

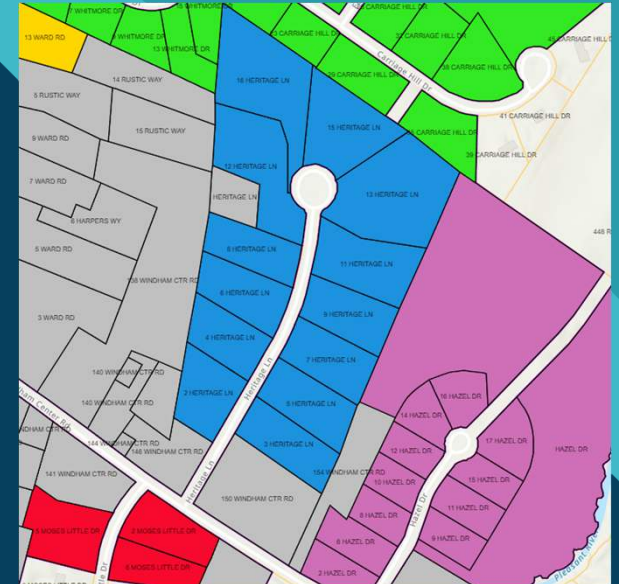


2025 Annual Assessor Report

By Josh Houde, Windham Assessor

2025 New Resources

- CoStar
- Nearmap
- Vision GIS



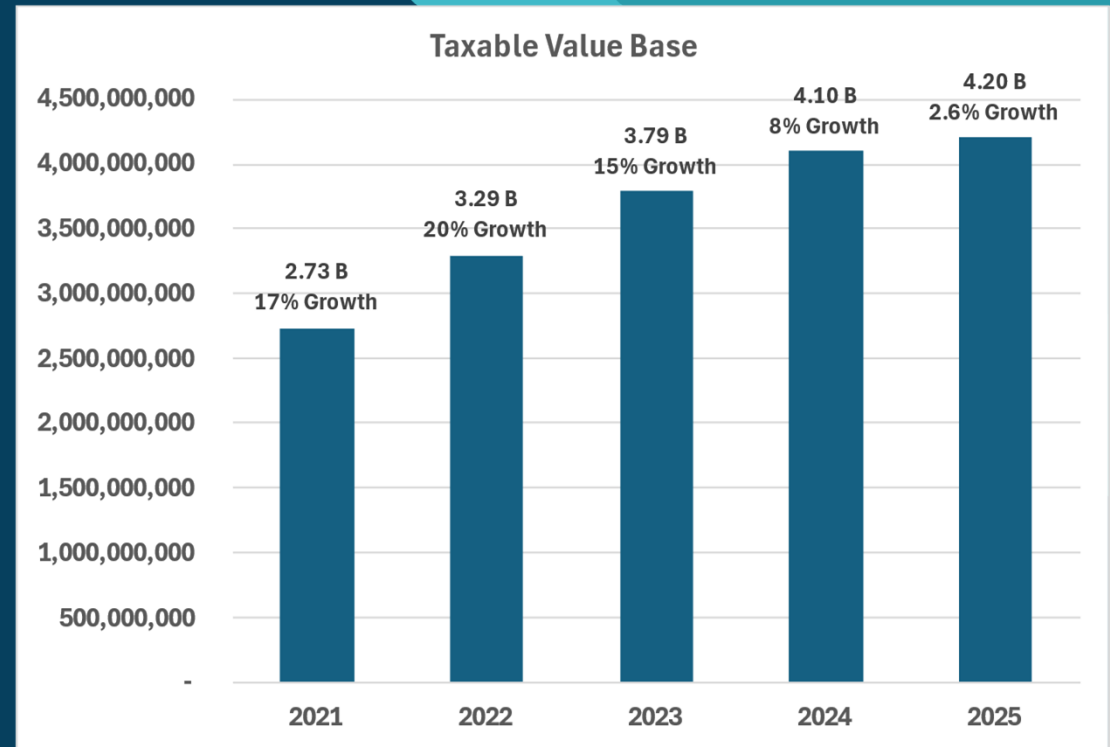
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Valuation Growth

- \$106M - Smallest valuation increase since 2020
- Components
 - \$60M – New Growth (57%)
 - \$28M – Residential Adj (26%)
 - \$18M – Commercial Adj (17%)
- 100% Certified Ratio for 15 straight years



