



PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
MAINE REVENUE SERVICES  
PROPERTY TAX DIVISION  
PO BOX 9106  
AUGUSTA, MAINE  
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

RICHARD W. ROSEN  
ACTING COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD  
EXECUTIVE DIRECTOR

August, 2014

Municipal Assessors and Chairman of the Board of Selectmen:

**RE: Preliminary 2015 State Valuation**

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2015 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, 2013**. 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 four (4) parts: the Sales Ratio Analysis; 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 2015 State Valuation Notice will be sent by certified mail on or before September 30, 2014.

Sincerely,  


Mike Rogers,  
Supervisor, Municipal Services

Property Tax Division  
**REPORT OF ASSESSMENT REVIEW**



Municipality	Stoneham		County	Oxford	
	2013	2014	2015		
1. State Valuation	75,250,000	75,250,000	74,500,000		
2. Amount of Change	(3,100,000)		(750,000)		
3. Percent of Change	-3.96%		-1.00%		
4. Eff. Full Value Rate (line 6d/1)	0.006763	0.006849	0.007529		
5. Local Mill Rate 11-12-13	0.00624	0.00624	0.0068		
6a. Commitment 2011-12-13	506,034	512,501	557,718		
6b. Homestead Reimbursement	2,902	2,902	3,196		
6c. BETE Reimbursement					
6d. Total (6a, 6b & 6c)	508,936	515,403	560,914		
6e. % change from prior year (6d.)	-1.58%	1.27%	8.83%		
	2012	2013			
A. Municipal Valuation	82,131,557	82,017,345			
Net Supplements / Abatements	(114,270)	(332,970)	Amount of Change	Percent of Change	
Homestead (Exempt Valuation)	465,000	470,000			
BETE (Exempt Valuation)					
Adjusted Municipal Valuation	82,482,287	82,154,375	(327,912)	-0.40%	
B. Sales Information					
Sales Period Used	07/11 - 06/12	07/12 - 06/13			
			Combined Sales Ratio	106%	
State Valuation	2014	2015			
# of Sales	12	12			
# of Appraisals					
Residential Study			Percent of Change		
Weighted Average	106%	106%			
Average Ratio	106%	106%			
Assessment Rating	13	8			
Waterfront Study					
Weighted Average					
Average Ratio					
Assessment Rating					
Condominium Study					
Weighted Average					
Average Ratio					
Assessment Rating					
Certified Ratio	100%	100%			

# STATE VALUATION ANALYSIS

Municipality	Stoneham			County	Oxford	
Municipal Valuation - 2013	100%	Declared Certified Ratio			2015 State Valuation	
LAND				Ratio	Source	
Electrical Utilities (Trans & Dist)			632,994	85%	Bulletin #25	744,478
Classified Farm Woodland		ac				
Classified Tree Growth	2,162	ac	478,840	100%	State Rates	478,844
Classified Farm Land		ac				
Classified Open Space	250	ac	73,000	100%	Cert Ratio	73,000
Commercial Lots			77,762	100%	Cert Ratio	77,762
Evergreen Valley			910,900	250%	Market Analysis	364,360
Residential Lots			15,718,536	106%	Combined Ratio	14,828,807
Waterfront & Water Influenced Lots			20,873,227	106%	Combined Ratio	19,691,724
Timeshares & Condos			26,262	250%	Market Analysis	10,505
		ac				
Waste Acres		ac				
# Undeveloped Acres	5,428	ac	4,592,000	846/ Mun Avg	800/ac SR	4,342,270
			43,383,521		TOTAL LAND	40,611,750
BUILDINGS						
	# accts					
Commercial	3		723,283	100%	Cert Ratio	723,283
Evergreen Valley	4		2,398,034	250%	Market Analysis	959,213
Residential			22,732,767	106%	Combined Ratio	21,446,007
Waterfront & Water Influenced	125		10,118,931	106%	Combined Ratio	9,546,161
Timeshares & Condos	1,131		2,602,092	250%	Market Analysis	1,040,837
			38,575,106		TOTAL BUILDINGS	33,715,501
PERSONAL PROPERTY						
	# accts					
Commercial			58,718	100%	Personal Prop Ratio	58,718
Industrial						
Other						
			58,718		TOTAL PERSONAL	58,718
TOTALS						
			82,017,345			74,385,969
Adjustments (Net Abates/Supp)			(332,970)	106%	Combined Ratio	(314,123)
Adjustments (Comm., Ind. & Pers.)						
Homestead (Exempt Valuation)			470,000	106%	Combined Ratio	443,396
BETE (Exempt Valuation)						
ADJUSTED TOTAL			82,154,375			74,515,242
TIF ADJUSTMENTS						
NET w/ ADJUSTMENTS & TIF						74,515,242
STATE VALUATION						74,500,000

