STATE OF MAINE
MAINE REVENUE SERVICES
P.O. BOX 9106
AUGUSTA, MAINE
04332-9106

JANET T. MILLS
GOVERNOR

ADMINISTRATIVE & FINANCIAL SERVICES
KIRSTEN LC FIGUEROA
COMMISSIONER

MAINE REVENUE SERVICES
JEROME D. GERARD
EXECUTIVE DIRECTOR

September 2024

Municipal Assessors and Chairman of the Board of Selectpersons:

RE: Preliminary 2025 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the **preliminary** 2025 State Valuation report for your municipality as prepared by a field representative of the Property Tax Division. This valuation represents the full equalized value of all **taxable** property in the municipality as of **April 1, 2023**. Please note that these figures are preliminary and are being forwarded to you at this time in order to provide for your review and allow time for any contribution of additional comments and/or pertinent data.

The State Valuation is compiled by determining, through field work and meetings with local officials, the approximate ratio of full value on which local assessments are made, and by then adjusting the local assessed values in accordance with the Rules of Procedure Used to Develop State Valuation (08-125 Chapter 201). State Valuation is a mass appraisal estimate of the 100% market value of all taxable property of a municipality and is established annually by the State Tax Assessor. The enclosed report is comprised of five (5) parts: the Sales Ratio Analysis; BETE audit; State Valuation Analysis (PTF303.4); Report of Assessment Review, a three (3) year comparison (PTF303); and Report of Assessment Review, informational review (PTF303.2).

If after reviewing this report you find any errors or inconsistencies, need clarification or simply wish to discuss the report, please call the Property Tax Division at 624-5600 or fax your concerns to us at 287-6396. Alternatively, you may contact your area field representative from Maine Revenue Service, Property Tax Division directly for the purpose of discussing any additional information pertinent to the preliminary State Valuation.

The Proposed 2025 State Valuation Notice will be sent by certified mail on or before September 30, 2024.

Phone: (207) 624-5600 ext.1 V/TTY: 7-1-1 Fax: (207) 287-6396
www.maine.gov/revenue

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality	Lincoln	County	Penobscot (n)

I. Valuation System

A. Land: Tax Maps by	James Sewall Co. GIS	Date:	2015
Undeveloped Acreage	F/F Base AC	Undeveloped Lots	Base AC
Road Frontage	Base AC	Water Frontage	Base AC - Plus F/F
House Lots	Base AC - Plus F/F	Other	
B. Buildings : Revaluation By:	Ruth Birtz 2006, updates since	Computerized Records	Trio - Short
C: Personal Property: Assessed? Y/N	Y	Method Used:	Cost Less Dep
Is Cert Ratio Applied? Y/N	Y		

II. Assessment Records / Condition

Website w/VAL data Y/N	Y	Web Address	www.lincolnmaine.org
Valuation Book	Okay	Tree Growth Forms	Good
Property Record Cards	Okay	Farm Land Forms	Good
Veteran Exemption Forms	Okay	Open Space Forms	Not Applicable
Homestead Exemption Forms	Okay	Working Waterfront Forms	Not Applicable

III. Supplements and Abatements

Supplements: Number Made	19	Value Supplemented	1,684,410
Abatements: Number granted (excluding current use penalties)	58	Value Abated	(3,392,850)

IV. Statistical Information

Number of Parcels	4,054	Land Area	48,499
Taxable Acres	46,067	Bog/Swamp	4,703
Population **(2020)**	4,853		

V. Assessment Standards

Standards Ratio	88.13%	***= (2023 Municipal Valuation /2024 State Valuation)***
Assessment Quality: Combined	25	

Comments or Plans for Compliance:

VI. Audit Information

Municipal Official providing data: *Ruth Birtz - Single Assessor*

Date(s) of Field Audit:

VII. Office Review

Recommended by: *Kelsey Campbell*
Field Rep

Checked by: LL

Approved by: *Justin McMann* 9/20/2024

Copies Mailed: (date) 9/27/2024

PTF 303.2 (Rev 11/13)

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality	Lincoln		County	Penobscot (n)

	2023	2024	2025
1. State Valuation	415,950,000	509,800,000	642,850,000
2. Amount of Change	65,200,000	93,850,000	133,050,000
3. Percent of Change	18.59%	22.56%	26.10%
4. Eff. Full Value Rate (line 6d/1)	0.01712	0.01662	0.01635
5. Local mil Rate 21-22-23	0.0187	0.022	0.02572
6a. Commitment 2021-22-23	7,794,464	9,211,729	10,863,031
6b. Homestead Reimbursement	425,833	528,763	644,925
6c. BETE Reimbursement	11,283	23,933	48,060
6d. Total (6a, 6b & 6c)	8,231,581	9,764,425	11,556,015
6e. % change from prior year (6d.)	-2.37%	18.62%	18.35%

