

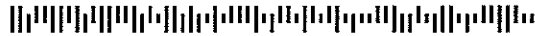


STATE OF MAINE  
 MAINE REVENUE SERVICES  
 PO BOX 9106  
 AUGUSTA ME 04332-9106

Letter ID: L0001735606  
 Letter Date: May 20, 2024  
 TAXPAYER ASSISTANCE: (207) 624-5600  
 V/TTY 7-1-1

Municipal Valuation Return  
 Account ID: 1011-4299  
 Period Start: April 01, 2024  
 Period End: March 31, 2025

BANGOR CITY OF  
 DBA BANGOR  
 73 HARLOW ST  
 BANGOR ME 04401-5118



**CERTIFIED RATIO DECLARATION APPROVAL**

Maine Revenue Services (MRS) has received your completed 2024 Certified Ratio Declaration Form. You requested that BANGOR be allowed to use a certified ratio that varies by more than 10% from the developed parcel ratio last determined by MRS. After reviewing the evidence you provided, your request to certify at 100% has been approved for commitment April 1, 2024.

However, please remember that the ratio used by BANGOR for the homestead exemption program should be used to adjust all other property values in the municipality including the value of acres in the tree growth and farmland program, business equipment tax exemption (BETE) and veterans' exemptions.

If for any reason adjustments to your taxable value can not be implemented and goals are not met then you would use the maximum allowed ratio determined by MRS. Reimbursements would be based on 85.8%, the maximum allowed ratio determined in the Certified Ratio Declaration Form mailed to your municipality.

For questions regarding this notice, you may contact the Property Tax Division at (207) 624-5600 between 9:00 AM and 4:00 PM Monday through Friday, holidays excepted, or by email at prop.tax@maine.gov.

**RECEIVED**

**MAY 28 2024**

**ASSESSING DEPARTMENT  
 BANGOR, MAINE**

Go Paperless - Visit the Maine Tax Portal at revenue.maine.gov to file and pay today.



STATE OF MAINE  
 MAINE REVENUE SERVICES  
 PO BOX 1064  
 AUGUSTA ME 04332-1064

Letter ID: L0001446281  
 Letter Date: March 29, 2024  
 TAXPAYER ASSISTANCE: (207) 624-5600  
 V/TTY 7-1-1

Municipal Valuation Return  
 Account ID: 1011-4299  
 Period Start: April 01, 2024  
 Period End: March 31, 2025

BANGOR CITY OF  
 DBA BANGOR  
 73 HARLOW ST  
 BANGOR ME 04401-5118



## CERTIFIED RATIO DECLARATION FORM

Municipality: BANGOR County: PENOBSCOT Tax Year: 2024 Due Date: June 03, 2024

Under Maine law, municipal assessors must annually certify to Maine Revenue Services (MRS) the ratio of assessed value to just value in their municipality. This certified ratio must be used by the assessors to adjust the value of certain exemptions in the municipality, including the homestead exemption. As part of the process for determining municipal reimbursement for the homestead exemption, assessors must declare their certified ratio to MRS by June 3 each year. Please review the below options for declaring the certified ratio. MRS will accept the ratio declared by an assessor if it is within 10% of the developed parcel ratio determined by MRS for the municipality as part of the most recently completed state valuation. If the ratio declared by the assessor differs by more than 10% from the developed parcel ratio, the assessor must provide evidence showing the ratio declared is more accurate for one of the reasons under Option #2 on page 2.

Option #1: The municipality declares the developed parcel ratio of 78%, determined by MRS as part of the 2024 state valuation, as the certified ratio for 2024.

Option #2: The municipality declares a current year certified ratio that differs from the developed parcel ratio in Option #1.

If this ratio is not between 70% and 86%, select a reason and attach supporting evidence. If insufficient proof is included with this form, MRS will only accept use of the developed parcel ratio in Option #1 and will adjust reimbursements received by the municipality accordingly.

Visit the Maine Tax Portal at [revenue.maine.gov](http://revenue.maine.gov) to file your Certified Ratio Declaration online. If you cannot file electronically, complete page 2 and mail to the following address:

Maine Revenue Services  
 Property Tax Division  
 PO BOX 1064  
 AUGUSTA ME 04332-1064

Phone: (207) 624-5600  
 Fax: (207) 287-6396  
 Email: [prop.tax@maine.gov](mailto:prop.tax@maine.gov)

Go Paperless - Visit the Maine Tax Portal at [revenue.maine.gov](http://revenue.maine.gov) to manage your account today.



