

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality	Stoneham	County	Oxford
	2023	2024	2025
1. State Valuation	99,350,000	121,750,000	157,200,000
2. Amount of Change	11,850,000	22,400,000	35,450,000
3. Percent of Change	13.54%	22.55%	29.12%
4. Eff. Full Value Rate (line 6d/1)	0.00774	0.00626	0.00427
5. Local mil Rate 21-22-23	0.0094	0.008833	0.0073
6a. Commitment 2021-22-23	754,824	750,296	662,040
6b. Homestead Reimbursement	13,721	12,140	9,592
6c. BETE Reimbursement			
6d. Total (6a, 6b & 6c)	768,545	762,437	671,632
6e. % change from prior year (6d.)	1.64%	-0.79%	-11.91%
	2022	2023	
A. Municipal Valuation	84,942,425	90,690,364	
Net Supplements / Abatements	(417,290)		Amount of Change
Homestead (Exempt Valuation)	1,374,436	1,313,977	Percent of Change
BETE (Exempt Valuation)			
Adjusted Municipal Valuation	85,899,571	92,004,341	6,104,770
			7.11%
B. Sales Information			
Sales Period Used	07/21 - 06/22	07/22 - 06/23	
State Valuation	2024	2025	Combined Sales Ratio
# of Sales	13	15	57%
# of Appraisals			
Residential Study			Percent of Change
Weighted Average	70%	57%	
Average Ratio	69%	57%	-17.39%
Assessment Rating	29	32	
Waterfront Study			
Weighted Average			
Average Ratio			
Assessment Rating			
Condominium Study			
Weighted Average			
Average Ratio			
Assessment Rating			
Certified Ratio	88%	78%	

STATE VALUATION ANALYSIS

Municipality	Stoneham		County	Oxford
Municipal Valuation - 2023	78%	Declared Certified Ratio		2025 State Valuation
LAND			Ratio	Source
Electrical Utilities (Trans & Dist)		1,221,813	100%	Declaration Value
Classified Tree Growth	3,585 ac	793,690	78%	State Rates
Classified Farm Land	ac			
Classified Farm Woodland	ac			
Classified Open Space	425 ac	101,367	68%	Adj. Cert Ratio
Classified Working Waterfront	ac			
Commercial Lots		85,305	68%	Adj. Cert Ratio
Industrial Lots		168,140	68%	Adj. Cert Ratio
Residential Lots		43,944,987	57%	Combined Study
Waterfront & Water Influenced Lots				
Evergreen Valley Timeshares Lots		26,262	57%	Combined Study
Working Forest Roads	ac			
Waste Acres	ac			
# Undeveloped Acres	3,979 ac	3,704,100	931/ Mun Avg	1090/ac SR
		50,045,664		TOTAL LAND
				84,240,340
BUILDINGS	# accts			
Commercial		698,126	68%	Adj. Cert Ratio
Evergreen Valley Development, LL		1,328,401	68%	Adj. Cert Ratio
Residential		35,901,850	57%	Combined Study
Waterfront & Water Influenced				
Evergreen Valley Timeshares		2,602,092	57%	Combined Study
		40,530,469		TOTAL BUILDINGS
				70,530,963
PERSONAL PROPERTY	# accts			
Commercial		109,157	78%	Personal Property Ratio
Industrial		5,074	78%	Personal Property Ratio
Other				
		114,231		TOTAL PERSONAL
				146,450
TOTALS		90,690,364		154,917,753
Adjustments (Net Abates/Supp)				
Adjustments (Comm., Ind. & Pers.)				
Homestead (Exempt Valuation)		1,313,977	57%	Combined Study
BETE (Exempt Valuation)				
ADJUSTED TOTAL		92,004,341		157,222,976
TIF ADJUSTMENTS				
NET w/ ADJUSTMENTS & TIF				157,222,976
STATE VALUATION				157,200,000

TIF Development Program Fund

STATE OF MAINE Sales Ratio Analysis - 2025 State Valuation

Municipality:

Stoneham

County:

Oxford

3 Year - COMBINED STUDY

Weighted Avg. =	57%	=	2,751,640	/	4,795,400
Average Ratio =	57%	=	6.27	/	11
Avg. Deviation =	18	=	269	/	15
Quality Rating =	32	=	18	/	57%

