



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	Percent of Change	
Homestead (Exempt Valuation)	1,095,521	1,095,521			
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	93%	
# of Sales	24	23			
# 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 VALUATION ANALYSIS

Municipality	Stoneham			County	Oxford	
Municipal Valuation - 2019	100%	Declared Certified Ratio		2021 State Valuation		
LAND			Ratio	Source		
Electrical Utilities (Trans & Dist)			920,786	100%	Declaration Value	920,786
Classified Tree Growth	3,117	ac	969,860	100%	State Rates	969,858
Classified Farm Land		ac				
Classified Farm Woodland		ac				
Classified Open Space	336	ac	168,640	100%	Cert Ratio	168,640
Classified Working Waterfront		ac				
Commercial Lots			77,763	100%	Cert Ratio	77,763
Evergreen Valley			108,390	400%	Market Analysis	27,098
Residential Lots			15,160,422	93%	Combined Study	16,301,529
Waterfront & Water Influenced Lots			20,476,305	93%	Combined Study	22,017,532
Evergreen Valley Timeshare Lots			26,262	400%	Market Analysis	6,566
Working Forest Roads		ac				
Waste Acres		ac				
# Undeveloped Acres	4,513	ac	3,826,900	848/ Mun Avg	850/ac SR	3,835,950
			41,735,328		TOTAL LAND	44,325,722
BUILDINGS						
	# accts					
Commercial	3		691,214	100%	Cert Ratio	691,214
Evergreen Valley	4		1,220,294	400%	Market Analysis	305,074
Residential			22,606,661	93%	Combined Study	24,308,238
Waterfront & Water Influenced	117		10,804,068	93%	Combined Study	11,617,278
Evergreen Valley Timeshares	1,132		2,602,092	400%	Market Analysis	650,523
			37,924,329		TOTAL BUILDINGS	37,572,327
PERSONAL PROPERTY						
	# accts					
Commercial			77,804	100%	Cert Ratio	77,804
Industrial						
Other						
			77,804		TOTAL PERSONAL	77,804
TOTALS			79,737,461			81,975,853
Adjustments (Net Abates/Supp)			(31,180)	93%	Combined Study	(33,527)
Adjustments (Comm., Ind & Pers.)						
Homestead (Exempt Valuation)			1,095,521	93%	Combined Study	1,177,980
BETE (Exempt Valuation)						
ADJUSTED TOTAL			80,801,802			83,120,306
TIF ADJUSTMENTS						
NET w/ ADJUSTMENTS & TIF						83,120,306
STATE VALUATION						83,100,000

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%

Average Selling Price = \$171,778										2019		
Item No.	Class	Date of Sale		Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
		Month	Year									
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. Hasselback	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

Business Equipment Tax Exemption Audit

Municipality: Stoneham

Date: 7/7/2020

County: Oxford

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

Municipal Valuation - 2019

2021 State Valuation

		<u>Yes</u>	<u>No</u>	<u>Comment(s)</u>
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 evident 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.

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 \$50,485/1Ac
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 ☒ 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: St. J. Lally 7/10/2020