

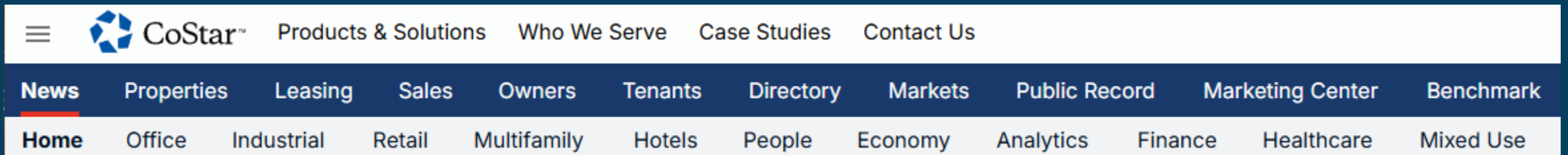
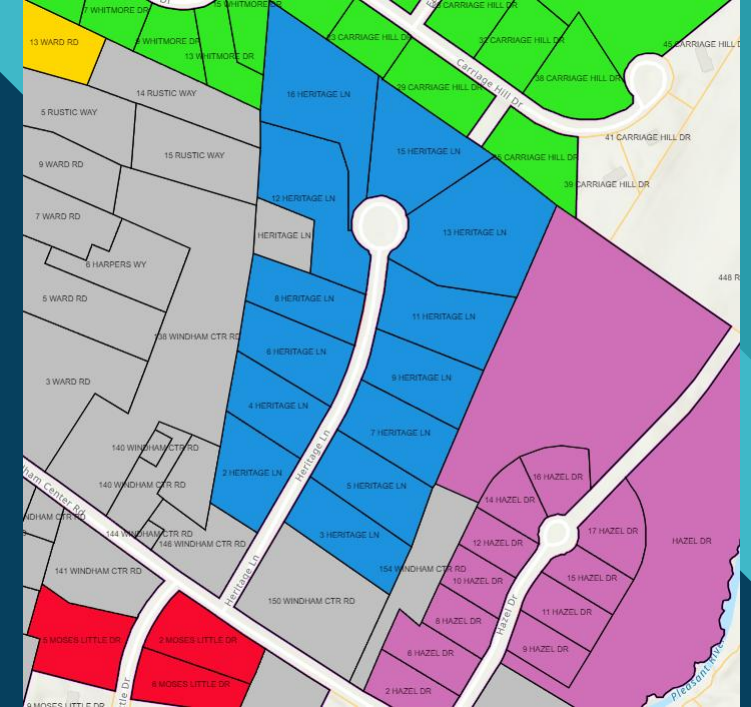


