - 06/19	
State Valuation	2020	2021	Combined Sales Ratio
# of Sales	24	23	93%
# of Appraisals			
Residential Study			Percent of Change
Weighted Average	89%	90%	
Average Ratio	91%	93%	2.20%
Assessment Rating	16	18	
Water Study			
Weighted Average	100%		
Average Ratio	112%		-100.00%
Assessment Rating	20		
Condominium Study			
Weighted Average			
Average Ratio			
Assessment Rating			
Certified Ratio	100%	100%	

STATE OF MAINE Sales Ratio Analysis - 2021 State Valuation

Municipality:

Stoneham

County:

Oxford

2 Year - COMBINED STUDY

Weighted Avg. =	90%	=	3,542,240	/	3,950,900
Average Ratio =	93%	=	15.82	/	17
Avg. Deviation =	17	=	389	/	23
Quality Rating =	18	=	17	/	93%

Item No.	Class	Date of Sale		Book	Page	Map	Lot	Name	Average Selling Price =	2019	Ratio	Dev.
		Month	Year						\$171,778	Assessed Value		
1	R	9	2019	5480	64	R07	49	S. Sobodacha	150,000	100,194	0.67	26
2	R	12	2019	5498	178	R03	7	Chris Galvin	169,900	120,869	0.71	22
3	R	6	2019	681	456	U11	5	Michelle Legare	257,500	184,250	0.72	21
4	R	3	2018	666	904	R08	122A.08	Earnest Sellers Jr.	265,000	194,584	0.73	20
5	W	9	2018	673	782	U06	12	Keewaydin-Kevin Barker	255,000	186,569	0.73	20
6	R	12	2016	652	74	R07	22	Douglas Pardo	137,500	103,411	0.75	18
7	R	8	2016	648	542	R02	8	Stephen West	75,000	59,197	0.79	14
8	R	1	2018	665	555	U11	30	Albert Ghoreyeb	239,000	187,780	0.79	14
9	R	11	2019	5494	31	R07	40A	Mark Zanelli	295,000	246,481	0.84	9
10	W	9	2019	5479	668	U08	20A	Keewaydin-R. Stanford	215,000	183,547	0.85	8
11	W	11	2017	664	164	U08	10	Keewaydin-Goddwin, E.	382,500	341,109	0.89	4
12	R	10	2019	5490	218	R04	5	Jeffrey Strobel	145,000	135,387	0.93	
13	R	9	2017	661	625	U03	6	George Weise	142,000	140,898	0.99	6
14	R	4	2019	679	841	R07	19C	Molly Cross	131,000	129,923	0.99	6
15	W	9	2017	661	502	U08	2	Keewaydin-Fifield, D.	175,000	181,637	1.04	11
16	R	10	2018	674	933	U11	2	Dianne Tripp	185,000	195,946	1.06	13
17	W	7	2016	647	355	U10	5	Back Pond-Tyrol, E.	195,000	207,936	1.07	14
18	R	10	2016	650	266	R07	14	Daniel Downs	26,000	28,944	1.11	18
19	R	6	2019	681	990	R07	16	Albert Cummings	31,500	35,264	1.12	19
20	R	4	2016	644	501	R04	7	Kristin Higgs	129,000	147,688	1.14	21
21	W	11	2018	675	172	U03	8	Keewaydin-J. Hasselbact	170,000	194,240	1.14	21
22	R	10	2017	663	154	U02	1	Tara McAllister	125,000	157,057	1.26	33
23	R	2	2020	5506	341	U01	11A	Allison Doehler	55,000	79,329	1.44	51

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality Stoneham County Oxford

I. Valuation System

A. Land: Tax Maps by O'Donnell & Associates Date: 1973
 Undeveloped Acreage \$846/Ac Undeveloped Lots \$7,400/Ac
 Road Frontage By Acre Water Frontage \$50,485/1 Ac
 House lots \$25,850/1 Ac Other Keewaydin Lake
 Subdivision Lots Additional

B. Buildings : Revaluation By: Selectboard - 2008 Computerized Records TRIO

C: Personal Property: Assessed? Y/N Yes Method Used: RCNLD
 Is Cert Ratio Applied? Y/N Yes

II. Assessment Records / Condition

Website w/VAL data Y/N Yes Web Address stoneham-maine.com

Valuation Book Computer-TRIO Tree Growth Forms Yes - On File
 Property Record Cards Manual & Not Updated Farm Land Forms N/A
 Veteran Exemption Forms Yes - On File Open Space Forms Yes - On File
 Homestead Exemption Forms Yes - On File Working Waterfront Forms N/A

III. Supplements and Abatements

Supplements: Number Made _____ Value Supplemented _____
 Abatements: Number granted 1 Value Abated (31,180)
 (excluding current use penalties)

IV. Statistical Information

Number of Parcels 1,316 Land Area 25,446
 Taxable Acres 8,537 Bog/Swamp 141
 Population (2010) 236

V. Assessment Standards

Standards Ratio 102.84% = (2019 Municipal Valuation /2020 State Valuation)
 Assessment Quality: Combined 18

Comments or Plans for Compliance: _____

VI. Audit Information

Municipal Official providing data: Megan Hamlin - Town Clerk/Tax Collector
 Date(s) of Field Audit: 7/7/2020

VII. Office Review

Recommended by: Mike Rogers
 Field Rep
 Checked by: LL
 Approved by: [Signature] 7/10/2020