MVR Line 3: Certified Ratio

Windham Municipality	MAINE REVENUE SERVICES - 2025 MUNICIPAL VALUATION RETURN (36 M.R.S. § 383)	
	DUE DATE - NOVEMBER 1, 2025 (or within 30 days of commitment, whichever is later)	
	1. County: Cumberland	Commitment Date: 8/12/2025 mm/dd/yyyy
	2. Municipality Windham	Commitment period (select one): 12 months
3. 2025 Certified Ratio (Percentage of current just value upon which assessments are based.)		3 100%

- What is the Certified Ratio?
- How is it developed?
- What is the impact of maintaining, or failing to maintain, a 100% Certified Ratio?

What is a Sales Ratio?

- Assessed Value ÷ Sale Price = Sales Ratio
- Example: July 2025 Sales
- Average ratio is taken from the central 70% of the sample
- July 2025 average ratio is 89%

PID	Location	Land AV	Improv AV	Total AV	Sale Price	Ratio	Q	I or	Sale Date
5347	147 SANDBAR RD	772,300	605,000	1,377,300	1,800,000	77%	Q	I	07/30/2025
5501	6 ARLENE LN	0	75,900	75,900	97,500	78%	Q	I	07/10/2025
1306	14 ANTHOINE RD	146,200	286,600	432,800	550,000	79%	Q	I	07/08/2025
14712	9 BRIDLE PATH LN	126,400	520,500	646,900	818,000	79%	Q	I	07/03/2025
14736	44 BASIN RD	353,100	833,100	1,186,200	1,498,700	79%	Q	I	07/01/2025
14007	7 REVOLUTION DR	129,200	495,200	624,400	760,000	82%	Q	I	07/25/2025
3033	22 DUTTON HILL RD	131,100	194,600	325,700	386,000	84%	Q	I	07/14/2025
11836	11 LIEUTENANTS DR	160,900	844,000	1,004,900	1,190,000	84%	Q	I	07/25/2025
14609	46 CONIFER DR	127,100	232,100	359,200	424,999	85%	Q	I	07/18/2025
12270	284 ROOSEVELT TR	126,400	383,900	510,300	600,000	85%	Q	I	07/20/2025
1138	122 POPE RD	135,300	332,200	467,500	545,000	86%	Q	I	07/22/2025
14582	8 HAYFIELD LN	121,300	555,100	676,400	775,000	87%	Q	I	07/06/2025
14599	3 HAYFIELD LN	122,100	534,700	656,800	750,000	88%	Q	I	07/21/2025
6522	55 EVERGREEN LN	142,700	453,500	596,200	675,000	88%	Q	I	07/11/2025
6883	24 HUNTS DR	133,600	244,000	377,600	425,000	89%	Q	I	07/18/2025
6771	28 TURKEY TRAIL	163,400	150,100	313,500	350,000	90%	Q	I	07/10/2025
7151	270 FALMOUTH RD	131,100	196,400	327,500	364,500	90%	Q	I	07/28/2025
1200	6 BRICK HILL RD	146,200	264,100	410,300	450,000	91%	Q	I	07/09/2025
2018	14 STONEBROOK RD	146,600	456,500	603,100	660,000	91%	Q	I	07/02/2025
1898	514 GRAY RD	136,300	217,000	353,300	385,000	92%	Q	I	07/23/2025
14559	13 JUNCO DR	130,100	285,800	415,900	450,000	92%	Q	I	07/23/2025
5812	101 WHITES BRIDGE RD	131,100	370,300	501,400	525,000	96%	Q	I	07/02/2025
12391	10 RIVERSIDE RIDGE RD	141,400	423,700	565,100	590,000	96%	Q	I	07/21/2025
13207	40 SABATUS LN	118,800	560,300	679,100	705,000	96%	Q	I	07/15/2025
5602	33 NORTHWOOD DR	118,000	313,200	431,200	443,000	97%	Q	I	07/21/2025
12271	65 SKY DR	151,900	888,900	1,040,800	1,069,000	97%	Q	I	07/21/2025
3431	4 PEACEFUL WAY	102,700	234,600	337,300	336,000	100%	Q	I	07/15/2025
2522	22 WHITES BRIDGE RD	113,100	159,900	273,000	234,000	117%	Q	I	07/25/2025

What is a Certified Ratio?