Municipality: BANGOR

Due: June 03, 2024



\*2388010\*

Letter ID: L0001446281

**SECTION A: 2024 RATIO DECLARATION**

Option #1: The municipality declares the developed parcel ratio as determined by MRS as 78 %  
part of the 2024 state valuation as the certified ratio for 2024.

Option #2: The municipality declares a current year certified ratio that differs from the 100%  
developed parcel ratio in Option #1. Enter the chosen certified ratio.

If the municipality declares a current year certified ratio outside of 70% and 86%, check the appropriate box below and provide supporting documentation.

A total revaluation will be implemented this year.

A partial revaluation or market-based adjustment will be implemented this year.

A total revaluation, partial revaluation or market based adjustment was implemented last year.

More current sales information is available which justifies a higher ratio.

Other (explain): \_\_\_\_\_

**SECTION B: 2024 HOMESTEAD PROPERTY TAX EXEMPTION INFORMATION**

Total number of actual or estimated homestead exemptions granted: 5,348

Total value of 2024 homestead exemptions, adjusted by the certified ratio declared in Section A: 133,700,000.00

2024 property tax rate. Note: If commitment is not final for 2024, use the 2023 tax rate or an estimated rate: 00.1915

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

Signature: Philip Drew Date: 4/10/24 Email: phil.drew@bangor  
maine.gov

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Email: \_\_\_\_\_

If more than three assessors, attach a sheet with a copy of the above declaration and additional signatures

Contact Person: Philip Drew Phone: 207-992-4211 Email: phildrew@bangormaine.gov

Ratio Studies Prior to Adjustments		Valid Sales July 2022 thru June 2023				Valid Sales July 2022 thru June 2023				Valid Sales July 2022 thru June 2023				Valid Sales July 2022 thru June 2023				Valid Sales July 2022 thru June 2023			
Classification	Number of Sales	Before		Before		Before		Before		After		After		After		After		Change in Median Ratio	Change in COD	Change in PRD	
		Median	Mean	MQM	COD	PRD	Number of Sales	After Median Ratio	After COD	After PRD	Number of Sales	After Median Ratio	After COD	After PRD							
All improved sales plus Land (no mocho)	470	84	88	85	17	1.04				471	94	16	1.05					11.7%	-0.77	0.0052	
										Mean	98										
Improved Sales (no land or park homes)	442	84	88	85	16	1.04				444	94	15	1.05					11.8%	-1.11	0.0036	
										Mean	98										
Comm/Ind Land Sales	5	60	71	59	48	1.66				td											
Rural Residential Land Sales	15	94	94	94	18	1.01				14	101	16	1.01					7.7%	-1.87	-0.0084	
Urban Residential Land Sales	8	75	79	75	32	0.91				8	79	57	1.02					5.2%	24.95	0.1101	
	28									22											
All Residential Land Sales Combined										22	97	29	1.01								
Single Family																					
Single Family combined	329	83	87	84	14	1.02				330	94	13	1.02					12.6%	-0.09	-0.0016	
Single Family Condo/PUD/PGD only	38	84	86	84	9	1.01				38	93	8	1.00					10.1%	-0.91	-0.0027	
Single Family (only no Condo or PUD)	290	83	87	84	15	1.03				292	94	14	1.03					12.7%	-1.35	-0.0008	
	328									330											
Single Family only with Finished Basements > 100sf	65	83	85	84	13	1.01				65	93	11	1.01					12.2%	-1.66	-0.0008	
Single Family only NO Finished Basements < 100sf	224	83	88	85	16	1.03				226	94	15	1.03					12.9%	-1.31	-0.0005	
	289									291											
Single Family Condo/PUD/PGD only																					
College Park (Cynthia Circle off Husson)	none																				
Fieldstone Units (off Husson)	1	112	112	112	0	1				1	106	0	1.00					41.1%	-4.62	-0.0009	
Franklin Place ( on Franklin - Downtown)	3	88	97	88	11	1.03				3	95	11	1.03					8.6%	0.32	0.0009	
Garrison Way ( off Husson Avenue)	none									none											
Lupine Meadows (off Mt Hope Avenue)	1	98	98	98	0	1.00				1	100	0	1.00					1.7%	0.00	0.0000	
Mallard Pond (off Husson Avenue)	none									none											
McPherson Kenduskeag	1	84	84	84	0	1.00				1	93	0	1.00								
Meadowbrook Ridge (off Mt. Hope)	1	97	97	97	0	1.00				1	106	0	1.00					9.2%	0.00	0.0000	
Meadow Farm (off Ohio)	none									none											
Morningside (off Husson)	2	75	75	75	5	1.00				2	90	3	1.00					20.1%	-1.96	-0.0004	
Orchard Hills Townhouse (off Broadway)	11	86	85	86	8	1.01				11	94	8	1.01					9.7%	-0.08	0.0000	
Cortland Circle rear Capes (off Broadway)	4	81	87	81	15	1.03				4	94	15	1.03					16.5%	-0.04	-0.0001	
Pleasant Street (off Summer - Downtown)	none									none											
Riverwalk Village (off State St)	none									none											
Sable Ridge (off Ohio Street)	3	81	81	81	1	1.00				3	89	1	1.00					9.3%	-0.01	0.0000	
Streamside (off Finson Rd)	5	82	82	83	3	1.00				5	92	4	1.00					12.9%	0.27	0.0003	
Village Woods (off Bomarc)	3	84	84	84	2	1.00				3	92	3	1.00					10.4%	0.08	0.0000	
Willowbrook Run (off Ohio Street)	3	83	80	83	5	1.01				3	90	5	1.01					8.6%	0.05	0.0000	
	38									38											