# 2025 Annual Assessor Report

By Josh Houde, Windham Assessor

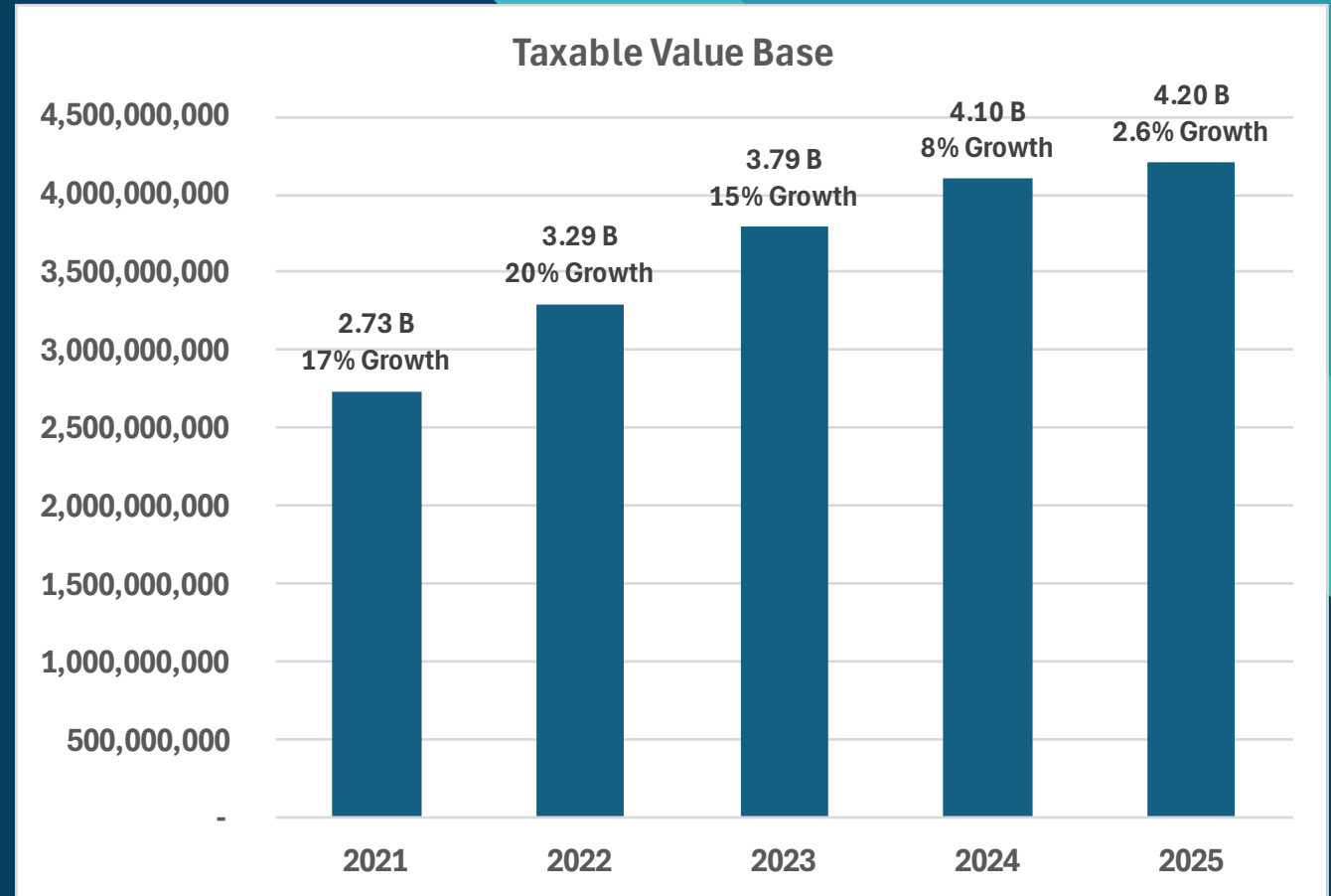
# 2025 New Resources

- CoStar
- Nearmap
- Vision GIS



# 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

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

- 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
2. Simplicity
3. Revaluation Not Necessary

3. 2025 Certified Ratio (Percentage of current just value upon which assessments are based.) 3

100%

Homestead, veterans, blind, and BETE Exemptions, and Tree Growth values must be adjusted by this percentage

4. *Full Exemptions for Owners*
5. *Full Reimbursement for Towns*

## 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
	<b>1,437,403</b>	<b>1,149,922</b>	<b>287,481</b>



# Are Reimbursements Affected by Certified Ratio (CR)?

## Actual 2025 Taxes at 100% CR

=	<b>\$50,685,671.52</b>	Tax for Commitment (\$12.06 Mill Rate)
	(Enter on page 1, line 13)	
=	<b>\$2,597,005.07</b>	Maximum Overlay
=	<b>\$1,233,460.62</b>	Homestead Reimbursement
	(Enter on line 8, Assessment Warrant)	
=	<b>\$152,727.84</b>	BETE Reimbursement
	(Enter on line 9, Assessment Warrant)	
=	<b>\$131,758.53</b>	Overlay
	(Enter on line 5, Assessment Warrant)	

## Hyp 2025 Taxes at 80% CR: *Exemptions AND Value Adjusted*

=	<b>\$50,685,671.52</b>	Tax for Commitment (\$15.075 Mill Rate)
	(Enter on page 1, line 13)	
=	<b>\$2,597,005.07</b>	Maximum Overlay
=	<b>\$1,233,460.62</b>	Homestead Reimbursement
	(Enter on line 8, Assessment Warrant)	
=	<b>\$152,727.84</b>	BETE Reimbursement
	(Enter on line 9, Assessment Warrant)	
=	<b>\$131,758.53</b>	Overlay
	(Enter on line 5, Assessment Warrant)	

