2026 Tax Commitment
Prepared by Assessor Josh Houde
For Windham Town Council – August 11, 2026

Residential Sales Ratio

- Sales Ratio = Comparison of assessed value (AV) to sales price
- 91% or higher average ratio is the goal so we can maintain 100% certified state ratio
- 2024 – Increased ratio from 87% to 95% via comprehensive valuation update
- 2025 – Ratio fell to 92% as home prices increased
- 2026 – Ratio fell to 91%; minor adjustments raised it back to 92%

Valuation Base

- $144M growth (3.4%); compared to $106M growth (2.6%) in 2025
  - 2024 - $4.097 B
  - 2025 - $4.203 B
  - 2026 - $4.347 B
- Growth Classification ($144M total)
  - $73M – New growth (51%)
  - $39M – Residential land, nbhd, and other adjustments (27%)
  - $32M – Commercial adjustments, especially multifamily (22%)

Tax for Commitment

- Increased from $50.7M in 2025 to $56.2M in 2026 (10.9% increase)
- Net Expenditure Increases for Commitment (based on $12.93 tentative mill rate):

Category	2025	2026	Increase	Pct Incr	Pct of Ttl 2026 Tax	Portion of 12.93 rate	Pct of Ttl Increase
County Expense	2,157,074	2,354,531	197,457	9.2%	4.2%	0.54	3.6%
Municipal Expense (Net)	17,946,663	19,161,110	1,214,447	6.8%	34.1%	4.41	22.0%
Education Expense	30,581,935	34,688,822	4,106,887	13.4%	61.7%	7.98	74.4%
Tax for Commitment	**50,685,672**	**56,204,463**	**5,518,791**	**10.9%**	**100.0%**	**12.93**	**100.0%**

Selection of Mill Rate

- With NO GROWTH in valuation, the mill rate would have been around $13.29 (w/ $185k overlay)
- Given $144M growth, however, our mill rate can comfortably be set at $12.92 to $12.95
- The valuation base and expenses are set. The only item left to decide is the overlay amount:
  - $12.92 = $159k overlay
  - $12.93 = $203k overlay
  - $12.94 = $246k overlay
  - $12.95 = $289k overlay
- Recent Years' Overlays
  - 2023 - $191k overlay – $42k in abatements
  - 2024 - $206k overlay – $54k in abatements
  - 2025 - $132k overlay - $22k in abatements

Impact

- $400k property paid $4,824 taxes at $12.06 mill rate for 2025
- $400k property would pay $5,172 taxes at $12.93 mill rate - $348 increase (7.2%)
- Each penny of the mill rate equals $4 in taxes for a $400k property