Ratio Studies Prior to Adjustments		Statistics after all adjustments for FY2025															
Valid Sales July 2022 thru June 2023		Before		Before		Before		After COD		After PRD		Change in Median Ratio		Change in COD		Change in PRD	
Classification	Number of Sales	Median	Mean	MOM	COD	PRD	Number of Sales	After Median Ratio	After COD	After PRD	Change in Median Ratio	Change in COD	Change in PRD				
														Number of Sales	After Median Ratio	After COD	After PRD
<b>Single Family by Year Built</b>																	
no condo or pud																	
SFamily Age<1925	109	87	90	87	17	1.04	109	96	17	1.04	10.4%	-0.58	-0.0023				
SFamily Age 1926-1955	67	82	83	81	13	1.02	70	93	13	1.02	14.0%	-0.35	0.0014				
SFamily Age 1956-1985	47	87	89	87	16	1.03	46	97	14	1.02	12.3%	-2.35	-0.0075				
SFamily Age 1986-2015	51	84	86	84	12	1.01	50	94	10	1.01	12.0%	-1.95	0.0037				
SFamily Age 2016-2023	13	76	78	78	7	1.01	14	90	5	1.01	19.0%	-2.20	0.0030				
	287						289										
<b>Single Family by Sale Price Range</b>																	
no condo or pud																	
SFamily under \$100,001	8	130	127	129	17	1.01	7	145	17	1.01	11.6%	-0.38	0.0074				
SFamily \$100,001 to 150,000	23	100	100	99	12	1.01	23	112	11	1.01	12.9%	-2.33	0.0034				
SFamily \$150,001 to \$200,000	57	90	92	90	14	1.00	57	100	13	1.00	11.4%	1.71	0.0035				
SFamily \$200,001 to \$250,000	57	82	83	81	11	1.00	59	92	11	1.00	11.6%	-0.03	0.0001				
SFamily \$250,001 to \$300,000	44	81	84	81	12	1.00	45	90	12	1.00	10.8%	-0.54	-0.0007				
SFamily \$300,001 to \$350,000	35	74	79	76	15	1.00	35	86	14	1.00	16.7%	-0.57	-0.0003				
SFamily \$350,001 to \$400,000	29	79	83	81	12	1.00	28	90	8	1.00	14.0%	-4.59	-0.0005				
SFamily Over \$ 400,000	37	81	84	83	13	1.00	38	92	12	1.00	13.7%	-1.05	-0.0001				
	290						292										
<b>Single Family by Condition</b>																	
no condo or pud																	
SFamily Poor and Fair Cond.	7	98	93	95	7	1.02	7	107	7	1.02	9.1%	0.53	0.0027				
SFamily Average Minus Cond.	15	95	96	94	13	1.03	15	106	12	1.03	11.1%	-0.84	-0.0022				
SFamily Average Cond.	139	82	87	83	16	1.02	139	93	14	1.02	14.3%	-1.57	0.0035				
SFamily Above + Cond.	70	83	88	85	17	1.03	71	95	15	1.02	8.1%	-2.05	-0.0057				
SFamily Good	54	83	84	83	11	1.02	55	93	10	1.01	12.2%	-0.74	-0.0044				
SFamily Vgood and Excellent	5	85	85	82	13	0.99	5	95	15	0.99	12.6%	1.42	-0.0001				
	290						292										
<b>Single Family by Story Height</b>																	
no condo or pud																	
SFamily 1 Story	100	82	85	82	14	1.04	101	93	12	1.03	13.9%	-1.87	-0.0086				
SFamily 1 1/2 Story	33	86	89	86	16	1.04	34	95	15	1.05	10.6%	-0.77	0.0008				
SFamily 1 3/4 Story	33	86	86	85	12	1.02	33	97	12	1.02	12.2%	-0.43	0.0016				
SFamily 2 Story	123	86	88	85	15	1.02	123	94	14	1.03	10.4%	-0.87	0.0022				
SFamily 2+ Story	1						none										
	290						291										