- Municipality's Total Assessed Value
÷ Estimated Market Value = Certified Ratio
- A 100% certified ratio means that the town's assessments are fully up to date with actual market values
- How is this determined? Who decides that our assessments are in line with current market values?

2025 Certified Ratio

- The state conducts a 12-month sales ratio study:
195 residential sales from July 2023 thru June 2024
- Sales are qualified by the assessor
- The average ratio of the central 70 percent was 94%
- The Certified Ratio may be within 10% of the developed ratio:
Minimum 91% developed ratio required to declare a 100% Certified Ratio

Certified Ratio Declaration

County CUMBERLAND

Municipality WINDHAM

Municipality declares a current year Certified Ratio that differs from last year's Developed Parcel Ratio.

Developed parcel ratio % 94.00

Declared certified ratio % 100.00

Advantages of a 100% Certified Ratio

1. Equity & Simplicity
2. Full Exemptions for Owners

3. 2025 Certified Ratio (Percentage of current just value upon which assessments are based.) 3
Homestead, veterans, blind, and BETE Exemptions, and Tree Growth values must be adjusted by this percentage

100%

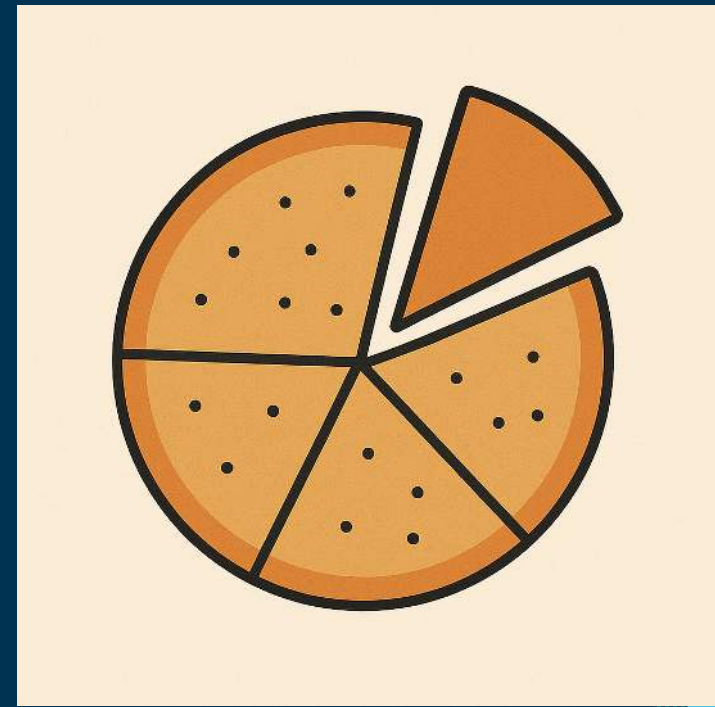
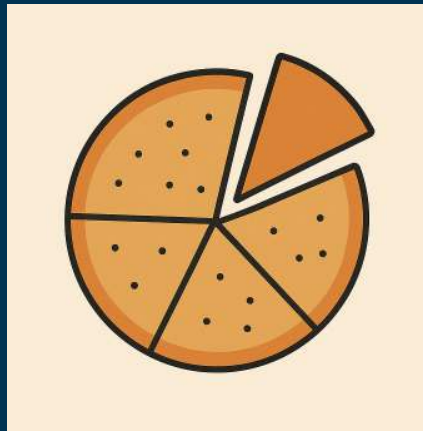
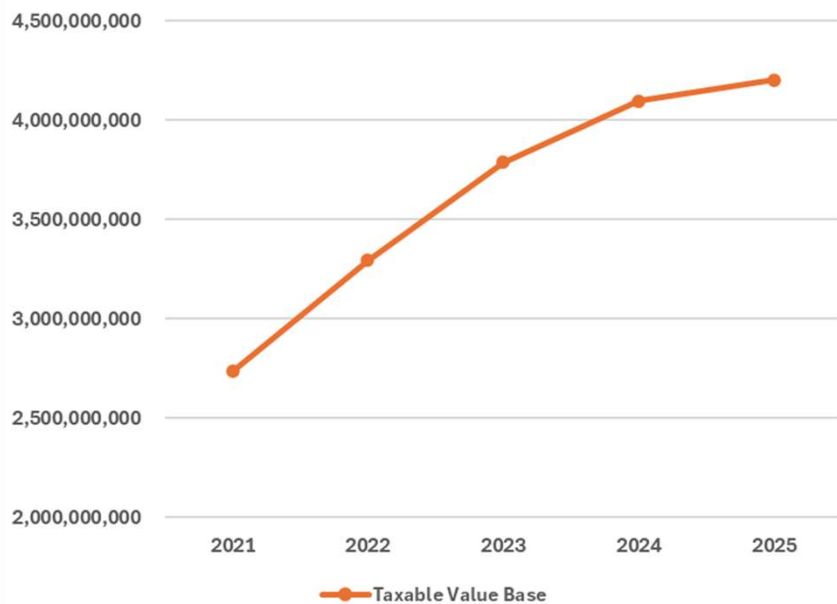
3. Full Reimbursement for Towns
4. Revaluation Not Necessary

