



PAUL R. LEPAGE
GOVERNOR

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

ADMINISTRATIVE & FINANCIAL SERVICES

RICHARD W. ROSEN
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

June, 2015

Municipal Assessors and Chairman of the Board of Selectmen:

RE: Preliminary 2016 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2016 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, 2014**. 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 2016 State Valuation Notice will be sent by certified mail on or before September 30, 2015.

Sincerely,

Mike Rogers
Supervisor, Municipal Services

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality	Stoneham		County	Oxford	
	2014	2015	2016		
1. State Valuation	75,250,000	74,500,000	74,200,000		
2. Amount of Change		(750,000)	(300,000)		
3. Percent of Change		-1.00%	-0.40%		
4. Eff. Full Value Rate (line 6d/1)	0.006849	0.007529	0.008646		
5. Local Mill Rate 12-13-14	0.00624	0.0068	0.0078		
6a. Commitment 2012-13-14	512,501	557,718	637,903		
6b. Homestead Reimbursement	2,902	3,196	3,627		
6c. BETE Reimbursement					
6d. Total (6a, 6b & 6c)	515,403	560,914	641,530		
6e. % change from prior year (6d.)	1.27%	8.83%	14.37%		
	2013	2014			
A. Municipal Valuation	82,017,345	81,782,380			
Net Supplements / Abatements	(332,970)	(362,880)	Amount of Change		Percent of Change
Homestead (Exempt Valuation)	470,000	465,000			
BETE (Exempt Valuation)					
Adjusted Municipal Valuation	82,154,375	81,884,500	(269,875)		-0.33%
B. Sales Information					
Sales Period Used	07/12 - 06/13	07/13 - 06/14			
			Combined Sales Ratio		106%
State Valuation	2015	2016			
# of Sales	4	6			
# of Appraisals	8	6			
Residential Study			Percent of Change		
Weighted Average	106%	107%			
Average Ratio	106%	106%			
Assessment Rating	8	14			
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 - 2014	100%	Declared Certified Ratio			2016 State Valuation	
LAND				Ratio	Source	
Electrical Utilities (Trans & Dist)			777,592	100%	Bulletin #25	777,592
Classified Tree Growth	2,162	ac	504,300	100%	State Rates	504,302
Classified Farm Land		ac				
Classified Farm Woodland		ac				
Classified Open Space	250	ac	72,500	100%	Cert Ratio	72,500
Classified Working Waterfront		ac				
Commercial Lots			77,763	100%	Cert Ratio	77,763
Evergreen Valley			910,900	250%	Market Analysis	364,360
Residential Lots			14,504,769	106%	Combined Ratio	13,683,744
Waterfront & Water Influenced Lots			20,873,227	106%	Combined Ratio	19,691,724
Timeshare & Condominium Lots			26,262	106%	Combined Ratio	24,775
Tree Growth Roads		ac				
Waste Acres		ac				
# Undeveloped Acres	5,427	ac	4,591,100	846/ Mun Avg	805/ac SR	4,368,610
			42,338,413		TOTAL LAND	39,565,370
BUILDINGS						
	# accts					
Commercial	3		723,941	100%	Cert Ratio	723,941
Evergreen Valley	4		2,398,844	250%	Market Analysis	959,538
Residential			23,529,352	106%	Combined Ratio	22,197,501
Waterfront & Water Influenced	125		10,118,931	106%	Combined Ratio	9,546,161
Timeshare & Condominiums	1132		2,602,092	250%	Market Analysis	1,040,837
			39,373,159		TOTAL BUILDINGS	34,467,978
PERSONAL PROPERTY						
	# accts					
Commercial			70,808	100%	Cert Ratio	70,808
Industrial						
Other						
			70,808		TOTAL PERSONAL	70,808
TOTALS			81,782,380			74,104,156
Adjustments (Net Abates/Supp)			(355,570)	106%	Combined Ratio	(335,443)
Adjustments (Comm., Ind. & Pers.)			(7,310)	100%	Cert Ratio	(7,310)
Homestead (Exempt Valuation)			465,000	106%	Combined Ratio	438,679
BETE (Exempt Valuation)						
ADJUSTED TOTAL			81,884,500			74,200,082
TIF ADJUSTMENTS			TIF Development Program Fund			
NET w/ ADJUSTMENTS & TIF						74,200,082
STATE VALUATION						74,200,000

