



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

August 2021

Municipal Assessors and Chairman of the Board of Selectpersons:

RE: Preliminary 2022 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2022 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, 2020**. 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 2022 State Valuation Notice will be sent by certified mail on or before September 30, 2021.

REPORT OF ASSESSMENT REVIEW

Municipality	Stoneham	County	Oxford
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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	\$50,485/1Ac
House lots	\$25,850/1Ac	Other	Keewaydin Lake
	Subdivision Lots Additional		
B. Buildings : Revaluation By:	Selectboard - 2008	Computerized Records	TRIO
C: Personal Property:	Assessed? Y/N	Method Used:	RCNLD
	Is Cert Ratio Applied? Y/N		

II. Assessment Records / Condition	Website w/VAL data Y/N	Yes	Web Address	stoneham-maine.com
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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	1	Value Supplemented	228,560
Abatements: Number granted (excluding current use penalties)	2	Value Abated	(21,920)

IV. Statistical Information

Number of Parcels	1,317	Land Area	25,446
Taxable Acres	8,507	Bog/Swamp	
Population (2010)	236		

V. Assessment Standards

Standards Ratio	96.80% = (2020 Municipal Valuation /2021 State Valuation)
Assessment Quality: Combined	20

Comments or Plans for Compliance:

VI. Audit Information

Municipal Official providing data:	Megan Hamlin - Town Clerk/Tax Collector
Date(s) of Field Audit:	7/7/2021

VII. Office Review

Recommended by:	Mike Rogers
	Field Rep
Checked by:	LL 8/3/2021
Approved by:	St. J. Kelly 7/10/2021

Copies Mailed: (date)

Business Equipment Tax Exemption Audit

Municipality: Stoneham

Date: 7/7/2021

County: Oxford

Municipal Official(s): Megan Hamlin - Town Clerk/Tax Collector

Municipal Valuation - 2020

2022 State Valuation

Yes

No

Comment(s)

1. Are application(s) available for inspection?	0 of 0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
2. Are application(s) signed for/approved by the assessor?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
3. Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
4. Is the item description sufficient to reasonably determine eligibility under program guidelines?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
5. Does the property qualify for BETE?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
6. Are municipal depreciation schedules efficient and uniformly employed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
7. Is all BETE value incorporated in the tax commitment book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
8. Is all qualified property adjusted by the municipal assessment ratio?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Additional Comments:

Signature: Mike Rogers
Field Rep.

Municipality: Stoneham

County:

Oxford

2 Year - COMBINED STUDY

Weighted Avg. =	87%	=	4,117,478	/	4,717,700
Average Ratio =	88%	=	15.01	/	17
Avg. Deviation =	18	=	404	/	23
Quality Rating =	20	=	18	/	88%

Average Selling Price =								\$205,117	2020			
Item No.	Class	Date of Sale		Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
		Month	Year									
1	R	8	2019	683	706	R07	12		141,000	81,734	0.58	30
2	R	10	2020	5554	734	R04	13B		195,000	125,061	0.64	24
3	R	9	2019	5480	64	R07	49		150,000	100,194	0.67	21
4	R	12	2019	5498	178	R03	7		169,900	120,869	0.71	17
5	W	7	2019	682	294	U08	3		300,000	215,722	0.72	16
6	R	6	2019	681	456	U11	5		257,500	184,250	0.72	16
7	R	3	2018	666	904	R08	122A.08		265,000	194,584	0.73	15
8	W	9	2018	673	782	U06	12		255,000	186,569	0.73	15
9	R	11	2020	5563	766	U11	22		320,000	242,805	0.76	12
10	R	1	2018	665	555	U11	30		239,000	187,780	0.79	9
11	R	11	2019	5494	31	R07	40A		295,000	246,481	0.84	4
12	W	9	2019	5479	668	U08	20A		215,000	183,547	0.85	3
13	W	11	2017	664	164	U08	10		382,500	341,109	0.89	1
14	R	10	2019	5490	218	R04	5		145,000	135,387	0.93	5
15	R	4	2019	679	841	R07	19C		131,000	129,923	0.99	11
16	R	9	2017	661	625	U03	6		142,000	140,898	0.99	11
17	W	9	2017	661	502	U08	2		175,000	181,637	1.04	16
18	R	10	2018	674	933	U11	2		185,000	195,946	1.06	18
19	R	6	2019	681	990	R07	16		31,500	35,264	1.12	24
20	W	11	2018	675	172	U03	8		170,000	194,240	1.14	26
21	R	2	2020	5506	341	U01	11A		65,000	79,329	1.22	34
22	R	10	2017	663	154	U02	1		125,000	157,057	1.26	38
23	W	10	2020	5553	651	U07	18		363,300	457,092	1.26	38

