

2025 Commitment Presentation
By Assessor Josh Houde – August 12, 2025
For Windham Town Council

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 – 92% ratio; prices increased, but still above 91% – no need for full res update

Valuation Base

- \$106M growth (2.6%)
 - 2024 - \$4.097 B
 - 2025 - \$4.203 B
- Growth Classification (\$106M total)
 - \$60M – New growth (57%)
 - \$28M – Residential nbhd & other adjustments (26%)
 - \$18M – Commercial adjustments (17%)

Tax for Commitment

- Increased from \$47.0M to \$50.8M (8%)
- Net Expenditure Increases for Commitment (based on \$12.08 mill rate):

Category	2024	2025	Increase	Pct Incr	Pct of Ttl 2025 Tax
County Expense	2,012,255	2,157,074	144,819	7.2%	4.2%
Municipal Expense (Net)	16,883,061	18,030,706	1,147,645	6.8%	35.5%
Education Expense	28,096,394	30,581,935	2,485,541	8.8%	60.2%
Tax for Commitment	46,991,710	50,769,715	3,778,005	8.0%	100.0%

Selection of Mill Rate

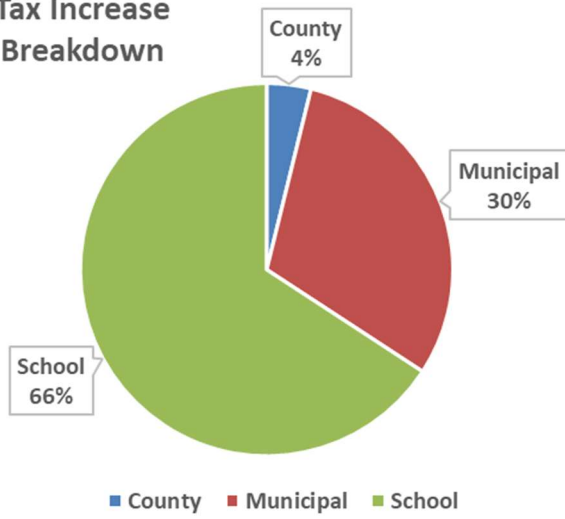
- Given our valuation base and expenses, our mill rate can range from \$12.03 to \$12.63
- My recommendation is \$12.08 – here are three options with the corresponding overlay:
 - \$12.07 = \$174k overlay
 - \$12.08 = \$216k overlay
 - \$12.09 = \$258k overlay
- Recent Years' Overlay
 - 2024 - \$206k overlay (\$54k in abatements)
 - 2023 - \$191k overlay (\$42k in abatements)

Sample Impact

- \$400k property paid \$4,588 in taxes for 2024
- \$400k property would pay \$4,832 in taxes for 2025 at \$12.08 mill rate (\$244 more, 5.3% increase)
- Each mill penny equals \$4 in taxes for \$400k property
- See the breakdown by category to the right:

\$400k Property at \$12.08 Mill Rate		
Category	Total Tax	Tax Incr
County	205	9
Municipal	1,716	74
School	2,911	161
Total	4,832	244

**Tax Increase
Breakdown**



**Tax Bill
Breakdown**