2025 Reimbursement Amounts (Tree Growth is 2024 amount)

Reimbursement	At 100%	At 80%	Difference
Homestead	1,233,461	986,769	246,692
BETE	152,728	122,182	30,546
Tree Growth	37,635	30,108	7,527
Veterans	13,290	10,632	2,658
Blind	289	231	58
	1,437,403	1,149,922	287,481

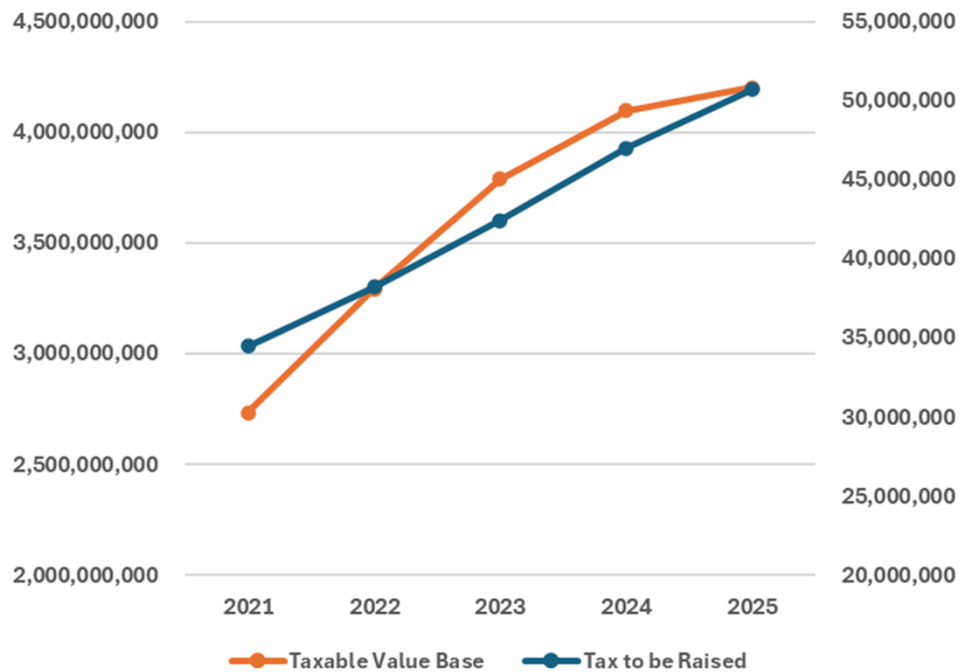
Won't Higher Assessments Lead to Higher Taxes?

