



JOHN ELIAS BALDACCI
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
PROPERTY TAX DIVISION
PO Box 9106
AUGUSTA, MAINE
04332-9106

RYAN LOW
COMMISSIONER
ADMINISTRATIVE & FINANCIAL SERVICES

JEROME D. GERARD
ACTING EXECUTIVE DIRECTOR
MAINE REVENUE SERVICES

August 2009

Municipal Assessors and Chairman of the Board of Selectmen:

RE: Preliminary 2010 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2010 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, 2008**. 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 287-2013 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 2010 State Valuation Notice will be sent by certified mail on or before October 1, 2009.

Sincerely,

Mike Rogers,
Supervisor, Municipal Services

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality Stoneham County Oxford

I. Validation System

A. Land: Tax Maps by O'Donnell & Associates Date: 1973
 Undeveloped Acreage _____
 Road Frontage _____
 House lots _____
 Undeveloped Lots Excess land
 Water Frontage Various FF
 Other _____

B. Buildings : Revaluation By: Selectmen Computerized Records In-house

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

II. Assessment Records/ Condition

Valuation Book Ring binder / Average Tree Growth Forms Good
 Property Record Cards Buff cards / 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 6 Value Abated (223,800)
 (excluding penalties)

IV. Statistical Information

Number of Parcels 534 Land Area 25,446
 Taxable Acres 8,176 Bog/Swamp _____
 Population (2008) 269

V. Assessment Standards

Assessment Ratio 116.23% = (2008 Municipal Valuation /2009 State Valuation)
 Assessment Quality: Combined 22

Municipal Plans for Compliance: For 2008 the selectmen increased all building value approximately 100% and created new land schedules for all land parcels. With a Quality Rating of 22 it is apparent that the town of Stoneham needs a town wide revaluation to achieve more equity.

VI. Audit Information

Municipal Official providing data: Midge Silvio
 Date(s) of Field Audit: 8/13/2009

VII. Office Review

Recommended by: _____

Checked by: David Bouffard AUG 31 2009

Approved by: _____ AUG 31 2009

Copies Mailed: (date) AUG 31 2009

STATE VALUATION ANALYSIS

Municipality	Stoneham		County	Oxford
Municipal Valuation - 2008	100%	Declared Certified Ratio		2010 State Valuation
Land			Ratio	Source
Electrical Utilities (Trans & Dist)		575,799	96%	Bulletin #25
Classified Farm Woodland	ac			
Classified Tree Growth	2,092 ac	243,650	100%	State Rates
Classified Farm Land	ac			
Classified Open Space	26 ac	10,088	100%	Cert Ratio
Commercial Lots		205,612	100%	Cert Ratio
Evergreen Valley		910,900	100%	Cert Ratio
Residential Lots		15,479,639	96%	Combined Ratio
Waterfront & Water Influenced Lots		20,873,227	98%	Combined Ratio
Time Shares & Condos		22,440	250%	Market Analysis
	ac			
Waste Acres	ac			
# Undeveloped Acres	7,189 ac	6,110,700	850/ Mun Avg	810/ac SR
		44,432,055		Total Land
				44,899,695
Buildings				
	# accts			
Commercial	5	883,831	100%	Cert Ratio
Evergreen Valley	4	2,396,034	300%	Market Value
Residential		21,045,743	96%	Combined Ratio
Waterfront & Water Influenced	125	10,118,931	96%	Combined Ratio
Time Shares & Condos	1,131	1,944,994	250%	Market Analysis
		36,391,532		Total Buildings
				34,261,861
Personal Property				
	# accts			
Commercial		32,732	100%	Personal Prop Ratio
Industrial				
Other				
		32,732		Total Personal
				32,732
Totals		80,856,319		79,194,288
Adjustments (Net Abates/Supp)		(223,800)	98%	Combined Ratio
Adjustments (Comm., Ind. & Pers.)				
Homestead (Exempt Valuation)		623,917	98%	Combined Ratio
BETE (Exempt Valuation)				
Adjusted Total		81,256,436		79,602,571
TIF Adjustments				
Qualified BETE within Municipal Retention TIF				
Netw/Adjustments & TIF				79,602,571
State Valuation				79,600,000

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality	Stoneham		County	Oxford
	2008 S.V.	2009 S.V.	2010 S.V.	
1. State Valuation	61,500,000	70,100,000	79,600,000	
2. Amount of Change	7,050,000	8,600,000	9,500,000	
3. Percent of Change	12.95%	13.98%	13.55%	
4. Full Value Ratio (line 6xline 1)	0.007522	0.00681	0.007032	
5. Local Mill Rate 06/07/08	0.00925	0.008	0.00687	
6a. Commitment 2008-07-08	457,408	472,742	555,483	
6b. Homestead Reimbursement	5,171	4,662	4,286	
6c. BETE Reimbursement				
6d. Total (6a, 6b, 6c)	462,579	477,404	559,769	
6e. % change from prior year (6d)	4.98%	3.20%	17.25%	
	2007	2008		
A. Municipal Valuation	59,092,710	80,856,319		
Net Supplements / Abatements		(223,800)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	582,736	623,917		
BETE (Exempt Valuation)				
Adjusted Municipal Valuation	59,675,446	81,256,436	21,580,991	36.16%
B. Sales Information				
Sales Period Used	07/06 - 06/07	07/07 - 06/08	Combined Sales Ratio	98%
# of Sales	2009 S.V. 13	2010 S.V. 12		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	76%	100%		
Average Ratio	80%	98%	22.50%	
Assessment Rating	16	22		
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 - 2010 State Valuation

Municipality

Stoneham

County

Oxford

2 Year - COMBINED STUDY

Weighted Avg =	100%	=	2,614,777	/	2,602,270
Average Ratio =	98%	=	7.83	/	8
Std. Deviation =	22	=	260	/	12
Quality Rating =	22	=	22	/	98%

Average Selling Price = \$216,856 2008

Item No.	Class	Date of Sale Month	Date of Sale Year	Book	Page	Map	Lot	Comment	Selling Price	Assessed Value	Ratio	Dev
1	R	9	2008	552	447	R07	50		92,500	55,617	0.60	3
2	W	9	2007	537	851	U10	7	Back Pond	330,000	214,853	0.65	3
3	R	11	2008	554	148	R04	16		112,000	77,971	0.70	2
4	W	4	2008	546	538	U06	7A	Keewaydin Lake	455,000	383,153	0.84	1
5	R	2	2007	527	687	R03	1C		138,770	119,665	0.86	1
6	R	4	2008	546	140	R03	7		125,000	120,830	0.97	
7	R	11	2006	524	899	R07	49		100,000	100,083	1.00	
8	R	12	2007	541	886	R03	1A		240,000	247,502	1.03	
9	W	12	2006	526	346	U07	11A+13	Keewaydin Lake	257,000	308,963	1.20	2
10	R	9	2008	552	199	U11	2		172,000	211,226	1.23	2
11	W	4	2007	530	823	U07	08	Keewaydin Lake	435,000	562,393	1.29	3
12	W	5	2008	547	976	U09	20	Middle Pond	145,000	212,521	1.47	4