



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  
EXECUTIVE DIRECTOR

August, 2012

Municipal Assessors and Chairman of the Board of Selectmen:

**RE: Preliminary 2013 State Valuation**

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2013 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, 2011**. 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 2013 State Valuation Notice will be sent by certified mail on or before September 30, 2012.

Sincerely,

Mike Rogers,  
Supervisor, Municipal Services

Property Tax Division  
**REPORT OF ASSESSMENT REVIEW**



Municipality	Stoneham		County	Oxford
	2011	2012	2013	
1. State Valuation	79,100,000	78,350,000	75,250,000	
2. Amount of Change	(500,000)	(750,000)	(3,100,000)	
3. Percent of Change	-0.63%	-0.95%	-3.96%	
4. Eff. Full Value Rate (line 6d/line 1)	0.006676	0.0066	0.006763	
5. Local Mill Rate 09-10-11	0.0066	0.00635	0.00624	
6a. Commitment 2009-10-11	523,978	514,108	506,034	
6b. Homestead Reimbursement	4,118	3,016	2,902	
6c. BETE Reimbursement				
6d. Total (6a, 6b & 6c)	528,096	517,124	508,936	
6e. % change from prior year (6d.)	-5.66%	-2.08%	-1.58%	
	2010	2011		
A. Municipal Valuation	80,961,830	81,095,138		
Net Supplements / Abatements	(127,830)	(10,890)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	475,000	465,000		
BETE (Exempt Valuation)				
Adjusted Municipal Valuation	81,309,000	81,549,248	240,248	0.30%
B. Sales Information				
Sales Period Used	07/09 - 06/10	07/10 - 06/11		
State Valuation	2012	2013	Combined Sales Ratio	106%
# of Sales	13	10		
# of Appraisals	4	4		
Residential Study			Percent of Change	
Weighted Average	103%	104%		
Average Ratio	101%	106%	4.95%	
Assessment Rating	18	16		
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 - 2011	100%	Declared Certified Ratio		2013 State Valuation	
LAND			Ratio	Source	
Electrical Utilities (Trans & Dist)		630,838	98%	Bulletin #25	640,838
Classified Farm Woodland	ac				
Classified Tree Growth	2,291	502,440	100%	State Rates	502,444
Classified Farm Land	ac				
Classified Open Space	10	3,880	100%	Cert Ratio	3,880
Commercial Lots		205,612	100%	Cert Ratio	205,612
Evergreen Valley		910,900	100%	Cert Ratio	910,900
Residential Lots		13,996,465	106%	Combined Ratio	13,204,212
Waterfront & Water Influenced Lots		20,873,227	106%	Combined Ratio	19,691,724
Condominium Lots		22,440	250%	Market Analysis	8,976
Waste Acres					
# Undeveloped Acres	7,189	6,110,700	850/ Mun Avg	870/ac SR	6,254,430
		43,256,502			
				<b>TOTAL LAND</b>	41,423,016
BUILDINGS					
Commercial	# accts				
Evergreen Valley	4	883,831	100%	Cert Ratio	883,831
Residential	4	2,398,034	250%	Market Analysis	959,213
Waterfront & Water Influenced	125	22,434,129	106%	Combined Ratio	21,164,273
Condominiums	1,131	1,944,994	250%	Combined Ratio	9,546,161
				Market Analysis	777,997
		37,779,918		<b>TOTAL BUILDINGS</b>	33,331,475
PERSONAL PROPERTY					
Commercial	# accts				
Industrial		58,718	100%	Personal Prop Ratio	58,718
Other					
		58,718		<b>TOTAL PERSONAL</b>	58,718
TOTALS					
		81,095,138			74,813,209
Adjustments (Net Abates/Supp)		(10,890)	106%	Combined Ratio	(10,274)
Adjustments (Comm., Ind. & Pers.)					
<b>Homestead (Exempt Valuation)</b>		465,000	106%	Combined Ratio	438,679
<b>BETE (Exempt Valuation)</b>					
ADJUSTED TOTAL					
		81,549,248			75,241,614
TIF ADJUSTMENTS					
NET w/ ADJUSTMENTS & TIF					
					75,241,614
STATE VALUATION					
					<b>75,250,000</b>