Ratio Studies Prior to Adjustments Valid Sales July 2022 thru June 2023	Number		Before		Before		Before		Before		After		After		Change in Median Ratio	Change in COD	Change in PRD	
	Classification	Sales	Mean	MQM	COD	PRD	Median	Mean	MQM	COD	PRD	Number of Sales	After Median Ratio	After COD				After PRD
			Before	Before	Before	Before	Before	Before	After	After	After	After						
Single Family by Style no condo or pud																		
SFamily Colonial/Gambrel Code 1	31	86	90	87	16	1.01						31	94	14	1.02	-2.26	0.0046	
SFamily Contemp. Code 2	10	87	85	85	9	1.00						10	96	7	0.99	-1.78	-0.0007	
SFamily Conventional Code 5	138	83	88	85	16	1.03						139	94	15	1.03	-0.81	-0.0007	
SFamily Cape Code 6	24	88	90	87	15	1.03						24	98	15	1.03	0.10	-0.0004	
SFamily Ranch Code 7	70	82	85	82	13	1.03						71	93	11	1.02	-2.02	-0.0088	
SFamily Split Level Code 3	1	73	73	73	0	1.00						1	79	0	1.00	0.00	0.0000	
SFamily Raised Ranch Code 8	16	84	84	82	15	1.03						16	93	14	1.03	-1.68	-0.0055	
SFamily Condo/PUD (see report)																		
	290											292						
Single Family by Grade or Quality no condo or pud																		
SFamily Low Grade	0											0						
SFamily Fair Grade Code 2	3	93	91	93	6	1.00						3	105	5	1.00	-0.93	-0.0009	
SFamily Average Grade Code 3	178	83	87	84	16	1.05						180	94	15	1.04	-0.94	-0.0048	
SFamily Good Grade Code 4	84	83	86	84	14	1.02						84	93	13	1.02	-1.63	-0.0009	
SFamily Very Good Grade Code 5	25	88	91	89	13	1.01						25	96	11	1.01	-2.21	-0.0061	
SFamily Excellent Grade Code 6	0											0						
	290											292						
Single Family By Time Period - just 1 Year no condo or pud																		
First 6 months (July to Dec.2022)	169	84	88	85	14	1.02						168	95	14	1.02	-0.88	0.0004	
Second 6 months (Jan. to June 2023)	121	83	86	84	17	1.03						124	93	14	1.03	-3.13	-0.0031	
	290											292						

