



PAUL R. LEPAGE
GOVERNOR

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

ADMINISTRATIVE & FINANCIAL SERVICES

RICHARD W. ROSEN
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

June, 2016

Municipal Assessors and Chairman of the Board of Selectmen:

RE: Preliminary 2017 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2017 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, 2015**. 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 624-5600 ext. 1 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 2017 State Valuation Notice will be sent by certified mail on or before September 30, 2016.

Sincerely,

Mike Rogers,
Supervisor, Municipal Services

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality	Stoneham		County	Oxford	
	2015	2016	2017		
1. State Valuation	74,500,000	74,200,000	74,350,000		
2. Amount of Change	(750,000)	(300,000)	150,000		
3. Percent of Change	-1.00%	-0.40%	0.20%		
4. Eff. Full Value Rate (line 6d/1)	0.00753	0.00865	0.00915		
5. Local Mill Rate 13-14-15	0.0068	0.0078	0.00838		
6a. Commitment 2013-14-15	557,718	637,903	676,366		
6b. Homestead Reimbursement	3,196	3,627	3,729		
6c. BETE Reimbursement					
6d. Total (6a, 6b & 6c)	560,914	641,530	680,095		
6e. % change from prior year (6d.)	8.83%	14.37%	6.01%		
	2014	2015			
A. Municipal Valuation	81,782,380	80,711,901			
Net Supplements / Abatements	(362,880)	(990)	Amount of Change		Percent of Change
Homestead (Exempt Valuation)	465,000	445,000			
BETE (Exempt Valuation)					
Adjusted Municipal Valuation	81,884,500	81,155,911	(728,589)		-0.89%
B. Sales Information					
Sales Period Used	07/13 - 06/14	07/14 - 06/15			
State Valuation	2016	2017	Combined Sales Ratio		105%
# of Sales	6	12			
# of Appraisals	6	3			
Residential Study			Percent of Change		
Weighted Average	107%	104%			
Average Ratio	106%	105%	-0.94%		
Assessment Rating	14	11			
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 - 2015	100%		Declared Certified Ratio		2017 State Valuation		
LAND				Ratio	Source		
Electrical Utilities (Trans & Dist)			793,338	100%	Declaration Value	793,338	
Classified Tree Growth	3,230	ac	757,390	100%	State Rates	757,395	
Classified Farm Land		ac					
Classified Farm Woodland		ac					
Classified Open Space	250	ac	72,500	100%	Cert Ratio	72,500	
Classified Working Waterfront		ac					
Commercial Lots			77,763	100%	Cert Ratio	77,763	
Evergreen Valley			367,640	250%	Market Analysis	147,056	
Residential Lots			14,663,288	105%	Combined Ratio	13,965,036	
Waterfront & Water Influenced Lots			20,873,227	105%	Combined Ratio	19,879,264	
Timeshare & Condominium Lots			26,262	105%	Combined Ratio	25,011	
Working Forest Roads		ac					
Waste Acres		ac					
# Undeveloped Acres	4,456	ac	3,773,800	847/ Mun Avg	785/ac SR	3,497,580	
			41,405,208		TOTAL LAND	39,214,943	
BUILDINGS							
	# accts						
Commercial	3		723,941	100%	Cert Ratio	723,941	
Evergreen Valley	4		2,398,844	250%	Market Analysis	959,538	
Residential			23,397,062	105%	Combined Ratio	22,282,916	
Waterfront & Water Influenced	125		10,118,931	105%	Combined Ratio	9,637,077	
Timeshare & Condominiums			2,602,092	250%	Market Analysis	1,040,837	
			39,240,869		TOTAL BUILDINGS	34,644,309	
PERSONAL PROPERTY							
	# accts						
Commercial			65,824	100%	Cert Ratio	65,824	
Industrial							
Other							
			65,824		TOTAL PERSONAL	65,824	
TOTALS			80,711,901			73,925,076	
Adjustments (Net Abates/Supp)			(990)	105%	Combined Ratio	(943)	
Adjustments (Comm., Ind. & Pers.)							
Homestead (Exempt Valuation)			445,000	105%	Combined Ratio	423,810	
BETE (Exempt Valuation)							
ADJUSTED TOTAL			81,155,911			74,347,943	
TIF ADJUSTMENTS			TIF Development Program Fund				
NET w/ ADJUSTMENTS & TIF						74,347,943	
STATE VALUATION						74,350,000	

