Assessing Department
Quarterly Report
2025: April-May-June
Prepared by Josh Houde, Assessor
Town of Windham

Field Work – Appraisers Patrick and Teresa continue to track permits and visit the field to document new homes, additions, renovations, etc. Properties completed after April 1 must be documented and set aside for data entry after the 2025 assessed values are finalized in August.

Zoning Data – Patrick and Teresa continue to update our property database to ensure that we have accurate zoning information assigned to each parcel.

Business Personal Property – In February, Kara sent approximately 1,100 personal property declarations to all new and existing Windham business for annual equipment reporting with a reporting deadline of May 1. Approximately 150 of these qualify for the BETE tax exemption. The processing and data entry for these personal property accounts has been incredibly intensive and often requires individual follow-up with business owners.

Data Entry & E911 – Kara continues to enter new ownership and deed information into our data system, including new parcels, land splits, and subdivisions. She also assigns new property locations and addresses for new construction. This involves notifying the post office and town departments and keeping the State E911 database current.

Residential Sales Analysis – Last summer (2024), the residential sales ratio was at 87%. Josh performed a comprehensive valuation update that brought the ratio to 95%, meeting the 91% threshold to be able to maintain a 100% certified state ratio. This summer, the ratio has slipped to 92%, signaling that home prices continue to rise, though not as drastically as last year. No widespread residential valuation update was performed this year, though several neighborhoods and categories of property saw modest adjustments.

Commercial Property Adjustments – Commercial properties were reviewed in July and will be discussed on the next quarterly report.

Maine Property Tax School (June 2-5) – Josh and Teresa attended the annual Property Tax School, held this year at Thomas College in Waterville. Presentations covered a range of topics, including GIS, Power BI, AI in Assessing, and the demographic and economic outlook for Maine.