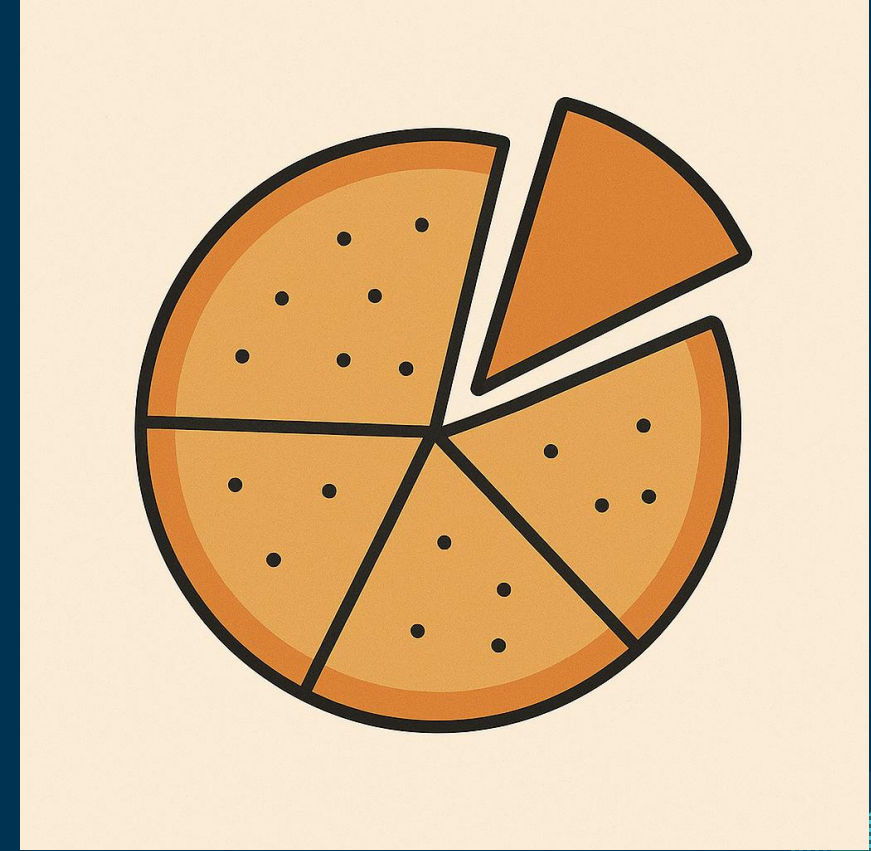
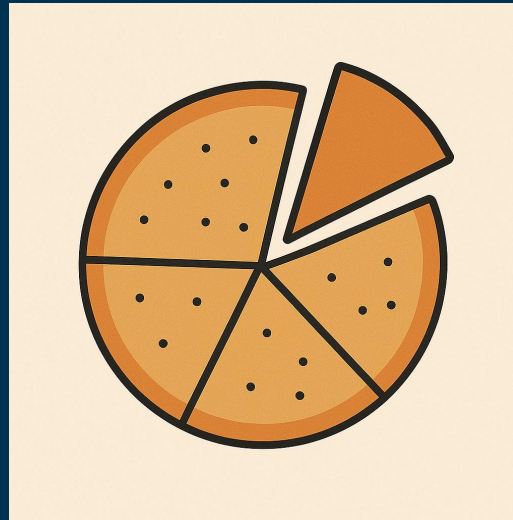
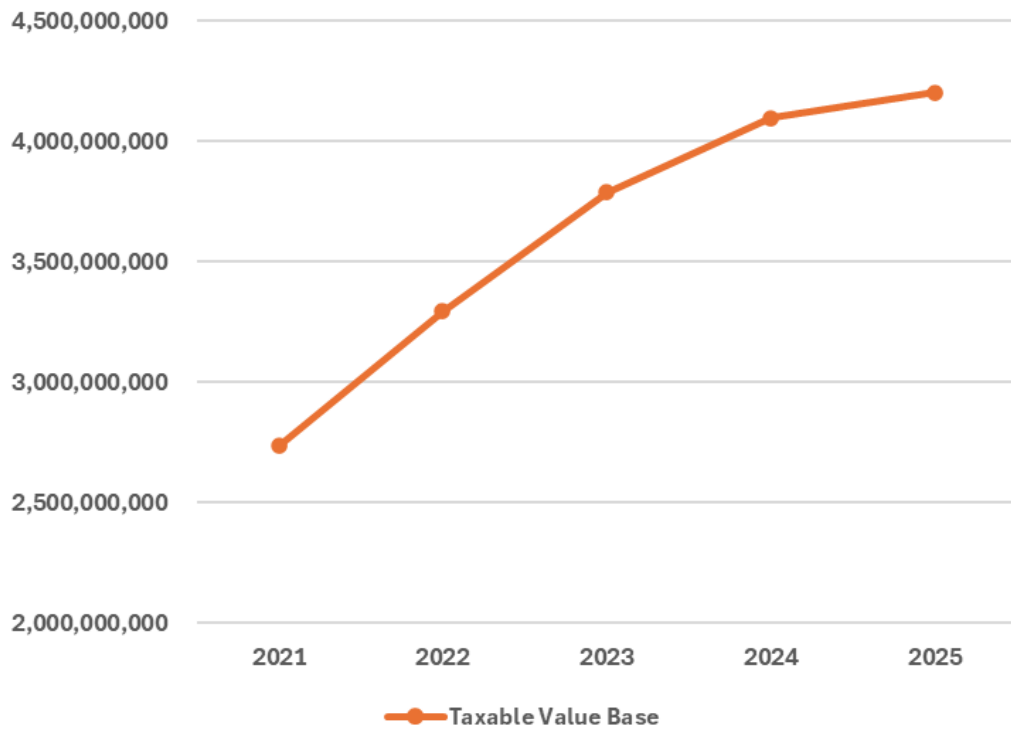
1.	Total taxable value of real estate	1	<b>\$3,329,509,360</b>	<b>80%</b>
			(from page 1, line 6)	
2.	Total taxable value of personal property	2	<b>\$32,724,240</b>	<b>80%</b>
			(from page 1, line 10)	
3.	Total taxable value of real estate and personal property (Line 1 plus line 2)	3	<b>\$3,362,233,600</b>	
			(from page 1, line 11)	
4. a.	Total exempt value for all homestead exemptions granted	4a.	<b>\$107,660,000</b>	<b>80%</b>
			(from Page 1, line 14f)	
	b. Homestead exemption reimbursement value	4b.	<b>\$81,821,600</b>	
	Homestead Reimbursement %:		<b>76%</b>	
5. a.	Total exempt value of all BETE qualified property	5a.	<b>\$20,262,400</b>	<b>80%</b>
			(from page 2, line 15c)	
	b. BETE exemption reimbursement value	5b.	<b>\$10,131,200</b>	
	Enhanced %:		<b>50%</b>	
6.	Total valuation base (Line 3 + line 4b + line 5b)	6	<b>\$3,454,186,400</b>	
<b>ASSESSMENTS</b>				
7.	County tax	7	<b>\$2,157,074.00</b>	
8.	Municipal appropriation	8	<b>\$34,679,954.00</b>	
9.	TIF financial plan amount	9	<b>\$1,512,647.21</b>	
	Total TIF Captured Value:		<b>100,341,440.00</b>	<b>80%</b>
10.	Local education appropriation	10	<b>\$30,581,935.24</b>	
11.	Total appropriations (Add lines 7 through 10)	11	<b>\$68,931,610.45</b>	

