



PAUL R. LEPAGE
GOVERNOR

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

ADMINISTRATIVE & FINANCIAL SERVICES

H. SAWIN MILLETT, JR.
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
ACTING EXECUTIVE DIRECTOR

August, 2011

Municipal Assessors and Chairman of the Board of Selectmen:

RE: Preliminary 2012 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2012 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, 2010**. 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 2012 State Valuation Notice will be sent by certified mail on or before September 30, 2011.

Sincerely,


Mike Rogers,
Supervisor, Municipal Services

Property Tax Division
REPORT OF ASSESSMENT REVIEW

Municipality	Stoneham	County		Oxford
	2010 S.V.	2011 S.V.	2012 S.V.	
1. State Valuation	79,600,000	79,100,000	78,350,000	
2. Amount of Change	9,500,000	(500,000)	(750,000)	
3. Percent of Change	13.55%	-0.63%	-0.95%	
4. Full Value Rate (line 6c/line 1)	0.007032	0.006676	0.0066	
5. Local Mill Rate 08-09-10	0.00687	0.0066	0.00635	
6a. Commitment 2008-09-10	555,483	523,978	514,108	
6b. Homestead Reimbursement	4,286	4,118	3,016	
6c. BETE Reimbursement				
6d. Total (6a, 6b & 6c)	559,769	528,096	517,124	
6e. % change from prior year (6d.)	17.25%	-5.66%	-2.08%	
	2009	2010		
A. Municipal Valuation	79,390,566	80,961,830		
Net Supplements / Abatements	(130,630)	(127,830)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	623,917	475,000		
BETE (Exempt Valuation)				
Adjusted Municipal Valuation	79,883,853	81,309,000	1,425,147	1.78%
B. Sales Information			Combined Sales Ratio	101%
Sales Period Used	07/08 - 06/09	07/09 - 06/10		
	2011 S.V.	2012 S.V.		
# of Sales	8	13		
# of Appraisals	4	4		
Residential Study			Percent of Change	
Weighted Average	98%	103%		
Average Ratio	98%	101%	3.06%	
Assessment Rating	15	18		
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 - 2010	100%	Declared Certified Ratio		2012 State Valuation	
LAND			Ratio	Source	
Electrical Utilities (Trans & Dist)		661,017	107%	Bulletin #25	619,050
Classified Farm Woodland		ac			
Classified Tree Growth	2,318	459,040	100%	State Rates	459,044
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		13,970,744	101%	Combined Ratio	13,832,419
Waterfront & Water Influenced Lots		20,873,227	101%	Combined Ratio	20,666,562
Condominium Lots		22,440	250%	Market Analysis	8,976
		ac			
Waste Acres		ac			
# Undeveloped Acres	7,189	6,110,700	850/ Mun Avg	900/ac SR	6,470,100
		43,223,768		TOTAL LAND	43,182,751
BUILDINGS					
	# accts				
Commercial	4	883,831	100%	Cert Ratio	883,831
Evergreen Valley	4	2,398,034	250%	Market Analysis	959,213
Residential		22,335,113	101%	Combined Ratio	22,113,973
Waterfront & Water Influenced	125	10,118,931	101%	Combined Ratio	10,018,743
Condominiums	1,131	1,944,994	250%	Market Analysis	777,997
		37,680,902		TOTAL BUILDINGS	34,753,757
PERSONAL PROPERTY					
	# accts				
Commercial		57,160	100%	Personal Prop Ratio	57,160
Industrial					
Other					
		57,160		TOTAL PERSONAL	57,160
TOTALS		80,961,830			77,993,668
Adjustments (Net Abates/Supp)		(127,830)	101%	Combined Ratio	(126,564)
Adjustments (Comm., Ind. & Pers.)					
Homestead (Exempt Valuation)		475,000	101%	Combined Ratio	470,297
BETE (Exempt Valuation)					
ADJUSTED TOTAL		81,309,000			78,337,401
TIF ADJUSTMENTS					
<i>TIF Development Program Fund</i>					
NET w/ ADJUSTMENTS & TIF					78,337,401
STATE VALUATION					78,350,000

STATE OF MAINE Sales Ratio Analysis - 2012 State Valuation

Municipality: **Stoneham**

County: **Oxford**

Oxford

2 Year - COMBINED STUDY

Weighted Avg =	103%	=	2,146,273	/	2,084,065
Average Ratio =	101%	=	11.14	/	11
Avg Deviation =	18	=	308	/	17
Quality Rating =	18	=	18	/	101%

Average Selling Price = \$122,592 2010

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Comments	Selling Price	Assessed Value	Ratio	Dev.
1	R	9 2008	552	447	R07	50		92,500	55,617	0.60	41
2	R	6 2010	574	579	R02	8		68,300	41,778	0.61	40
3	R	11 2008	554	148	R04	16		112,000	77,971	0.70	31
4	R	10 2009	566	858	R02	9G		150,000	116,873	0.78	23
5	R	App.			U03	5		65,100	57,700	0.89	12
6	R	App.			R07	19C		100,100	94,300	0.94	7
7	R	5 2009	559	875	R08	2		103,265	101,387	0.98	3
8	W	App.			U04	9		188,400	188,900	1.00	1
9	R	App.			U01	10		140,500	140,500	1.00	1
10	W	6 2010	575	49	U06	11	Keewaydin Lake	207,000	208,750	1.01	
11	R	1 2010	570	22	R04	20		34,000	36,379	1.07	6
12	W	10 2009	567	560	U05	18	Keewaydin Lake	150,000	168,041	1.12	11
13	M	4 2010	572	726	R08	23		69,900	79,345	1.14	13
14	R	4 2010	572	562	R03	1A		204,500	247,501	1.21	20
15	R	9 2008	552	199	U11	2		172,000	211,226	1.23	22
16	R	12 2010	581	431	U02	16-1		81,500	107,484	1.32	31
17	W	5 2008	547	976	U09	20	Middle Pond	145,000	212,521	1.47	46

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality Stoneham County Oxford

I. Valuation System

A. Land: Tax Maps by
 Undeveloped Acreage O'Donnell & Assoc. Date: 1973
 Road Frontage _____ Undeveloped Lots Excess land
 House lots _____ 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 / 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 1 Value Supplemented 5,000
 Abatements: Number granted 5 Value Abated (132,830)
 (excluding penalties)

IV. Statistical Information

Number of Parcels 586 Land Area 25,446
 Taxable Acres 8,176 Bog/Swamp _____
 Population (2010) 236

V. Assessment Standards

Standards Ratio 102.95% = (2010 Municipal Valuation /2011 State Valuation)
 Assessment Quality: Combined 18

Municipal Plans for Compliance: Land and building values were increased for 2008. No changes or updates for 2009 and 2010.

VI. Audit Information

Municipal Official providing data: Midge Silvio

Date(s) of Field Audit: 7/27/2011

VII. Office Review

Recommended by: David Bouffard
 Checked by: JAG AUG 11 2011
 Approved by: Mike Foyard 8-11-11
 Copies Mailed: (date) AUG 11 2011