

Property Tax Division
REPORT OF ASSESSMENT REVIEW

Municipality Stoneham County Oxford

I. Valuation System

A. Land: Tax Maps by O'Donnell Date: 1973
Undeveloped Acreage 600 per acre Undeveloped Lots 6,600 base lot plus acreage
Road Frontage 19,000 base lot Water Frontage \$199 - \$434 front foot
House lots 19,000 base lot Other Open Space - \$338

B. Buildings : Revaluation By: Assessors Computerized Records Yes - in house

C: Personal Property: Assessed? Y/N Yes Method Used: Guesstimate
Is Cert Ratio Applied? Y/N No

II. Assessment Records / Condition

Valuation Book Computer - fine Tree Growth Forms Yes - OK
Property Record Cards Yes - OK Farm Land Forms Yes - OK
Veteran Exemption Forms Yes - OK Open Space Forms Yes - OK

III. Supplements and Abatements

Supplements: Number Made _____ Value Supplemented _____
Abatements: Number granted 1 Value Abated (500)
(excluding penalties)

IV. Statistical Information

Number of Parcels 492 Land Area 25,400
Taxable Acres 8,176 Bog/Swamp _____
Population (2005) 258

V. Assessment Standards

Assessment Ratio 84.47% = (2005 Municipal Valuation / 2006 State Valuation)
Assessment Quality: Combined 1B

Municipal Plans for Compliance: The town to continually updates unit land values & cost schedules with the expectations of keeping pace with the current escalating market.

VI. Audit Information

Municipal Official providing data: Mary Fox & Midge Silvo
Date(s) of Field Audit: 9/21/2006

VII. Other Review

Recommended by: _____
Checked by: David P. Bouffard 9-26-06
Approved by: _____

STATE VALUATION ANALYSIS

PTF303.4 (Rev 10/00)

Property Tax Division
REPORT OF ASSESSMENT REVIEW

Municipality	Stoneham	County	Oxford
	2005 S.V.	2006 S.V.	2007 S.V.
1 State Valuation	45,300,000	50,700,000	54,450,000
2 Amount of Change	5,650,000	5,400,000	3,750,000
3 Percent of Change	14.25%	11.92%	7.40%
4 Full Value Rate (line 3c / line 1)	0.008653	0.008428	0.008092
5 Local Mill Rate 03-04-05	0.0113	0.0113	0.0103
6a Commitment 2003-04-05	386,299	420,478	436,212
6b Home-Stream Reimbursement	5,698	6,825	4,404
6c Total (6a + 6b)	391,997	427,303	440,616
6d % change from prior year (6c)	-0.43%	9.01%	3.12%
	2004	2005	
A Municipal Valuation	37,210,412	42,350,695	
Net Supplements / Abatements	(18,550)	(500)	Amount of Change
Homestead (Exempt Valuation)	604,000	477,555	Percent of Change
Adjusted Municipal Valuation	37,795,862	42,827,750	5,031,888 13.31%
B Sales Information			
Sales Period Used	01/02 - 12/03	01/03 - 12/04	Combined Sales Ratio 74%
	2006 S.V.	2007 S.V.	
# of Sales	21	13	
# of Appraisals			
C Residential Study			Percent of Change
Weighted Average	70%	72%	
Average Ratio	70%	74%	5.71%
Assessment Rating	19	18	
D Waterfront Study			
Weighted Average			
Average Ratio			
Assessment Rating			
E Condominium Study			
Weighted Average			
Average Ratio			
Assessment Rating			
F Certified Ratio	100%	79%	

STATE OF MAINE Sales Ratio Analysis - 2007 State Valuation

Municipality:

Stoneham

County:

Oxford

2 Year - COMBINED STUDY

Weighted Avg =	72%	=	1,012,730	/	1,410,000
Average Ratio =	74%	=	6.67	/	9
Avg Deviation =	13	=	175	/	13
Quality Rating =	18	=	13	/	74%

Average Selling Price = \$108,462 2005

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	8 2005	499	649	R13	2		55,000	23,474	0.43	31
2	W	9 2005	502	279	U06	11	Keewaydin	239,000	108,342	0.45	29
3	R	12 2004	487	817	U11	4	Harding Hill	175,000	99,044	0.57	17
4	R	6 2005	496	826	U06	2A		86,000	55,240	0.64	10
5	R	5 2004	476	642	R04	17		82,000	57,450	0.70	4
6	R	6 2005	496	826	U06	2A		86,000	62,571	0.73	1
7	R	11 2004	486	121	R02	10		98,000	76,252	0.78	4
8	R	12 2004	487	842	U02	9		60,000	48,293	0.80	6
9	W	6 2004	477	77	U09	20	Middle Pond	100,000	80,698	0.81	7
10	R	11 2004	486	497	R07	46		80,000	65,260	0.82	8
11	R	6 2004	477	672	R07	23		55,000	45,081	0.82	8
12	R	11 2004	485	819	R02	9		155,000	141,648	0.91	17
13	R	7 2004	478	460	U01	19		139,000	149,377	1.07	33