# Advantages of a 100% Certified Ratio

1. VALID: Equity
2. VALID: Simplicity
3. VALID: Revaluation Not Necessary
4. *NUANCED: Full Exemptions for Owners*
5. *NUANCED: Full Reimbursement for Towns*

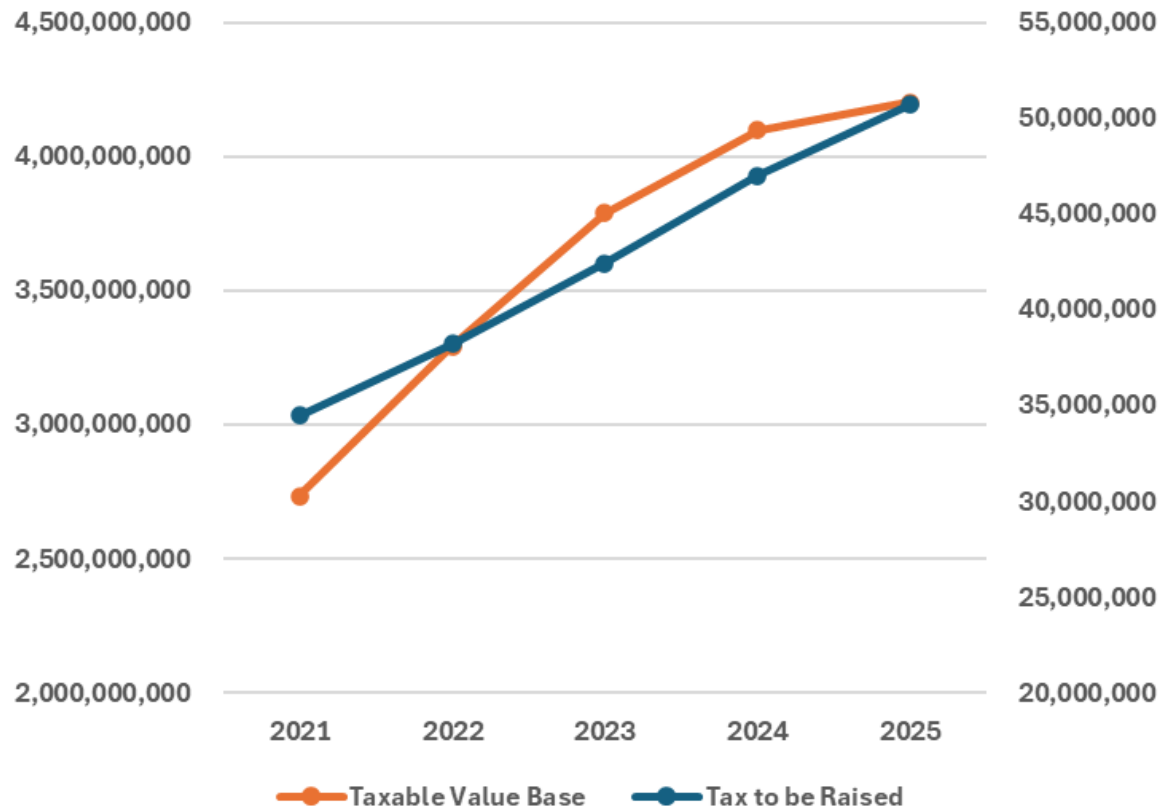
# Won't Higher Assessments Lead to Higher Taxes?