	2022	2023	Amount of Change	Percent of Change
A. Municipal Valuation	418,714,965	422,357,331		
Net Supplements / Abatements	(710,840)	(1,708,440)		
Homestead (Exempt Valuation)	24,034,666	25,074,832		
BETE (Exempt Valuation)	1,087,865	1,868,567		
Adjusted Municipal Valuation	443,126,656	447,592,290	4,465,634	1.01%

B. Sales Information				
Sales Period Used	07/21 - 06/22	07/22 - 06/23	Combined Sales Ratio	59%
State Valuation	2024	2025		
# of Sales	84	81		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	72%	65%		
Average Ratio	75%	63%	-16.00%	
Assessment Rating	21	22		
Waterfront Study				
Weighted Average	66%	52%		
Average Ratio	65%	48%	-26.15%	
Assessment Rating	17	29		
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	100%	100%		

STATE VALUATION ANALYSIS

Municipality: Lincoln | **County:** Penobscot (n)

Municipal Valuation - 2023 | **100%** Declared Certified Ratio | **2025 State Valuation**

LAND				Ratio	Source	
Electrical Utilities (Trans & Dist)			10,723,600	100%	Declaration Value	10,723,554
Classified Tree Growth	22,658	ac	3,422,510	100%	State Rates	3,422,516
Classified Farm Land	455	ac	274,160	80%	Adj. Cert Ratio	342,700
Classified Farm Woodland	669	ac	103,090	100%	State Rates	103,093
Classified Open Space		ac				
Classified Working Waterfront		ac				
Commercial Lots			15,852,200	80%	Adj. Cert Ratio	19,815,250
Industrial Lots			255,000	80%	Adj. Cert Ratio	318,750
Residential Lots			11,963,528	63%	Residential Study	18,989,727
Waterfront & Water Influenced Lots			73,870,343	48%	Water Study	153,896,548
Condominium Lots						
Evergreen Wind Power LLC			18,319,200	100%	Renewable Energy Ratio	18,319,200
Working Forest Roads		ac				
Waste Acres		ac				
# Undeveloped Acres	16,169	ac	15,392,400	952/ Mun Avg	690/ac SR	11,156,270
			150,176,031		TOTAL LAND	237,087,608

BUILDINGS	# accts				
Commercial		53,337,400	80%	Adj. Cert Ratio	66,671,750
Industrial		1,357,300	80%	Adj. Cert Ratio	1,696,625
Residential		82,816,100	63%	Residential Study	131,454,127
Waterfront & Water Influenced		89,072,700	48%	Water Study	185,568,125
Condominiums					
Evergreen Wind Power LLC		528,500	100%	Renewable Energy Ratio	528,500
		227,112,000		TOTAL BUILDINGS	385,919,127

PERSONAL PROPERTY	# accts				
Commercial		12,641,600	100%	Personal Property Ratio	12,641,600
Industrial					
Other					
Evergreen Wind Power LLC		32,427,700	100%	Renewable Energy Ratio	32,427,700
		45,069,300		TOTAL PERSONAL	45,069,300

TOTALS	422,357,331			668,076,035
Adjustments (Net Abates/Supp)	(1,492,700)	59%	Combined Study	(2,530,000)
Adjustments (Comm., Ind. & Pers.)	(215,740)	80%	Adj. Cert Ratio	(269,675)
Homestead *(Exempt Valuation)*	25,074,832	63%	Residential Study	39,801,321
BETE *(Exempt Valuation)*	1,868,567	100%	Personal Property Ratio	1,868,567
ADJUSTED TOTAL	447,592,290			706,946,248
TIF ADJUSTMENTS	***TIF*** *Development Program Fund*		1,483,298	*(64,078,883)*
NET w/ ADJUSTMENTS & TIF				642,867,365
STATE VALUATION				**642,850,000**

PTF303.4 (Rev 11/13)

STATE OF MAINE Sales Ratio Analysis - **2025 State Valuation**

Municipality: **Lincoln** County: **Penobscot (n)**

1 Year - **COMBINED STUDY**

Weighted Avg. =	59%	=	10,307,200	/	17,405,950
Average Ratio =	59%	=	33.8	/	57
Avg. Deviation =	15	=	1236	/	81
Quality Rating =	25	=	15	/	59%