STATE OF MAINE Sales Ratio Analysis - 2016 State Valuation

Municipality:

Stoneham

County:

Oxford

2 Year - COMBINED STUDY

Weighted Avg =	107%	=	2,126,475	/	1,987,940
Average Ratio =	106%	=	8.51	/	8
Avg Deviation =	15	=	176	/	12
Quality Rating =	14	=	15	/	106%

Average Selling Price =

\$165,662

2014

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	8 2014	625	994	2	10	Robert Gries	196,500	165,885	0.84	22
2	W	App.			7	2	Keewaydin LLC	294,030	248,554	0.85	21
3	R	5 2014	622	992	7	51	Gregory Quinlan	80,000	78,396	0.98	8
4	R	12 2014	630	543	3	7	J & S Holdings	60,000	60,954	1.02	4
5	R	App.			2	12	Lois Martin	128,760	133,194	1.03	3
6	R	App.			11	5	Antonio Barbosa	173,630	184,300	1.06	
7	R	5 2014	623	360	11	18	Lucinda Caros	180,000	191,457	1.06	
8	W	App.			9	23,24	June Noon	327,680	361,552	1.10	4
9	R	6 2014	624	352	11	5	Christopher Destefano	166,000	184,250	1.11	5
10	R	App.			11	2	Peter Andreas	170,010	195,987	1.15	9
11	R	App.			2	1	Albert Fox	116,330	138,709	1.19	13
12	W	9 2014	627	76	7	16	Scott Campbell	95,000	183,237	1.93	87

Business Equipment Tax Exemption Audit

Municipality: Stoneham

Date: 03/31/2015

County: Oxford

Municipal Official(s): Megan Hamlin Clerk

Municipal Valuation - 2014

2016 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. Does property qualify for BETE?	<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"/>
8. Is property adjusted by municipal assessment ratio?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Not Applicable

Comment(s):

Signature: Stephen L. Lemay

Field Rep.

REPORT OF ASSESSMENT REVIEW

Municipality

Stoneham

County

Oxford

I. Valuation System

A. Land: Tax Maps by

Undeveloped Acreage

Road Frontage

House lots

O'Donnell & Associates

\$846/Ac

By Acre

\$25,850/1Ac

Subdivision Lots Additional

Selectman-2008

Date:

1973

Undeveloped Lots

\$7,400/1Ac

Water Frontage

\$50,485/1Ac

Other

Keewaydin Lake?

B. Buildings : Revaluation By:

Computerized Records

Trio

C. Personal Property:

Assessed? Y/N

Y

Is Cert Ratio Applied? Y/N

N

Method Used:

RCNLD

II. Assessment Records / Condition

Valuation Book
Property Record Cards
Veteran Exemption Forms

Ring Binder

Manual & Not Updated

On File

Tree Growth Forms

On File

Farm Land Forms

Open Space Forms

On File

III. Supplements and Abatements

Supplements: Number Made

Abatements: Number granted

(excluding penalties)

7

Value Supplemented

Value Abated

(362,880)

IV. Statistical Information

Number of Parcels

1,329

Taxable Acres

9,296

Population (2010)

236

Land Area

25,446

Bog/Swamp

141

V. Assessment Standards

Standards Ratio

110.40% = (2014 Municipal Valuation / 2015 State Valuation)

Assessment Quality: Combined

14

Comments or Plans for Compliance:

VI. Audit Information

Municipal Official providing data:

Megan Hamlin Clerk

Date(s) of Field Audit:

03/31/2015

VII. Office Review

Recommended by:

Stephen L. Lemay

Field Rep

Checked by:

Approved by:

Mike R. R. R.

6-9-15

Copies Mailed: (date)

6-12-15