Taxable Value Base

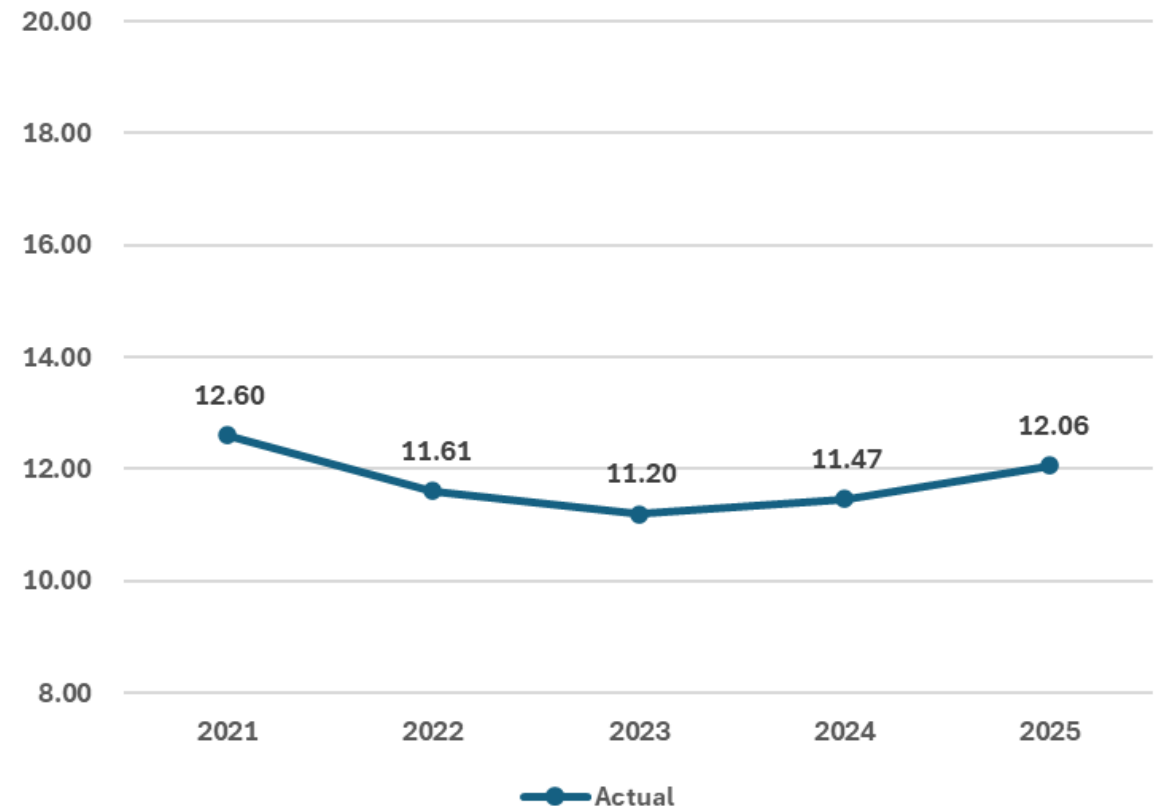


# Won't Higher Assessments Lead to Higher Taxes?

Tax to be Raised vs Tax Value Base