Average Selling Price = \$319,693 2023

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	U	10 2022	5724	343	R4	1-16-1		242,000	81,229	0.34	23
2	R	7 2023	5767	305	U11	1-10-1		615,000	215,979	0.35	22
3	R	12 2023	5793	478	R3	1-14-1		245,000	88,228	0.36	21
4	R	3 2023	5745	190	R2	1-12-1		370,000	140,279	0.38	19
5	W	8 2022	5713	490	U6	1-1-1		340,000	152,194	0.45	12
6	R	3 2024	5807	854	U11	1-2-1		418,000	201,743	0.48	9
7	W	9 2021	5641	358	U3	1-6-1		264,900	140,898	0.53	4
8	R	7 2023	5769	120	U11	1-1-1		252,000	134,368	0.53	4
9	R	6 2024	5814	666	U2	1-2-1		160,000	91,536	0.57	
10	R	10 2021	5642	52	U11	1-18-1		305,000	191,457	0.63	6
11	R	11 2021	5653	270	R7	1-19A-1		465,000	327,753	0.70	13
12	W	9 2022	5715	707	U10	1-16A-1		565,000	447,975	0.79	22
13	R	4 2022	5684	343	U1	1-9-1		235,000	199,773	0.85	28
14	U	5 2022	5692	204	R13	1-2-1		43,500	40,117	0.92	35
15	R	10 2021	5641	457	R13	1-4-1		275,000	298,111	1.08	51

Business Equipment Tax Exemption Audit

Municipality: Stoneham

Date: 0

County: Oxford

Municipal Official(s): **Neal Littlefield, Single Assessor**

Municipal Valuation - 2023

2025 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"/>	
2. Are application(s) signed for/approved by the assessor?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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="checkbox"/>	
4. Is the item description sufficient to reasonably determine eligibility under program guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Does the property qualify for BETE?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Are municipal depreciation schedules evident and uniformly employed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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="checkbox"/>	
8. Is all qualified property adjusted by the municipal assessment ratio?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Not Applicable

Additional Comments:

Signature: *Kelsey Campbell*
Field Rep.

REPORT OF ASSESSMENT REVIEW

Municipality

Stoneham

County

Oxford

I. Valuation System

A. Land: Tax Maps by	O'Donnell & Associates	Date:	1973
Undeveloped Acreage	\$846/Ac	Undeveloped Lots	\$7,400/Ac
Road Frontage	By Acre	Water Frontage	\$50,485/1Ac
House Lots	\$25,850/1Ac	Other	Keewaydin Lake
B. Buildings : Revaluation By:	Subdivision Lots Additional Selectboard - 2008	Computerized Records	Trio - Full
C. Personal Property:	Assessed? Y/N <input checked="" type="checkbox"/>	Method Used:	RCNLD
	Is Cert Ratio Applied? Y/N <input checked="" type="checkbox"/>		

II. Assessment Records / Condition

	Website w/VAL data Y/N <input checked="" type="checkbox"/>	Web Address	stoneham-maine.com
Valuation Book	Computer-TRIO	Tree Growth Forms	Yes - On File
Property Record Cards	Manual & Not Updated	Farm Land Forms	Not Applicable
Veteran Exemption Forms	Yes - On File	Open Space Forms	Yes - On File
Homestead Exemption Forms	Yes - On File	Working Waterfront Forms	Not Applicable

III. Supplements and Abatements

Supplements: Number Made	_____	Value Supplemented	_____
Abatements: Number granted (excluding current use penalties)	_____	Value Abated	_____

IV. Statistical Information

Number of Parcels	1,317	Land Area	25,446
Taxable Acres	8,615	Bog/Swamp	_____
Population (2020)	261		

V. Assessment Standards

Standards Ratio	75.57% = (2023 Municipal Valuation /2024 State Valuation)
Assessment Quality: Combined	32

Comments or Plans for Compliance: _____

VI. Audit Information

Municipal Official providing data: Neal Littlefield, Single Assessor

Date(s) of Field Audit: _____

VII. Office Review

Recommended by: Kelsey Campbell

Field Rep

Checked by: KF 9.20.2024

Approved by: Justin McMan 9/18/2024