TIF Development Program Fund

## STATE OF MAINE Sales Ratio Analysis - 2015 State Valuation

Municipality:

Stoneham

County:

Oxford

## 2 Year - COMBINED STUDY

Weighted Avg =	106%	=	2,169,379	/	2,043,400
Average Ratio =	106%	=	8.44	/	8
Avg Deviation =	9	=	106	/	12
Quality Rating =	8	=	9	/	106%

Average Selling Price = \$170,283 2013

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	9 2012	602	994	R13	13-2		43,000	33,547	0.78	28
2	R	10 2012	603	635	R03	01B		80,000	67,187	0.84	22
3	W	App			U07	02	Keewaydin Lake	255,700	248,184	0.97	9
4	R	App			R02	12		129,900	133,086	1.02	4
5	R	App			R02	01		134,800	138,663	1.03	3
6	R	App			U11	05		176,900	184,250	1.04	2
7	W	App			U09	23&24	Middle Pond	340,600	361,556	1.06	
8	R	App			U11	02		183,900	195,946	1.07	1
9	R	App			U01	09		154,700	173,555	1.12	6
10	W	10 2012	603	992	U10	23		190,000	214,646	1.13	7
11	R	App			U01	10		175,400	198,451	1.13	7
12	W	6 2012	599	679	U04	03	Keewaydin Lake	178,500	220,308	1.23	17

# Business Equipment Tax Exemption Audit

County: Oxford

Date: 8/12/2014

Municipality: Stoneham

Municipal Official: Megan Hamlin

## Municipal Valuation - 2013

## 2015 State Valuation

	<u>Excellent</u>	<u>Good</u>	<u>Adequate</u>	<u>Unsatisfactory</u>
1. Availability of application(s) for inspection during audit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Application(s) signed for/approved by assessor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Equipment date(s) of purchase and/or date(s) put in service meet program guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Item description(s) sufficient to reasonably determine eligibility under program guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Purchase price(s) listed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Depreciation schedule(s) evident and employed uniformly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Complete reporting of BETE value(s) in Commitment Book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Not Applicable

Comment(s): There are no BETE accounts in Stoneham.

Signature: \_\_\_\_\_

*David Bouffard*

Field Rep.

## Property Tax Division

## REPORT OF ASSESSMENT REVIEW

<b>Municipality</b>	<b>Stoneham</b>	<b>County</b>	<b>Oxford</b>
---------------------	-----------------	---------------	---------------

**I. Valuation System**

A. Land: Tax Maps by	O'Donnell & Assoc.	Date:	1973
Undeveloped Acreage		Undeveloped Lots	Excess land
Road Frontage		Water Frontage	Various FF
House lots		Other	
B. Buildings : Revaluation By:	Selectmen-2008	Computerized Records	Trio
C: Personal Property:	Assessed? Y/N	Method Used:	RCNLD
	Is Cert Ratio Applied? Y/N		

**II. Assessment Records / Condition**

Valuation Book	Ring binder / Ave	Tree Growth Forms	Good
Property Record Cards	Buff cards / Ave	Farm Land Forms	Good
Veteran Exemption Forms	Good	Open Space Forms	Good

**III. Supplements and Abatements**

Supplements: Number Made		Value Supplemented	
Abatements: Number granted	4	Value Abated	(332,970)
(excluding penalties)			

**IV. Statistical Information**

Number of Parcels		Land Area	25,446
Taxable Acres	8,395	Bog/Swamp	
Population (2010)	236		

**V. Assessment Standards**

Standards Ratio	109.62%	= (2013 Municipal Valuation /2014 State Valuation)
Assessment Quality: Combined	8	

Comments or Plans for Compliance: Stoneham now has TRIO software which has been populated with all assessment data, although no revaluation has been done since 2008 by the selectmen. Although a two-year sales study was completed, there were so few sales that appraisals had to be included in the ratio study. There were no usable sales from 2013.

**VI. Audit Information**

Municipal Official providing data:	<u>Megan Hamlin</u>
Date(s) of Field Audit:	<u>8/12/2014</u>

**VII. Office Review**

Recommended by:	<u>David Bouffard</u>
	David Bouffard
Checked by:	<u>AE</u>
Approved by:	<u>Mike Rogers</u>
Copies Mailed: (date)	<u>8-27-14</u>