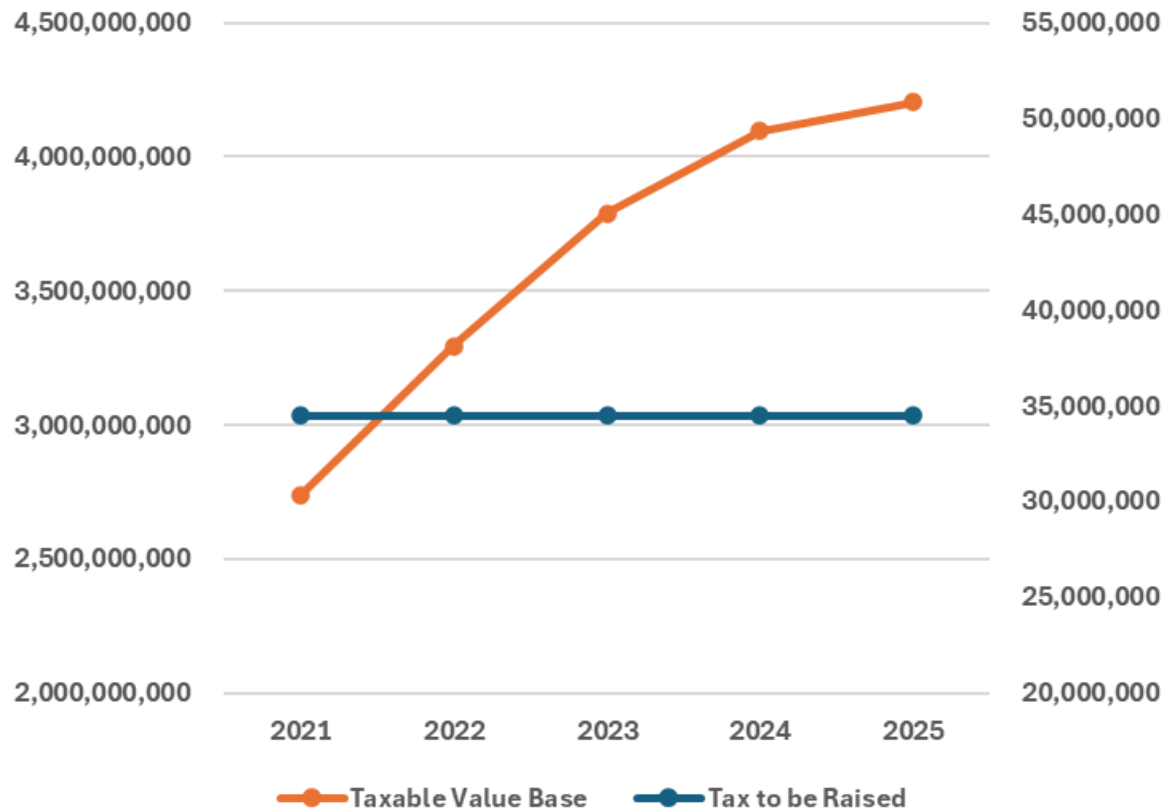
Actual Mill Rate



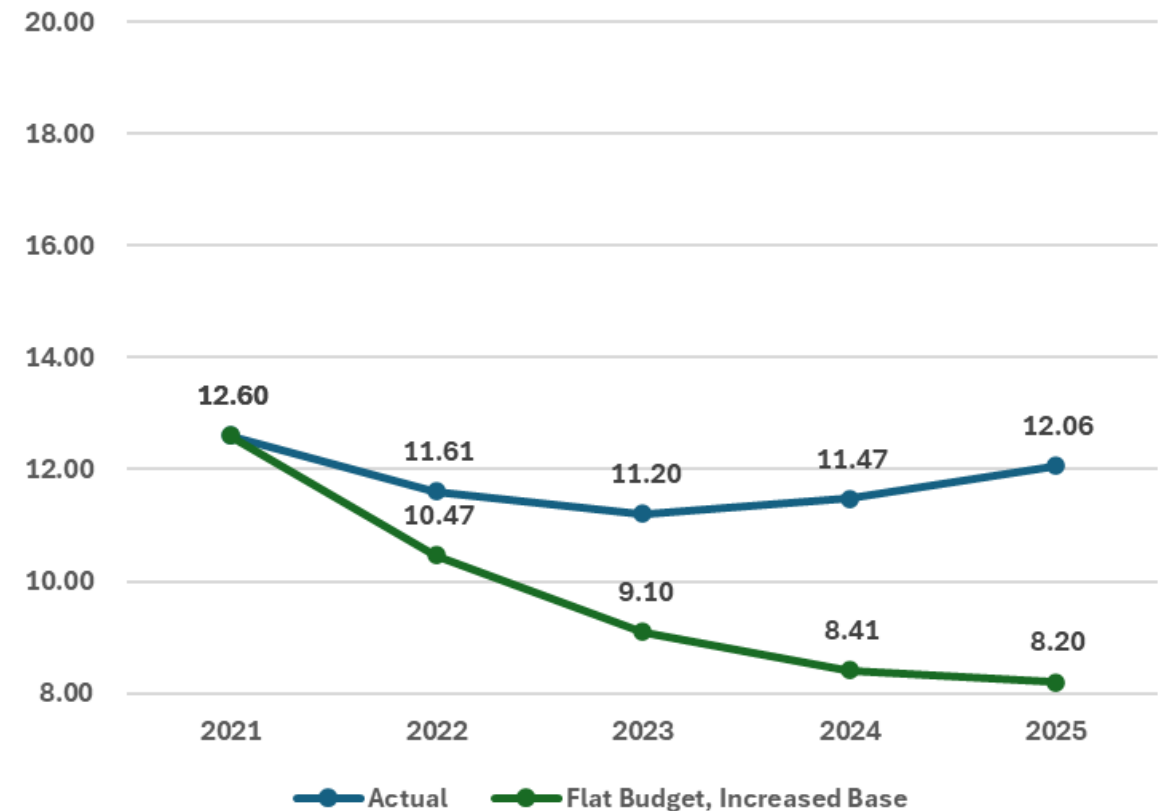
**Mill Rate = Tax to Be Raised ÷ Total Taxable Value**

