



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

September 2025

Municipal Assessors and Chairman of the Board of Selectpersons:

**RE: Preliminary 2026 State Valuation**

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2026 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, 2024**. 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 2026 State Valuation Notice will be sent by certified mail on or before September 30, 2025.

Property Tax Division  
**REPORT OF ASSESSMENT REVIEW**



Municipality	Stoneham		County	Oxford
	2024	2025	2026	
1. State Valuation	121,750,000	157,200,000	172,200,000	
2. Amount of Change	22,400,000	35,450,000	15,000,000	
3. Percent of Change	22.55%	29.12%	9.54%	
4. Eff. Full Value Rate (line 8d/1)	0.00626	0.00427	0.00388	
5. Local mil Rate 22-23-24	0.008833	0.0073	0.0064	
6a. Commitment 2023-23-24	750,296	662,040	659,696	
6b. Homestead Reimbursement	12,140	9,592	7,729	
6c. BETE Reimbursement				
6d. Total (6a, 6b & 6c)	762,436	671,632	667,425	
6e. % change from prior year (6d.)	-0.79%	-11.91%	-0.63%	
	2023	2024		
A. Municipal Valuation	90,690,364	103,077,489		
Net Supplements / Abatements		(267,430)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	1,313,977	1,207,692		
BETE (Exempt Valuation)				
Adjusted Municipal Valuation	92,004,341	104,017,751	12,013,410	13.06%
B. Sales Information				
Sales Period Used	07/22 - 06/23	07/23 - 06/24	Combined Sales Ratio	59%
State Valuation	2025	2026		
# of Sales	15	17		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	57%	66%		
Average Ratio	57%	59%	3.51%	
Assessment Rating	32	34		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	78%	75%		

# STATE VALUATION ANALYSIS

Municipality	Stoneham			County	Oxford	
Municipal Valuation - 2024	75%	Declared Certified Ratio			2026 State Valuation	
LAND			Ratio	Source		
Electrical Utilities (Trans & Dist)		1,322,646	100%	Declaration Value		1,322,646
Classified Tree Growth	3,585	ac	797,390	75%	State Rates	1,063,477
Classified Farm Land		ac				
Classified Farm Woodland		ac				
Classified Open Space	425	ac	102,203	67%	Adj. Cert Ratio	152,542
Classified Working Waterfront		ac				
Commercial Lots			140,754	67%	Adj. Cert Ratio	210,081
Industrial Lots			162,586	67%	Adj. Cert Ratio	242,666
Residential Lots			50,183,010	59%	Combined Study	85,055,949
Waterfront & Water Influenced Lots						
Evergreen Valley Timeshares Lots			26,262	59%	Combined Study	44,512
Working Forest Roads		ac				
Waste Acres		ac				
# Undeveloped Acres	3,966	ac	4,141,000	1044/ Mun Avg	1175/ac SR	4,660,570
			56,875,851		TOTAL LAND	92,752,443
BUILDINGS						
	# accts					
Commercial		773,824	67%	Adj. Cert Ratio		1,154,961
Evergreen Valley Development, LLC		1,269,982	67%	Adj. Cert Ratio		1,895,496
Residential		41,419,190	59%	Combined Study		70,202,018
Waterfront & Water Influenced						
Evergreen Valley Timeshares		2,602,092	59%	Combined Study		4,410,325
		46,065,088		TOTAL BUILDINGS		77,662,800
PERSONAL PROPERTY						
	# accts					
Commercial		131,476	75%	Cert Ratio		175,301
Industrial		5,074	75%	Cert Ratio		6,765
Other						
		136,550		TOTAL PERSONAL		182,066
TOTALS		103,077,489				170,597,309
Adjustments (Net Abates/Supp)		(267,430)	59%	Combined Study		(453,271)
Adjustments (Comm., Ind. & Pers.)						
Homestead (Exempt Valuation)		1,207,692	59%	Combined Study		2,046,935
BETE (Exempt Valuation)						
ADJUSTED TOTAL		104,017,751				172,190,973
TIF ADJUSTMENTS		TIF Development Program Fund				
NET w/ ADJUSTMENTS & TIF						172,190,973
STATE VALUATION						172,200,000