Taxable Value Base

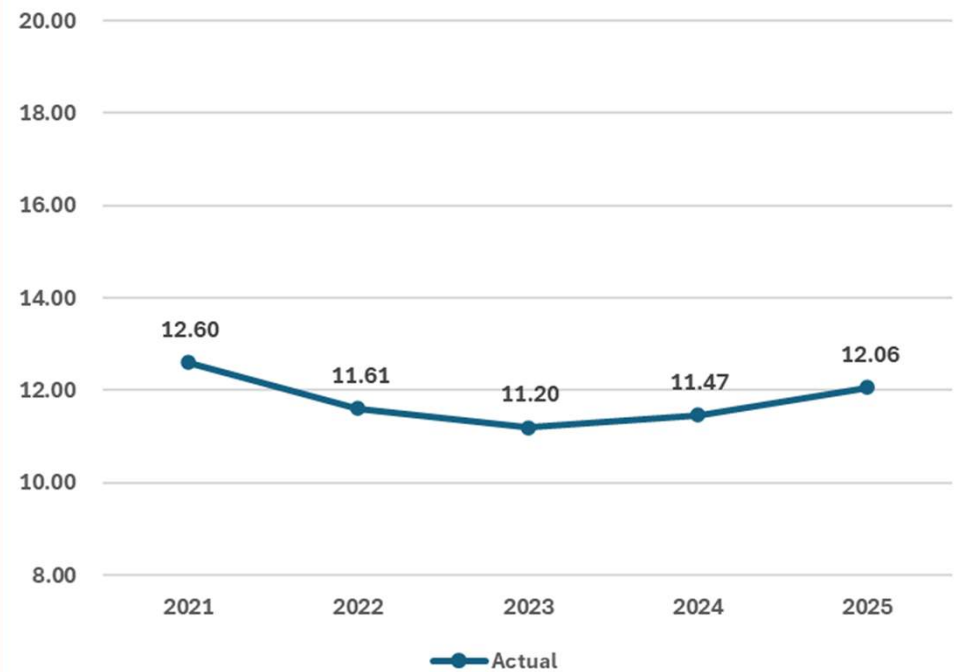


Won't Higher Assessments Lead to Higher Taxes?

