



JOHN ELIAS BALDACCI  
GOVERNOR

STATE OF MAINE  
MAINE REVENUE SERVICES  
24 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0024

ADMINISTRATIVE & FINANCIAL SERVICES

ELLEN JANE SCHNEITER  
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD  
ACTING EXECUTIVE DIRECTOR

September, 2010

Municipal Assessors and Chairman of the Board of Selectmen:

**RE: Preliminary 2011 State Valuation**

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2011 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, 2009**. 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 2011 State Valuation Notice will be sent by certified mail on or before October 1, 2010.

Sincerely,

Mike Rogers,  
Supervisor, Municipal Services

Property Tax Division

**REPORT OF ASSESSMENT REVIEW**

Municipality	Stoneham		County	Oxford
	2009 S.V.	2010 S.V.	2011 S.V.	
1. State Valuation	70,100,000	79,600,000	79,100,000	
2. Amount of Change	8,600,000	9,500,000	(500,000)	
3. Percent of Change	13.98%	13.55%	-0.63%	
4. Full Value Rate (line 6c/line 1)	0.00681	0.007032	0.006676	
5. Local Mill Rate 07-08-09	0.008	0.00687	0.0066	
6a. Commitment 2007-08-09	472,742	555,483	523,978	
6b. Homestead Reimbursement	4,662	4,286	4,118	
6c. BETE Reimbursement				
6d. Total (6a, 6b & 6c)	477,404	559,769	528,096	
6e. % change from prior year (6d.)	3.20%	17.25%	-5.66%	
	2008	2009		
A. Municipal Valuation	80,856,319	79,390,566		
Net Supplements / Abatements	(223,800)	(130,630)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	623,917	623,917		
BETE (Exempt Valuation)				
Adjusted Municipal Valuation	81,256,436	79,883,853	(1,372,583)	-1.69%
B. Sales Information				
Sales Period Used	07/07 - 06/08	07/08 - 06/09	Combined Sales Ratio	98%
	2010 S.V.	2011 S.V.		
# of Sales	12	12		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	100%	98%		
Average Ratio	98%	98%		
Assessment Rating	22	15		
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 - 2009	100%	Declared Certified Ratio		2011 State Valuation	
LAND			Ratio	Source	
Electrical Utilities (Trans & Dist)		575,799	87%	Bulletin #25	661,017
Classified Farm Woodland		ac			
Classified Tree Growth	2,307	388,560	100%	State Rates	388,561
Classified Farm Land		ac			
Classified Open Space	26	10,088	100%	Cert Ratio	10,088
Commercial Lots		205,612	100%	Cert Ratio	205,612
Evergreen Valley		910,900	100%	Cert Ratio	910,900
Residential Lots		13,720,435	98%	Combined Ratio	14,000,443
Waterfront & Water Influenced Lots		20,873,227	98%	Combined Ratio	21,299,212
Condominium Lots		22,440	250%	Market Analysis	8,976
		ac			
Waste Acres		ac			
# Undeveloped Acres	7,189	6,110,700	850/ Mun Avg	905/ac SR	6,506,050
		42,817,761		<b>TOTAL LAND</b>	43,990,859
BUILDINGS					
	# accts				
Commercial	4	883,831	100%	Cert Ratio	883,831
Evergreen Valley	4	2,398,034	250%	Market Value	959,213
Residential		21,194,249	98%	Combined Ratio	21,626,785
Waterfront & Water Influenced	125	10,118,931	98%	Combined Ratio	10,325,440
Time Shares & Condominiums	1,131	1,944,994	250%	Market Analysis	777,997
		36,540,038		<b>TOTAL BUILDINGS</b>	34,573,266
PERSONAL PROPERTY					
	# accts				
Commercial		32,767	100%	Personal Prop Ratio	32,767
Industrial					
Other					
		32,767		<b>TOTAL PERSONAL</b>	32,767
TOTALS		79,390,566			78,596,892
Adjustments (Net Abates/Supp)		(130,630)	98%	Combined Ratio	(133,296)
Adjustments (Comm., Ind. & Pers.)					
<b>Homestead (Exempt Valuation)</b>		623,917	98%	Combined Ratio	636,650
<b>BETE (Exempt Valuation)</b>					
ADJUSTED TOTAL		79,883,853			79,100,246
TIF ADJUSTMENTS		<i>TIF Development Program Fund</i>			
NET w/ ADJUSTMENTS & TIF					79,100,246
STATE VALUATION					<b>79,100,000</b>

STATE OF MAINE Sales Ratio Analysis - 2011 State Valuation

Municipality: **Stoneham**

County: **Oxford**

**Oxford**

2 Year - **COMBINED STUDY**

Weighted Avg =	98%	=	1,812,146	/	1,843,965
Average Ratio =	98%	=	7.81	/	8
Avg Deviation =	15	=	179	/	12
Quality Rating =	15	=	15	/	98%

Average Selling Price = **\$153,664** 2009

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	9 2008	552	447	R07	50		92,500	55,617	0.60	38
2	R	11 2008	554	148	R04	16		112,000	77,971	0.70	28
3	W	4 2008	546	538	U06	7A	Keewaydin Lake	455,000	383,153	0.84	14
4	R	APP			U03	5		61,600	57,700	0.94	4
5	R	APP			R07	19C		98,600	94,300	0.96	2
6	R	4 2008	546	140	R03	7		125,000	120,830	0.97	1
7	R	5 2009	559	875	R08	2		103,265	101,387	0.98	
8	W	APP			U04	9		188,400	188,900	1.00	2
9	R	APP			U01	10		140,600	140,500	1.00	2
10	W	10 2009	567	560	U05	18	Keewaydin Lake	150,000	168,041	1.12	14
11	U	9 2008	552	199	U11	2		172,000	211,226	1.23	25
12	W	5 2008	547	976	U09	20	Middle Pond	145,000	212,521	1.47	49

**REPORT OF ASSESSMENT REVIEW**

Municipality Stoneham County Oxford

**I. Valuation System**

A. Land: Tax Maps by O'Donnell & Assoc. Date: 1973  
 Undeveloped Acreage \_\_\_\_\_ Undeveloped Lots Excess land  
 Road Frontage \_\_\_\_\_ Water Frontage Various FF  
 House lots \_\_\_\_\_ 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 / Ave Tree Growth Forms Good  
 Property Record Cards Buff cards / Ave Farm Land Forms Good  
 Veteran Exemption Forms Good Open Space Forms Good

**III. Supplements and Abatements**

Supplements: Number Made \_\_\_\_\_ Value Supplemented \_\_\_\_\_  
 Abatements: Number granted 4 Value Abated (130,630)  
 (excluding penalties)

**IV. Statistical Information**

Number of Parcels 535 Land Area 25,446  
 Taxable Acres 8,176 Bog/Swamp \_\_\_\_\_  
 Population (2009) 274

**V. Assessment Standards**

Standards Ratio 100.52% = (2009 Municipal Valuation /2010 State Valuation)  
 Assessment Quality: Combined 15

Municipal Plans for Compliance: Land and building values were increased for 2008. No changes were made for 2009. Due to limited sales, a two year study was completed AND appraisals were included.

**VI. Audit Information**

Municipal Official providing data: Midge Silvio  
 Date(s) of Field Audit: 8/31/2010

**VII. Office Review**

Recommended by: David Bouffard  
 Checked by: JAC SEP 07 2010  
 Approved by: Mike Fogel 9-2-10  
 Copies Mailed: (date) SEP 07 2010