

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 _____ 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 _____
 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 (90,410)
 (excluding penalties)

IV. Statistical Information

Number of Parcels 503 Land Area 25,400
 Taxable Acres 8,176 Bog/Swamp _____
 Population (2000) 258

V. Assessment Standards

Assessment Ratio 91.84% = (2006 Municipal Valuation /2007 State Valuation)
 Assessment Quality: Combined 20

Municipal Plans for Compliance: _____

VI. Audit Information

Municipal Official providing data: Neal Littlefield
 Date(s) of Field Audit: 5/24/2007

VII. Office Review

Recommended by: _____
 Checked by: 5-29-07
 Approved by: 11/5/07
 Copies Mailed: (date) NOV 6 2007

STATE VALUATION ANALYSIS

Municipality **Stoneham**

County **Oxford**

Municipal Valuation - 2006

2008 State Valuation

LAND

| LAND | | | Ratio | Source | |
|-------------------------------------|----------|------------|--------------|-------------------|------------|
| Electrical Utilities (Trans & Dist) | | 562,849 | 99% | Bulletin #25 | 566,921 |
| Classified Farm Woodland | ac | | | | |
| Classified Tree Growth | 1,560 ac | 184,580 | 61% | State Rates | 303,771 |
| Classified Farm Land | ac | | | | |
| Classified Open Space | 124 ac | 48,112 | 88% | Adj Cert Ratio | 54,673 |
| Commercial Lots | | 265,373 | 88% | Adj Cert Ratio | 301,560 |
| Evergreen Valley | | 744,970 | 150% | Market Analysis | 496,647 |
| Residential Lots | | 9,163,799 | 76% | Combined Ratio | 12,057,631 |
| Waterfront & Water Influenced Lots | | 11,129,998 | 76% | Combined Ratio | 14,644,734 |
| E.V.T.O.A. (TIME SHARE) | | 9,342 | 100% | Market Analysis | 9,342 |
| Evergreen Valley Acreage | 1739 | 1,199,900 | 690/ Mun Avg | 635/ac SR | 1,104,270 |
| Tree Growth Roads | ac | | | | |
| Waste Acres | ac | | | | |
| # Undeveloped Acres | 5,450 ac | 3,760,500 | 690/ Mun Avg | 635/ac SR | 3,460,750 |
| | | 27,069,423 | | TOTAL LAND | 33,000,299 |

BUILDINGS

| BUILDINGS | # accts | | | | |
|-------------------------------|---------|------------|------|------------------------|------------|
| Commercial | 5 | 544,828 | 88% | Adj Cert Ratio | 618,895 |
| Industrial | | | | | |
| Residential | | 13,050,965 | 76% | Combined Ratio | 17,172,322 |
| Waterfront & Water Influenced | 130 | 5,750,538 | 76% | Combined Ratio | 7,566,497 |
| Condominiums | | | | | |
| Evergreen Valley | | 1,570,712 | 150% | Market Analysis | 1,047,141 |
| E.V.T.O.A. (TIME SHARE) | | 1,436,536 | 100% | Market Analysis | 1,436,536 |
| | | 22,353,379 | | TOTAL BUILDINGS | 27,841,391 |

PERSONAL PROPERTY

| | | | | | |
|------------|--|--------|-----|-----------------------|--------|
| Commercial | | 26,760 | 88% | Adj Cert Ratio | 30,409 |
| Industrial | | | | | |
| Other | | | | | |
| | | 26,760 | | TOTAL PERSONAL | 30,409 |

TOTALS

| | | | | | |
|--|--|------------|--|--|------------|
| | | 49,449,562 | | | 60,872,099 |
|--|--|------------|--|--|------------|

| | | | | | |
|-----------------------------------|--|----------|-----|----------------|-----------|
| ADJUSTMENTS (Net Abates/Supp) | | (90,410) | 76% | Combined Ratio | (118,961) |
| ADJUSTMENTS (Comm., Ind. & Pers.) | | | | | |
| Homestead (Exempt Valuation) | | 559,000 | 76% | Combined Ratio | 735,526 |

ADJUSTED TOTALS

| | | | | | |
|--|--|------------|--|--|------------|
| | | 49,918,152 | | | 61,488,664 |
|--|--|------------|--|--|------------|

| | | | | | |
|-----------------|------|--|--|--|------------|
| CERTIFIED RATIO | 100% | | | | 61,488,664 |
|-----------------|------|--|--|--|------------|

STATE VALUATION

| | | | | | |
|--|--|------------|--|--|--|
| | | 61,500,000 | | | |
|--|--|------------|--|--|--|