Tax to be Raised vs Tax Value Base



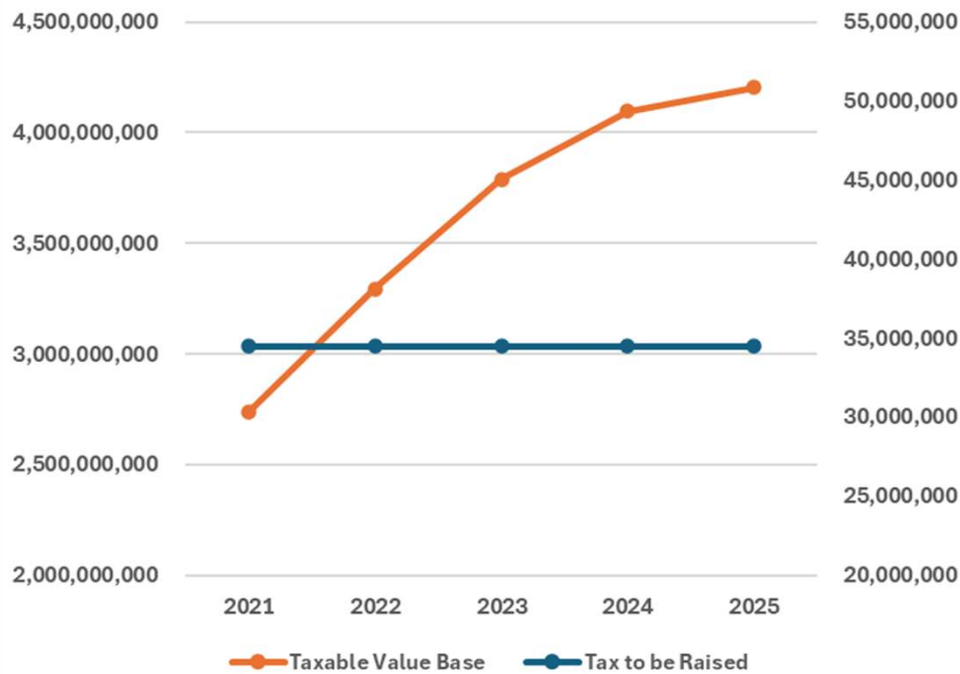
Actual Mill Rate



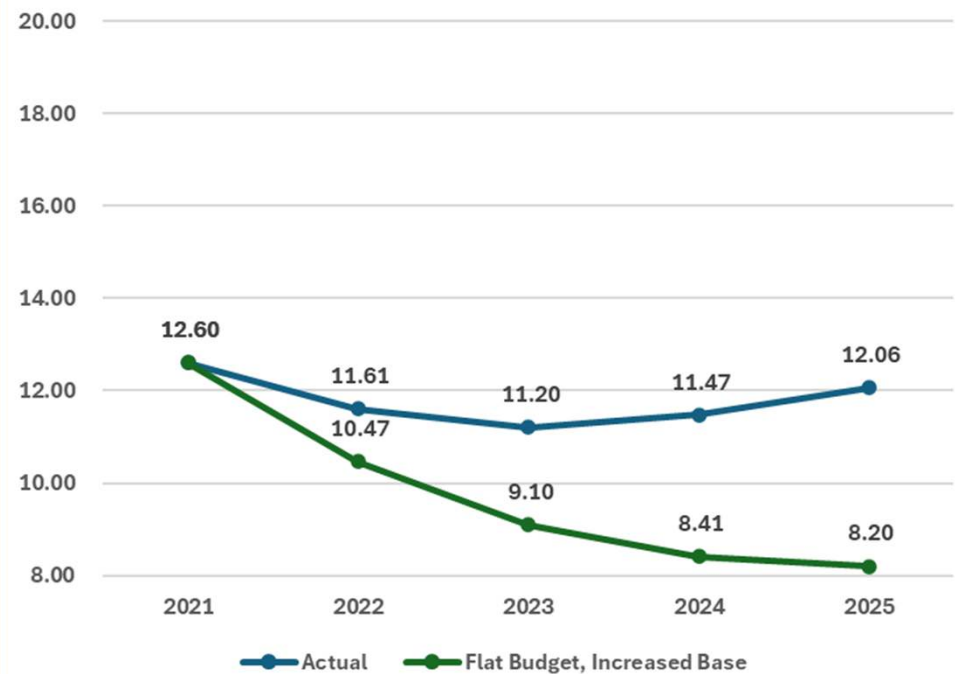
Mill Rate = Tax to Be Raised ÷ Total Taxable Value

Won't Higher Assessments Lead to Higher Taxes?