STATE VALUATION ANALYSIS

Municipality	Stoneham			County	Oxford	
Municipal Valuation - 2020	100%	Declared Certified Ratio			2022 State Valuation	
LAND			Ratio	Source		
Electrical Utilities (Trans & Dist)			947,468	100%	Declaration Value	947,468
Classified Tree Growth	3,117	ac	969,860	101%	State Rates	964,517
Classified Farm Land		ac				
Classified Farm Woodland		ac				
Classified Open Space	336	ac	86,915	100%	Cert Ratio	86,915
Classified Working Waterfront		ac				
Commercial Lots			77,763	100%	Cert Ratio	77,763
Evergreen Valley Development, LLC			108,390	350%	Market Analysis	30,969
Residential Lots			34,976,883	88%	Combined Study	39,746,458
Waterfront & Water Influenced Lots						
Evergreen Valley Timeshare Lots			26,262	350%	Market Analysis	7,503
Working Forest Roads		ac				
Waste Acres		ac				
# Undeveloped Acres	4,688	ac	3,975,200	848/ Mun Avg	885/ac SR	4,148,640
			41,168,741		TOTAL LAND	46,010,233
BUILDINGS						
	# accts					
Commercial	3		691,214	100%	Cert Ratio	691,214
Evergreen Valley Development, LLC	4		1,261,033	350%	Market Analysis	360,295
Residential			33,127,293	88%	Combined Study	37,644,652
Waterfront & Water Influenced						
Evergreen Valley Timeshares	1,132		2,602,092	350%	Market Analysis	743,455
			37,681,632		TOTAL BUILDINGS	39,439,616
PERSONAL PROPERTY						
	# accts					
Commercial			76,766	100%	Cert Ratio	76,766
Industrial						
Other						
			76,766		TOTAL PERSONAL	76,766
TOTALS			78,927,139			85,526,615
Adjustments (Net Abates/Supp)			206,640	88%	Combined Study	234,818
Adjustments (Comm., Ind. & Pers.)						
Homestead (Exempt Valuation)			1,512,204	88%	Combined Study	1,718,414
BETE (Exempt Valuation)						
ADJUSTED TOTAL			80,645,983			87,479,847
TIF ADJUSTMENTS		TIF Development Program Fund				
NET w/ ADJUSTMENTS & TIF						87,479,847
STATE VALUATION						87,500,000

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality	Stoneham		County	Oxford	
	2020	2021	2022		
1. State Valuation	78,600,000	83,100,000	87,500,000		
2. Amount of Change	1,950,000	4,500,000	4,400,000		
3. Percent of Change	2.54%	5.73%	5.29%		
4. Eff. Full Value Rate (line 6d/1)	0.00883	0.00874	0.00864		
5. Local Mill Rate 18-19-20	0.00856	0.00898	0.0094		
6a. Commitment 2018-19-20	684,831	716,042	741,915		
6b. Homestead Reimbursement	9,378	9,838	14,215		
6c. BETE Reimbursement					
6d. Total (6a, 6b & 6c)	694,208	725,880	756,130		
6e. % change from prior year (6d.)	-0.75%	4.56%	4.17%		
	2019	2020			
A. Municipal Valuation	79,737,461	78,927,139			
Net Supplements / Abatements	(31,180)	206,640	Amount of Change	Percent of Change	
Homestead (Exempt Valuation)	1,095,521	1,512,204			
BETE (Exempt Valuation)					
Adjusted Municipal Valuation	80,801,802	80,645,983	(155,819)	-0.19%	
B. Sales Information					
Sales Period Used	07/18 - 06/19	07/19 - 06/20			
			Combined Sales Ratio	88%	
State Valuation	2021	2022			
# of Sales	23	23			
# of Appraisals					
Residential Study			Percent of Change		
Weighted Average	90%	87%			
Average Ratio	93%	88%	-5.38%		
Assessment Rating	18	20			
Water Study					
Weighted Average					
Average Ratio					
Assessment Rating					
Condominium Study					
Weighted Average					
Average Ratio					
Assessment Rating					
Certified Ratio	100%	100%			