*TIF Development Program Fund*

STATE OF MAINE Sales Ratio Analysis - 2013 State Valuation

Municipality: **Stoneham**

County: **Oxford**

**Oxford**

2 Year - **COMBINED STUDY**

Weighted Avg =	104%	=	2,598,574	/	2,498,400
Average Ratio =	106%	=	10.61	/	10
Avg Deviation =	17	=	239	/	14
Quality Rating =	16	=	17	/	106%

Average Selling Price = \$178,457 2011

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Comment	Selling Price	Assessed Value	Ratio	Dev.
1	R	6 2010	574	579	R02	8		68,300	41,778	0.61	45
2	W	7 2011	587	793	U07	1-2	Keewaydin Lake	370,000	248,184	0.67	39
3	R	10 2009	566	858	R02	9G		150,000	116,873	0.78	28
4	W	6 2010	575	49	U06	11	Keewaydin Lake	207,000	208,750	1.01	5
5	R	App.			U11	5		206,000	208,336	1.01	5
6	W	App.			U10	18	Back Pond	331,700	340,596	1.03	3
7	R	1 2010	570	22	R04	20		34,000	36,379	1.07	1
8	R	App.			U11	2		195,700	219,480	1.12	6
9	W	App.			U10	23	Back Pond	194,800	219,000	1.12	6
10	W	10 2009	567	560	U05	18	Keewaydin Lake	150,000	168,041	1.12	6
11	M	4 2010	572	726	R08	23		69,900	79,345	1.14	8
12	R	4 2010	572	562	R03	1A		204,500	247,501	1.21	15
13	U	12 2010	581	431	U02	16		81,500	107,484	1.32	26
14	W	7 2011	587	112	U09	23	Five Kezar Ponds	235,000	356,827	1.52	46

Property Tax Division  
**REPORT OF ASSESSMENT REVIEW**

Municipality Stoneham

County Oxford

**I. Valuation System**

A. Land: Tax Maps by O'Donnell & Assoc.  
 Undeveloped Acreage \_\_\_\_\_  
 Road Frontage \_\_\_\_\_  
 House lots \_\_\_\_\_

Date: 1973  
 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  
 Is Cert Ratio Applied? Y/N  N

Method Used: N/A

**II. Assessment Records / Condition**

Valuation Book Ring binder / Ave  
 Property Record Cards Buff cards / Ave  
 Veteran Exemption Forms Good

Tree Growth Forms Good  
 Farm Land Forms Good  
 Open Space Forms Good

**III. Supplements and Abatements**

Supplements: Number Made \_\_\_\_\_  
 Abatements: Number granted 2  
 (excluding penalties)

Value Supplemented \_\_\_\_\_  
 Value Abated (10,890)

**IV. Statistical Information**

Number of Parcels 587  
 Taxable Acres 8,176  
 Population (2011) 274

Land Area 25,446  
 Bog/Swamp \_\_\_\_\_

**V. Assessment Standards**

Standards Ratio 104.10% = (2011 Municipal Valuation /2012 State Valuation)  
 Assessment Quality: Combined 16

Municipal Plans for Compliance: Land and building values were increased for 2008. No changes since then. A two-year sales analysis was completed, plus appraisals, due to very limited sales available in the market.

**VI. Audit Information**

Municipal Official providing data: Midge Silvio

Date(s) of Field Audit: 7/18/2012

**VII. Office Review**

Recommended by: David Bouffard  
 David Bouffard

Checked by: AE

Approved by: Mike Royce 8-20-12

Copies Mailed: (date) 8-21-12