TIF Development Program Fund

STATE OF MAINE Sales Ratio Analysis - 2008 State Valuation

Municipality: **Stoneham**

County: **Oxford**

Oxford

2 Year - COMBINED STUDY

| | | | | | |
|------------------|-----|---|-----------|---|-----------|
| Weighted Avg = | 68% | = | 1,238,990 | / | 1,822,000 |
| Average Ratio = | 76% | = | 6.08 | / | 8 |
| Avg Deviation = | 15 | = | 175 | / | 12 |
| Quality Rating = | 20 | = | 15 | / | 76% |

Average Selling Price = **\$151,833** 2006

| Item No. | Class | Date of Sale Month Year | Book | Page | Map | Lot | Name | Selling Price | Assessed Value | Ratio | Dev. |
|----------|-------|-------------------------|------|------|-----|------|------|---------------|----------------|-------|------|
| 1 | W | 9 2005 | 502 | 279 | U6 | 11 | | 239,000 | 114,821 | 0.48 | 28 |
| 2 | R | 4 2006 | 517 | 485 | U10 | 16 | | 348,000 | 188,251 | 0.54 | 22 |
| 3 | W | 2 2007 | 530 | 823 | U7 | 8 | | 435,000 | 280,856 | 0.65 | 11 |
| 4 | R | 5 2006 | 514 | 478 | R7 | 4 | | 125,000 | 85,385 | 0.68 | 8 |
| 5 | R | 11 2006 | 524 | 899 | R7 | 49 | | 100,000 | 70,633 | 0.71 | 5 |
| 6 | M | 10 2006 | 522 | 917 | R8 | 23#6 | | 65,000 | 46,802 | 0.72 | 4 |
| 7 | R | 1 2006 | 508 | 198 | U1 | 15 | | 140,000 | 110,828 | 0.79 | 3 |
| 8 | R | 6 2005 | 496 | 826 | U06 | 2A | | 86,000 | 69,415 | 0.81 | 5 |
| 9 | R | 4 2006 | 512 | 404 | R4 | 7 | | 112,000 | 94,892 | 0.85 | 9 |
| 10 | M | 6 2006 | 516 | 420 | U9 | 009A | | 60,000 | 52,465 | 0.87 | 11 |
| 11 | R | 4 2006 | 513 | 267 | U1 | 7 | | 38,000 | 40,960 | 1.08 | 32 |
| 12 | R | 10 2006 | 522 | 535 | U2 | 15 | | 74,000 | 83,682 | 1.13 | 37 |

Property Tax Division
REPORT OF ASSESSMENT REVIEW

| Municipality | Stoneham | County | Oxford |
|-------------------------------------|---------------|---------------|----------------------|
| | 2006 S.V. | 2007 S.V. | 2008 S.V. |
| 1. State Valuation | 50,700,000 | 54,450,000 | 61,500,000 |
| 2. Amount of Change | 5,400,000 | 3,750,000 | 7,050,000 |
| 3. Percent of Change | 11.92% | 7.40% | 12.95% |
| 4. Full Value Rate (line 6c/line 1) | 0.008428 | 0.008092 | 0.007522 |
| 5. Local Mill Rate 04-05-06 | 0.0113 | 0.0103 | 0.00925 |
| 6a. Commitment 2004-05-06 | 420,478 | 436,212 | 457,408 |
| 6b. Homestead Reimbursement | 6,825 | 4,404 | 5,171 |
| 6c. Total (6a + 6b) | 427,303 | 440,616 | 462,579 |
| 6d. % change from prior year (6c.) | 9.01% | 3.12% | 4.98% |
| | 2005 | 2006 | |
| A. Municipal Valuation | 42,350,695 | 49,449,562 | |
| Net Supplements / Abatements | (500) | (90,410) | Amount of Change |
| Homestead (Exempt Valuation) | 477,555 | 559,000 | |
| Adjusted Municipal Valuation | 42,827,750 | 49,918,152 | Percent of Change |
| | | | 7,090,402 |
| | | | 16.56% |
| B. Sales Information | | | |
| Sales Period Used | 07/04 - 06/05 | 07/05 - 06/06 | |
| | | | Combined Sales Ratio |
| | | | 76% |
| | 2007 S.V. | 2008 S.V. | |
| # of Sales | 13 | 12 | |
| # of Appraisals | | | |
| Residential Study | | | Percent of Change |
| Weighted Average | 72% | 68% | |
| Average Ratio | 74% | 76% | 2.70% |
| Assessment Rating | 18 | 20 | |
| Waterfront Study | | | |
| Weighted Average | | | |
| Average Ratio | | | |
| Assessment Rating | | | |
| Condominium Study | | | |
| Weighted Average | | | |
| Average Ratio | | | |
| Assessment Rating | | | |
| Certified Ratio | 79% | 100% | |