Average Selling Price = ***$214,888*** **2023**

Item No.	Class	Date of Sale Month	Year	Book	Page	Map	Lot	Name	Selling Price	2023 Assessed Value	Ratio	Dev.
1	R	11	2022	16684	204	86	11		135,000	34,600	0.26	33
2	W	10	2022	16655	162	169	3		300,000	82,000	0.27	32
3	W	7	2022	16543	144	58	12		175,000	49,600	0.28	31
4	W	12	2022	16716	341	49	6		252,000	75,400	0.30	29
5	W	7	2022	16561	334	83	3		319,000	108,200	0.34	25
6	W	3	2023	16785	325	168	19		318,000	111,700	0.35	24
7	W	10	2022	16659	176	112	25		345,000	126,300	0.37	22
8	U	7	2022	16549	13	136	66		91,000	34,800	0.38	21
9	W	8	2022	16584	193	57	12		420,000	158,200	0.38	21
10	W	8	2022	16591	331	167	2		246,000	96,700	0.39	20
11	R	7	2022	16570	116	57	32		60,000	24,200	0.40	19
12	W	9	2022	16610	67	155	16		335,000	136,800	0.41	18
13	R	1	2023	16732	197	45	17		59,000	24,700	0.42	17
14	W	4	2023	16793	188	179	5		285,000	120,300	0.42	17
15	R	5	2023	16837	52	136	125		97,000	41,900	0.43	16
16	U	11	2022	16693	214	136	112		114,000	49,500	0.43	16
17	W	11	2022	16686	168	155	8		282,500	120,700	0.43	16
18	U	3	2023	16780	266	139	83		199,900	90,200	0.45	14
19	U	3	2023	16790	55	131	17		119,000	53,600	0.45	14
20	U	7	2022	16536	184	137	194		174,750	80,600	0.46	13
21	U	11	2022	16694	347	137	93		193,000	88,300	0.46	13
22	R	4	2023	16794	17	158	11		135,000	64,100	0.47	12
23	R	12	2022	16705	142	46	65		149,000	69,300	0.47	12
24	U	8	2022	16587	150	64	16		134,900	64,400	0.48	11
25	W	7	2022	16558	267	116	13		550,000	264,000	0.48	11
26	W	9	2022	16636	275	168	38		344,500	166,500	0.48	11
27	R	9	2022	16619	336	81	34		270,000	132,200	0.49	10
28	U	6	2023	16858	281	132	131		180,000	87,900	0.49	10
29	W	11	2022	16691	97	173	13		304,000	153,800	0.51	8
30	W	3	2023	16772	314	103	52		350,000	181,700	0.52	7
31	R	11	2022	16696	145	139	5		102,900	54,300	0.53	6
32	R	7	2022	16550	1	118	17		121,900	64,100	0.53	6
33	U	9	2022	16615	338	125	47		335,000	178,300	0.53	6
34	R	5	2023	16829	345	92	15		275,000	152,700	0.56	3
35	U	8	2022	16576	216	136	118		125,000	69,900	0.56	3
36	R	8	2022	16583	21	6	8		320,000	181,100	0.57	2
37	W	12	2022	16705	201	155	7		255,000	148,400	0.58	1
38	W	8	2022	16589	76	111	20		250,000	147,300	0.59	
39	U	11	2022	16693	27	137	77		225,000	134,100	0.60	1
40	U	11	2022	16696	116	139	149		88,000	52,800	0.60	1
41	U	9	2022	16609	284	132	145 & 128		240,000	144,900	0.60	1
42	U	9	2022	16638	18	131	26		206,000	123,800	0.60	1
43	R	10	2022	16643	287	132	29		199,000	121,200	0.61	2
44	U	6	2023	16844	237	132	56		246,000	150,900	0.61	2
45	U	7	2022	16567	124	141	70		164,500	100,700	0.61	2
46	R	4	2023	16809	23	144	30		204,000	124,100	0.61	2
47	R	8	2022	16582	234	47	14		275,000	170,800	0.62	3
48	R	7	2022	16556	224	61	2		330,000	208,200	0.63	4
49	U	12	2022	16708	21	139	163		105,000	66,300	0.63	4
50	U	7	2022	16571	302	4	8		299,000	190,200	0.64	5
51	R	11	2022	16687	219	37	62		180,000	117,500	0.65	6
52	R	1	2023	16738	199	26	42		125,000	82,900	0.66	7
53	R	4	2023	16807	114	143	6		150,000	99,800	0.67	8