## STATE OF MAINE Sales Ratio Analysis - 2026 State Valuation

Municipality

Stoneham

County

Oxford

## 3 Year - COMBINED STUDY

Weighted Avg. =	66%	=	4,176,030	/	6,356,000
Average Ratio =	59%	=	6.45	/	11
Avg. Deviation =	20	=	337	/	17
Quality Rating =	34	=	20	/	59%

Average Selling Price = \$373,882 2024

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	12 2023	5792	528	R7	40		240,000	82,253	0.34	25
2	R	7 2023	5767	305	U11	1-10-1		615,000	235,944	0.38	21
3	R	12 2023	5793	478	R3	1-14-1		245,000	96,404	0.39	20
4	R	8 2024	5825	529	U6	1-2-1		170,000	68,763	0.40	19
5	R	3 2023	5745	190	R2	1-12-1		370,000	153,547	0.41	18
6	R	11 2023	5787	232	U9	1-13-1		550,000	257,137	0.47	12
7	R	3 2024	5807	854	U11	1-2-1		418,000	220,233	0.53	6
8	W	8 2024	5825	323	U4	1-3-1		772,500	418,477	0.54	5
9	R	5 2025	5874	196	R2-1	1-12A-1		233,500	141,972	0.61	2
10	R	7 2023	5769	120	U11	1-1-1		252,000	157,650	0.63	4
11	R	6 2024	5814	666	U2	1-2-1		160,000	100,062	0.63	4
12	R	8 2024	5828	83	R8	1-2-1		180,000	114,586	0.64	5
13	R	9 2024	5833	819	R4	1-2-1		620,000	410,540	0.66	7
14	R	9 2024	5833	945	R3	1-9-1		90,000	83,426	0.93	34
15	U	4 2024	5807	581	U6	2A		105,000	111,340	1.06	47
16	R	11 2023	5786	919	R4	1-8-1		48,000	53,986	1.12	53
17	R	4 2024	5807	250	R13	1-6-1		1,287,000	1,469,710	1.14	55

## Business Equipment Tax Exemption Audit

Municipality: Stoneham

Date: Via E-mail

County: Oxford

Municipal Official(s): Neal Littlefield, Single Assessor

**Municipal Valuation - 2024**

**2026 State Valuation**

	<u>Yes</u>	<u>No</u>	<u>Comment(s)</u>
1. Are application(s) available for inspection?	<input type="checkbox"/>	<input type="checkbox"/>	
2. Are application(s) signed for/approved by the assessor?	<input type="checkbox"/>	<input type="checkbox"/>	
3. Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters?	<input type="checkbox"/>	<input type="checkbox"/>	
4. Is the item description sufficient to reasonably determine eligibility under program guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	
5. Does the property qualify for BETE?	<input type="checkbox"/>	<input type="checkbox"/>	
6. Are municipal depreciation schedules evident and uniformly employed?	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
8. Is all qualified property adjusted by the municipal assessment ratio?	<input type="checkbox"/>	<input type="checkbox"/>	

Not Applicable

Additional Comments:

Signature: Richard Giffin  
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

B. Buildings : Revaluation By: In-House - 04/01/2008 Computerized Records TRIO, Full

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

II. Assessment Records / Condition

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

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

III. Supplements and Abatements

Supplements: Number Made 1 Value Supplemented (267,430)  
 Abatements: Number granted 1 Value Abated (267,430)  
 (excluding current use penalties)

IV. Statistical Information

Number of Parcels 1,322 Land Area 25,446  
 Taxable Acres 8,577 Bog/Swamp   
 Population (2020) 261

V. Comments or Plans for Compliance

VI. Audit Information

Municipal Official providing data: Neal Littlefield, Single Assessor

Date(s) of Field Audit: Via E-mail -

VII. Office Review

Recommended by: Richard Giffin

Field Rep

Checked by: Kyle Fletcher

Approved by: Tony Pinette 9.19.2025