

REPORT OF ASSESSMENT REVIEW

Municipality	Stoneham	County	Oxford
I. Valuation System			
A. Land: Tax Maps by	O'Donnell & Associates	Date:	1973
Undeveloped Acreage	\$850 per acre	Undeveloped Lots	Excess land
Road Frontage		Water Frontage	Various FF
House lots	\$25,850	Other	
B. Buildings : Revaluation By:	Selectmen	Computerized Records	In-house
C. Personal Property:	Assessed? Y/N	Method Used:	N/A
	Is Cert Ratio Applied? Y/N		

II. Assessment Records / Condition

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

III. Supplements and Abatements

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

IV. Statistical Information

Number of Parcels	526	Land Area	25,446
Taxable Acres	8,176	Bog/Swamp	
Population (2006)	266		

V. Assessment Standards

Assessment Ratio 97.03% = (2007 Municipal Valuation /2008 State Valuation)
Assessment Quality: Combined 16

Municipal Plans for Compliance: ***For 2005 the selectment factored land 1.15 and buildings 1.09. For 2006 all waterfront land was factored up 1.30. It is advisable for the town of Stoneham to have the entire town re-assessed to achieve more equity.***

VI. Audit Information

Municipal Official providing data: Midge Silvio

Date(s) of Field Audit: 8/8/2008

VII. Office Review

Recommended by: _____
 Checked by: _____ 8-28-08
 Approved by: _____ 9/2/08
 Copies Mailed: (date) **SEP 2 2008**

Property Tax Division
REPORT OF ASSESSMENT REVIEW

Municipality	Stoneham		County	Oxford
	2007 S.V.	2008 S.V.	2009 S.V.	
1. State Valuation	54,450,000	61,500,000	70,100,000	
2. Amount of Change	3,750,000	7,050,000	8,600,000	
3. Percent of Change	7.40%	12.95%	13.98%	
4. Full Value Rate (line 6c/line 1)	0.008092	0.007522	0.00681	
5. Local Mill Rate 05-06-07	0.0103	0.00925	0.008	
6a. Commitment 2005-06-07	436,212	457,408	472,742	
6b. Homestead Reimbursement	4,404	5,171	4,662	
6c. Total (6a + 6b)	440,616	462,579	477,404	
6d. % change from prior year (6c.)	3.12%	4.98%	3.20%	
	2006	2007		
A. Municipal Valuation	49,449,562	59,092,710		
Net Supplements / Abatements	(90,410)		Amount of Change	Percent of Change
Homestead (Exempt Valuation)	559,000	582,736		
Adjusted Municipal Valuation	49,918,152	59,675,446	9,757,294	19.55%
B. Sales Information				
Sales Period Used	07/05 - 06/06	07/06 - 06/07		
	2008 S.V.	2009 S.V.	Combined Sales Ratio	80%
# of Sales	12	13		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	68%	76%		
Average Ratio	76%	80%	5.26%	
Assessment Rating	20	16		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	100%	100%		

STATE OF MAINE Sales Ratio Analysis - 2009 State Valuation

Municipality:

Stoneham

County:

Oxford

2 Year - COMBINED STUDY

Weighted Avg =	76%	=	1,538,761	/	2,013,770
Average Ratio =	80%	=	7.17	/	9
Avg Deviation =	13	=	169	/	13
Quality Rating =	16	=	13	/	80%

Average Selling Price = \$154,905 2007

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	W	4 2006	517	485	U10	16	KEEWAYDIN LAKE	348,000	216,478	0.62	18
2	R	2 2007	527	687	R03	1C		138,770	90,658	0.65	15
3	R	5 2006	514	478	R07	4		125,000	89,870	0.72	8
4	W	12 2006	526	346	U07	11A&13	KEEWAYDIN LAKE	257,000	187,123	0.73	7
5	W	4 2007	530	823	U07	8	KEEWAYDIN LAKE	435,000	322,103	0.74	6
6	M	10 2006	522	917	R08	23-6	EVERGREEN VALLEY	65,000	48,239	0.74	6
7	R	11 2006	524	899	R07	49		100,000	75,156	0.75	5
8	R	9 2006	522	261	U05	5&13		120,000	99,570	0.83	3
9	R	1 2006	508	198	U01	15		140,000	121,603	0.87	7
10	M	6 2006	516	420	R08	23-9	EVERGREEN VALLEY	60,000	52,945	0.88	8
11	R	4 2006	512	404	R04	7		112,000	101,756	0.91	11
12	R	4 2006	513	267	U01	7		39,000	45,106	1.16	36
13	R	10 2006	522	535	U02	15		74,000	88,154	1.19	39

STATE VALUATION ANALYSIS

Municipality

Stoneham

County

Oxford

Municipal Valuation - 2007

2009 State Valuation

LAND

			Ratio	Source	
Electrical Utilities (Trans & Dist)		575,799	100%	Bulletin #25	577,694
Classified Farm Woodland					
Classified Tree Growth	1,566	182,720	98%	State Rates	186,282
Classified Farm Land					
Classified Open Space	126	48,888	90%	Adj Cert Ratio	54,320
Commercial Lots		265,373	90%	Adj Cert Ratio	294,859
Evergreen Valley		744,970	150%	Market Analysis	496,647
Residential Lots		11,234,662	80%	Combined Ratio	14,043,328
Waterfront & Water Influenced Lots		14,468,997	80%	Combined Ratio	18,086,246
EVTOA (Time Shares)		9,342	100%	Market Analysis	9,342
	ac				
Waste Acres	ac				
# Undeveloped Acres	7,189	6,110,700	850/ Mun Avg	720/ac SR	5,176,080
		33,641,451		TOTAL LAND	38,924,798

BUILDINGS

	# accts				
Commercial	5	544,628	90%	Adj Cert Ratio	605,142
Evergreen Valley	6	1,570,712	150%	Market Analysis	1,047,141
Residential		15,432,020	80%	Combined Ratio	19,290,025
Waterfront & Water Influenced	146	6,440,603	80%	Combined Ratio	8,050,753
EVTOA (Time Shares)		1,436,536	100%	Market Analysis	1,436,536
		25,424,499		TOTAL BUILDINGS	30,429,597

PERSONAL PROPERTY

Commercial		26,760	90%	Adj Cert Ratio	29,733
Industrial					
Other					
		26,760		TOTAL PERSONAL	29,733

TOTALS

		59,092,710			69,384,128
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ADJUSTMENTS (Net Abates/Supp)
ADJUSTMENTS (Comm., Ind. & Pers.)
Homestead (Exempt Valuation)

		582,736	80%	Combined Ratio	728,419

ADJUSTED TOTALS

		59,675,446			70,112,547
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CERTIFIED RATIO 100%

TIF Development Program Fund

STATE VALUATION

		70,100,000			70,112,547
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