# Won't Higher Assessments Lead to Higher Taxes?

Increased Assessments / No Increase to Budget



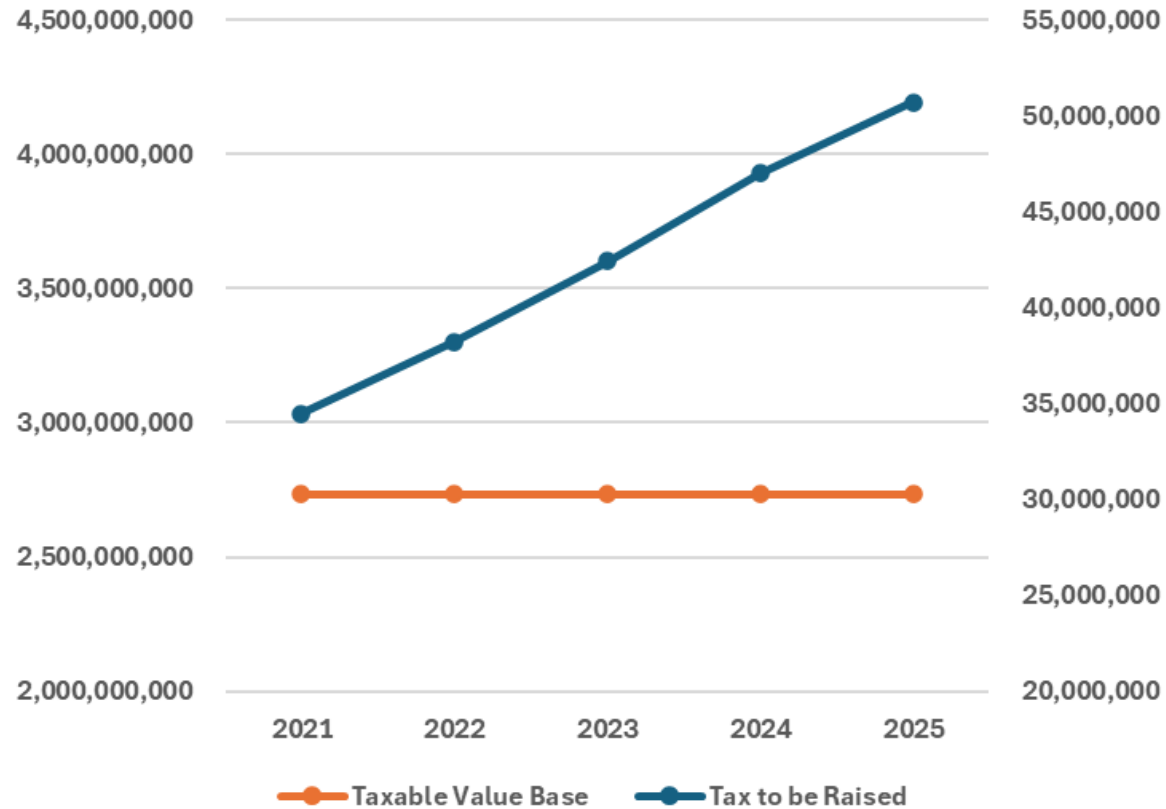
Mill Rate Scenarios



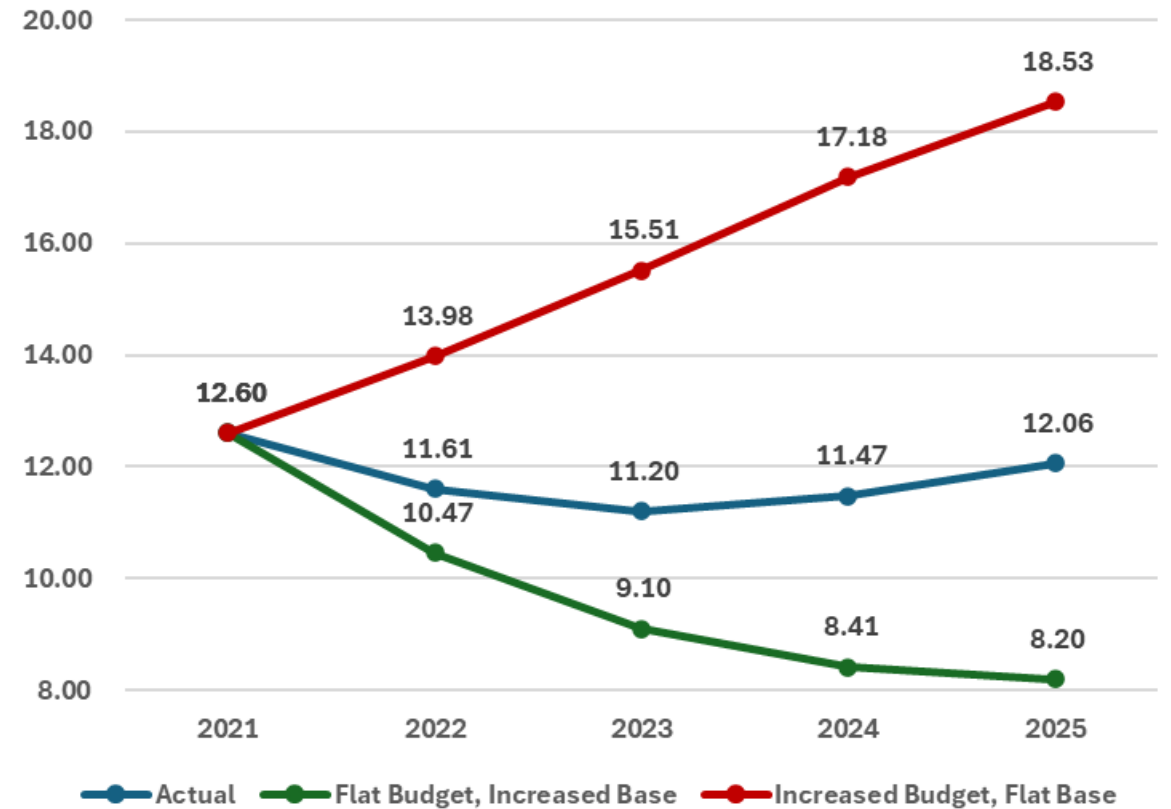
**Mill Rate = Tax to Be Raised ÷ Total Taxable Value**

# Won't Higher Assessments Lead to Higher Taxes?

## No Increase in Assessment / Increased Budget



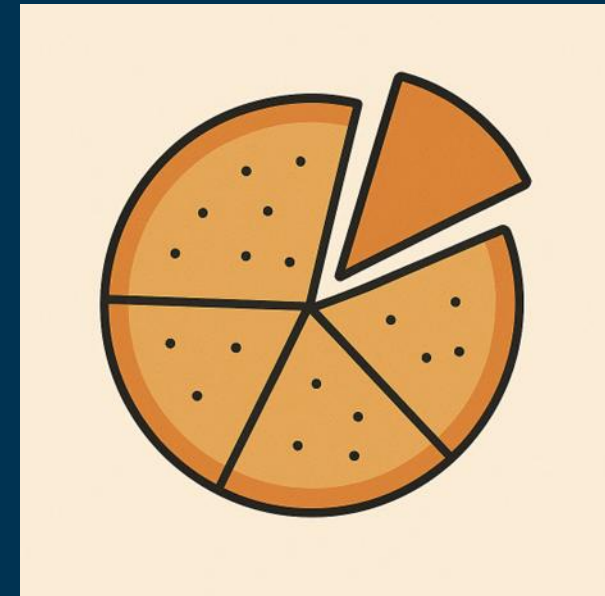