Ratio Studies Prior to Adjustments Valid Sales July 2022 thru June 2023	Number	Before		Before		Before		Before		After all adjustments for FY2025		Change in Median Ratio	Change in COD	Change in PRD	
		Number of Sales	Median	Average Sale Price	Total Sales Prices	MOM	COD	PRD	Number of Sales	After Median Ratio	After COD				After PRD
<b>Single Family (By Month of Sale/Year)</b>															
Jul-22	33	83	\$ 285,458	\$ 9,420,100				94	\$232,000	\$285,457					
Aug-22	35	88	\$ 278,531	\$ 9,748,600				99	\$232,500	\$275,785					
Sep-22	19	78	\$ 313,687	\$ 5,960,057				89	\$280,000	\$313,687					
Oct-22	34	87	\$ 238,787	\$ 8,118,750				100	\$220,000	\$238,786					
Nov-22	21	86	\$ 298,652	\$ 6,271,700				94	\$260,000	\$298,652					
Dec-22	27	82	\$ 288,156	\$ 7,780,200				93	\$246,900	\$288,155					
Jan-23	18	83	\$ 268,500	\$ 4,833,000				94	\$235,500	\$268,500					
Feb-23	17	87	\$ 256,426	\$ 4,359,250				95	\$267,500	\$256,426					
Mar-23	17	86	\$ 313,606	\$ 5,331,300				94	\$285,000	\$313,605					
Apr-23	16	85	\$ 301,253	\$ 4,820,050				96	\$257,400	\$310,440					
May-23	20	77	\$ 336,430	\$ 6,728,605				89	\$300,000	\$331,124					
Jun-23	33	81	\$ 264,445	\$ 8,726,700				89	\$280,000	\$277,477					
	290							292							
<b>Residential Multi Unit Buildings</b>															
2 Unit Residential Properties	58	88	93	89	18	18	18	98	17	1.05	1.05	11.4%	-0.53	-0.0010	
3 Units Residential Properties	16	87	90	88	19	19	19	94	18	1.06	1.06	8.1%	-0.31	-0.0050	
4 Units Residential Properties	13	85	83	81	14	14	14	92	15	1.03	1.03	8.8%	1.25	0.0042	
5 or more Units Residential Properties	0							0							
	87							88							
2, 3 and 4 Unit Residential Properties Combined	85	87	91	87	18	18	18	95	18	1.05	1.05	9.7%	0.02	-0.0009	
<b>Commercial &amp; Industrial Only</b>															
All Types of Commercial Properties (exclude 3)	34	85	92	88	28	28	28	94	28	1	1	10.2%	0.05	0.0020	
Convenience Store with gasoline sales	1	30						32				6.7%			
Big-Box Retail	2	126						136				7.9%			
Storage and Service Garages	none							none							
Apartment	7	95						104				9.5%			
Office and Medical Office and Mix	5	86						93				8.1%			
Retail and Retail Mix	11	87						94				8.0%			
Warehouse and Industrial Mix	3	83						90				8.4%			
Motel and Hotel	2	59						64				8.5%			
Mobile Home Parks	none							none							
	31							27							

Ratio Studies Prior to Adjustments		Before		Before		Before		Before		Before		Before		Before		Before		Before		Before		After		After		Change	
Valid Sales July 2022 thru June 2023		Number	Median	Mean	MQM	COD	PRD	Number of Sales	Median	Mean	MQM	COD	PRD	Number of Sales	After Median Ratio	After COD	After PRD	Change in Median Ratio	Change in COD	Change in PRD	Change in Median Ratio	Change in COD	Change in PRD	Change in Median Ratio	Change in COD	Change in PRD	
Mobile Homes																											
	Mobile Homes on Own Lot	1	79					1	85					1	85			6.9%									
	Mobile Homes just in Parks above \$10K	51	71	89	72	53	1.37	48	85					48	85	32	1.15	20.2%	-21.06	-0.2186							
	Birch Hill Estates Park (Broadway)	34	71	78	72	37	1.21	34	86					34	86	38	1.21	22.1%	0.43	0.0008							
	Holiday Park (Essex Street)	9	68	62	65	21	1.01	9	87					9	87	18	1.01	28.8%	-2.84	0.0001							
	Cedar Falls Park (Finson Road)	4	56	58	56	30	1.08	4	71					4	71	30	1.08	27.0%	0.82	0.0002							
	Colonial Pines (Ohio Street)	0						0						0													
	Pray's Park (Finson Road)	0						0						0													
		47						47																			
	Double Wide #885 - 72 properties - Standard	6	51	52	51	23	1.00	6	63					6	63	23	1.00	21.8%	0.55	0.0049							
	Double Wide #886 - 29 properties - Deluxe	2	77	77	77	13	0.98	2	94					2	94	14	0.98	22.1%	0.75	-0.0012							
	Double Wide #887 - 9 properties - Luxury	0						0						0													
	Modern Single Wide #889 - 62 properties	2	73	73	73	18	1.06	2	91					2	91	19	1.07	24.8%	1.25	0.0046							
	All Coded 885 thru 889	10	62	61	62	24	1.01	10						10													