Municipality: Stoneham

County: Oxford

2 Year - COMBINED STUDY				
Weighted Avg =	104%	=	2,248,459	/ 2,154,770
Average Ratio =	105%	=	11.5	/ 11
Avg Deviation =	12	=	186	/ 15
Quality Rating =	11	=	12	/ 105%

Average Selling Price = \$143,651										2015		
Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.	
1	R	7 2015	635	253	11	4	Carol Speer	155,000	122,212	0.79	26	
2	R	4 2015	633	72	11	10	William Ginder	257,500	208,501	0.81	24	
3	R	8 2014	625	994	2	10	Robert Gries	196,500	165,885	0.84	21	
4	R	5 2014	622	992	7	51	Gregory Quinlan	80,000	78,396	0.98	7	
5	R	3 2016	643	363	R2	9B	Whitman Christopher	23,000	22,650	0.98	7	
6	R	12 2014	630	543	3	7	J & S Holdings	60,000	60,954	1.02	3	
7	R	App.			2	12	Lois Martin	128,760	133,194	1.03	2	
8	W	1 2015	630	942	13	3	Benjamin Rich	65,000	68,274	1.05		
9	R	5 2014	623	360	11	18	Lucinda Caros	180,000	191,457	1.06	1	
10	W	App.			9	23,24	June Noon	327,680	361,552	1.10	5	
11	R	6 2014	624	352	11	5	Christopher Destefano	166,000	184,250	1.11	6	
12	R	4 2016	644	501	R4	7	Higgs Kristin	129,000	147,688	1.14	9	
13	R	App.			2	1	Albert Fox	116,330	138,709	1.19	14	
14	W	12 2014	630	548	U3	8	Mark Diamond	150,000	194,240	1.29	24	
15	W	5 2015	633	645	U7	15	J. Scott Campbell	120,000	170,497	1.42	37	

Business Equipment Tax Exemption Audit

Municipality: Stoneham

Date: 04/04/2016

County: Oxford

Municipal Official(s): Megan Hamlin Clerk

Municipal Valuation - 2015

2017 State Valuation

		<u>Yes</u>	<u>No</u>	<u>Comment(s)</u>
1. Are application(s) available for inspection?	0 of 0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
2. Are application(s) signed for/approved by the assessor?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
3. Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
4. Is the item description sufficient to reasonably determine eligibility under program guidelines?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
5. Does the property qualify for BETE?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
6. Are municipal depreciation schedules evident and uniformly employed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
7. Is all BETE value incorporated in the tax commitment book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
8. Is all qualified property adjusted by the municipal assessment ratio?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Additional Comments:

Signature: Stephen L. Lemay
Field Rep.

REPORT OF ASSESSMENT REVIEW

Municipality

Stoneham

County

Oxford**I. Valuation System**

A. Land: Tax Maps by
Undeveloped Acreage
Road Frontage
House lots

O'Donnell & Associates

\$846/Ac

By Acre

\$25,850/1Ac

Subdivision Lots Additional

Selectman-2008

Date: 1973

Undeveloped Lots \$7,400/Ac

Water Frontage \$50,485/1Ac

Other Keewaydin Lake

B. Buildings : Revaluation By:

Computerized Records Trio

C: Personal Property:

Assessed? Y/N

Y

Is Cert Ratio Applied? Y/N

Y

Method Used: RCNLD

II. Assessment Records / Condition

Website w/VAL data Y/N

Y

Web Address stoneham-maine.com

Valuation Book

Ring Binder

Property Record Cards

Manual & Not Updated

Veteran Exemption Forms

On File

Tree Growth Forms On File

Farm Land Forms

Open Space Forms On File

III. Supplements and Abatements

Supplements: Number Made
Abatements: Number granted
(excluding penalties)

1

Value Supplemented

Value Abated (990)

IV. Statistical Information

Number of Parcels

1,329

Taxable Acres

9,296

Population (2010)

236

Land Area 25,446

Bog/Swamp 141

V. Assessment Standards

Standards Ratio

109.38% = (2015 Municipal Valuation /2016 State Valuation)

Assessment Quality: Combined

11

Comments or Plans for Compliance:

VI. Audit Information

Municipal Official providing data:

Megan Hamlin Clerk

Date(s) of Field Audit:

04/04/2016

VII. Office Review

Recommended by:

Stephen L. Lemay

Checked by:

Field Rep

Approved by:

Mike Rogers

6-17-16

Copies Mailed: (date)

6-25-16