## Mill Rate Scenarios



**Mill Rate = Tax to Be Raised ÷ Total Taxable Value**

# Won't Higher Assessments Lead to Higher Taxes?

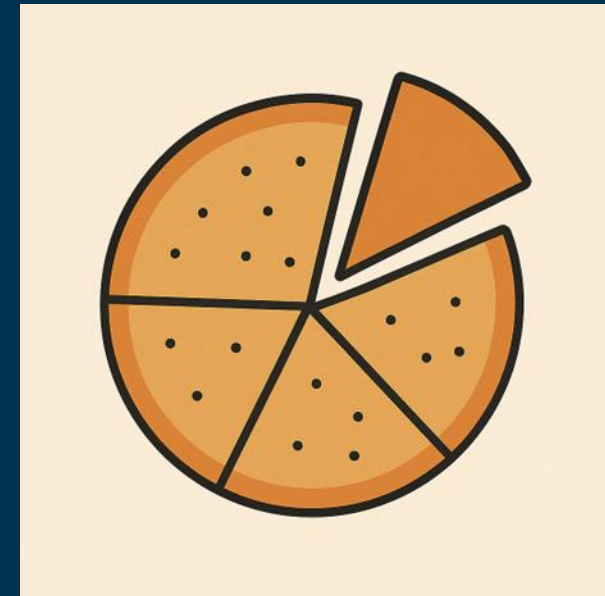
- No. Valuation adjustments may fix inequities, but do not drive property taxes higher townwide
- The budget determines whether taxes increase or decrease townwide (the size of the pie)
- Assessed values determine the *proportion* of tax each owner must pay (the size of each pie slice)
- The mill rate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