Increased Assessments / No Increase to Budget



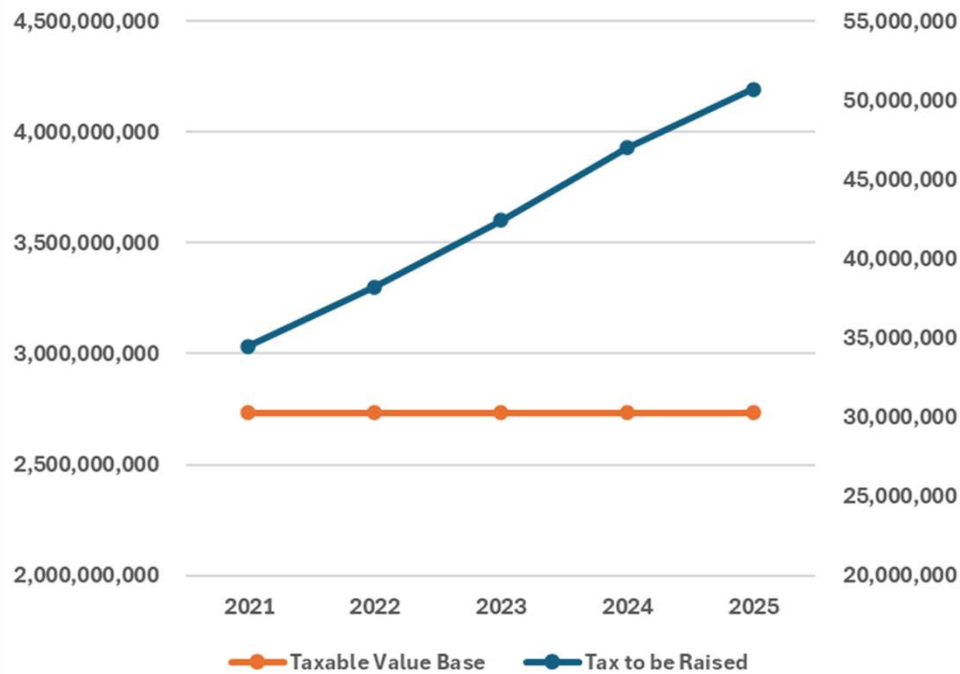
Mill Rate Scenarios



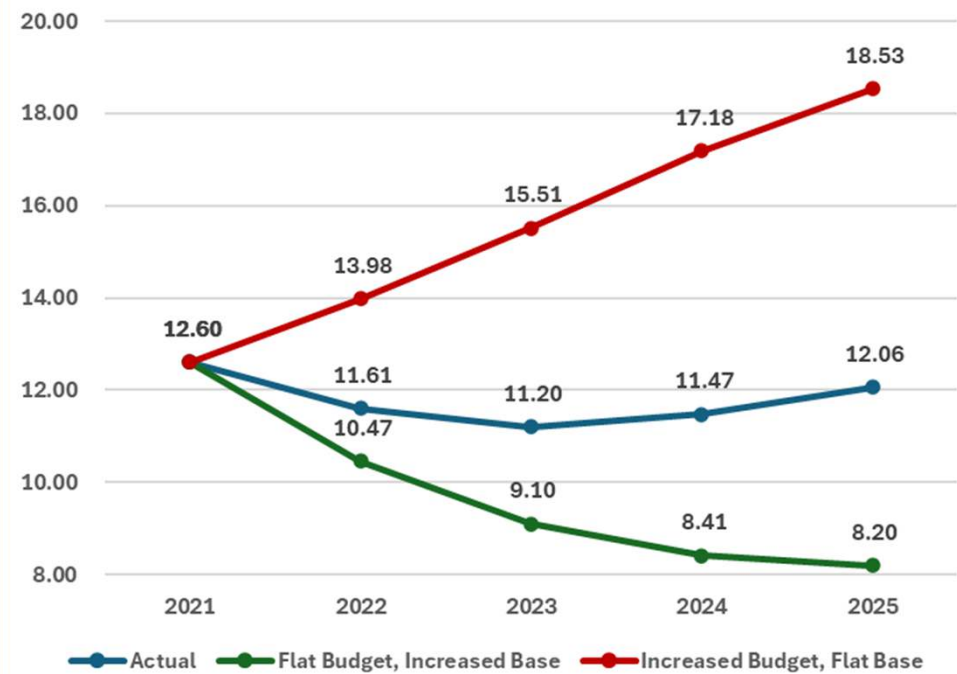
Mill Rate = Tax to Be Raised ÷ Total Taxable Value

Won't Higher Assessments Lead to Higher Taxes?

No Increase in Assessment / Increased Budget



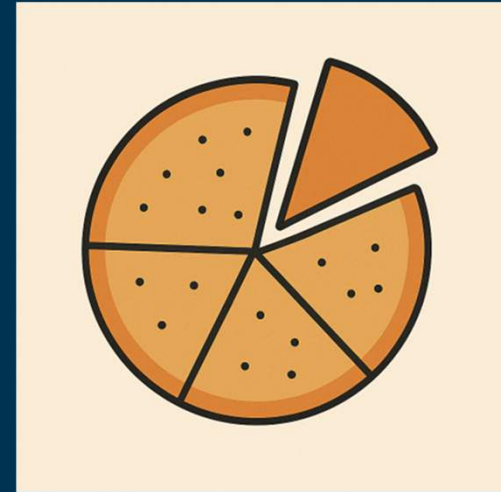
Mill Rate Scenarios



Mill Rate = Tax to Be Raised ÷ Total Taxable Value

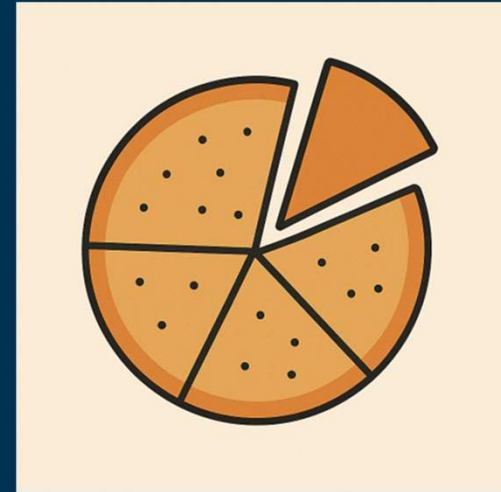
Won't Higher Assessments Lead to Higher Taxes?

- No. Valuation adjustments may fix inequities, but do not drive property taxes higher townwide
- The budget determines whether taxes increase or decrease townwide (the size of the pie)
- Assessed values determine the *proportion* of tax each owner must pay (the size of each pie slice)
- The mill rate is simply the resulting function that ensures the budget is met



One Small Qualification

- In general, the tax to be raised is unchanged, regardless of changes in value
- TIF's are a small exception to that because the value in a TIF fluctuates with market adjustments, yet the value in a TIF directly impacts the amount of tax to be raised
- This effect is relatively minor; the general principle still holds true



Key Points

- The Certified Ratio plays a key role in our annual state reporting on the MVR
- There are numerous advantages to maintaining a Certified Ratio of 100%
- Performing annual valuation adjustments to maintain a 100% Certified Ratio does not increase property taxes