54	W	9	2022	16640	233	153	14	400,000	268,500	0.67	8
55	R	1	2023	16729	168	149	17	168,000	114,900	0.68	9
56	R	8	2022	16601	84	24	14	100,000	69,300	0.69	10
57	R	6	2023	16851	191	65	2	224,000	157,100	0.70	11
58	R	3	2023	16772	291	26	10	184,000	133,100	0.72	13
59	R	3	2023	16772	201	136	145	115,000	83,200	0.72	13
60	U	2	2023	16748	284	127	2	114,700	82,300	0.72	13
61	U	5	2023	16828	33	137	13	122,500	88,100	0.72	13
62	U	6	2023	16838	1	132	123	95,000	69,000	0.73	14
63	U	10	2022	16669	298	139	181	169,900	124,600	0.73	14
64	U	10	2022	16654	167	158	1	135,000	99,700	0.74	15
65	W	9	2022	16637	153	116	1	385,000	285,300	0.74	15
66	W	4	2023	16787	220	116	7	380,000	281,600	0.74	15
67	R	7	2022	16541	165	71	36	218,000	170,300	0.78	19
68	W	4	2023	16802	182	116	37	450,000	356,600	0.79	20
69	U	9	2022	16622	118	141	47	200,000	160,300	0.80	21
70	U	3	2023	16786	181	137	128	182,000	148,000	0.81	22
71	W	10	2022	16649	112	149	20	531,000	446,300	0.84	25
72	R	4	2023	16793	326	139	166	140,000	118,700	0.85	26
73	U	7	2022	16578	5	141	48	184,000	159,400	0.87	28
74	R	10	2022	16641	348	14	20 & 21	199,000	175,100	0.88	29
75	U	9	2022	16633	331	132	57	164,000	144,400	0.88	29
76	U	4	2023	16797	226	151	25	70,000	63,300	0.90	31
77	R	10	2022	16646	322	46	15	199,000	182,300	0.92	33
78	R	10	2022	16661	280	115	17	139,000	132,700	0.95	36
79	U	6	2023	16858	278	126	64	158,000	159,600	1.01	42
80	U	12	2022	16714	37	139	282	95,000	100,700	1.06	47
81	R	9	2022	16609	171	143	11	125,000	156,300	1.25	66

STATE OF MAINE Sales Ratio Analysis - **2025 State Valuation**

Municipality: **Lincoln** County: **Penobscot (n)**

1 Year - **Waterfront & Water Influenced Study**

Weighted Avg. =	52%	=	3,885,900	/	7,477,000
Average Ratio =	48%	=	7.66	/	16
Avg. Deviation =	14	=	300	/	22
Quality Rating =	29	=	14	/	48%

Average Selling Price = ***$339,864***

Item No.	Class	Date of Sale Month	Year	Book	Page	Map	Lot	Name	Selling Price	2023 Assessed Value	Ratio	Dev.
1	W	10	2022	16655	162	169	3		300,000	82,000	0.27	21
2	W	7	2022	16543	144	58	12		175,000	49,600	0.28	20
3	W	12	2022	16716	341	49	6		252,000	75,400	0.30	18
4	W	7	2022	16561	334	83	3		319,000	108,200	0.34	14
5	W	3	2023	16785	325	168	19		318,000	111,700	0.35	13
6	W	10	2022	16659	176	112	25		345,000	126,300	0.37	11
7	W	8	2022	16584	193	57	12		420,000	158,200	0.38	10
8	W	8	2022	16591	331	167	2		246,000	96,700	0.39	9
9	W	9	2022	16610	67	155	16		335,000	136,800	0.41	7
10	W	4	2023	16793	188	179	5		285,000	120,300	0.42	6
11	W	11	2022	16686	168	155	8		282,500	120,700	0.43	5
12	W	7	2022	16558	267	116	13		550,000	264,000	0.48	
13	W	9	2022	16636	275	168	38		344,500	166,500	0.48	
14	W	11	2022	16691	97	173	13		304,000	153,800	0.51	3
15	W	3	2023	16772	314	103	52		350,000	181,700	0.52	4
16	W	12	2022	16705	201	155	7		255,000	148,400	0.58	10
17	W	8	2022	16589	76	111	20		250,000	147,300	0.59	11
18	W	9	2022	16640	233	153	14		400,000	268,500	0.67	19
19	W	9	2022	16637	153	116	1		385,000	285,300	0.74	26
20	W	4	2023	16787	220	116	7		380,000	281,600	0.74	26
21	W	4	2023	16802	182	116	37		450,000	356,600	0.79	31
22	W	10	2022	16649	112	149	20		531,000	446,300	0.84	36

STATE OF MAINE Sales Ratio Analysis - **2025 State Valuation**

Municipality: **Lincoln** County: **Penobscot (n)**

1 Year - **Residential Study**

Weighted Avg. =	65%	=	6,421,300	/	9,928,950
Average Ratio =	63%	=	25.87	/	41
Avg. Deviation =	14	=	834	/	59
Quality Rating =	22	=	14	/	63%

Average Selling Price = ***$168,287*** **2023**

Item No.	Class	Date of Sale Month	Year	Book	Page	Map	Lot	Name	Selling Price	2023 Assessed Value	Ratio	Dev.
1	R	11	2022	16684	204	86	11		135,000	34,600	0.26	37
2	U	7	2022	16549	13	136	66		91,000	34,800	0.38	25
3	R	7	2022	16570	116	57	32		60,000	24,200	0.40	23
4	R	1	2023	16732	197	45	17		59,000	24,700	0.42	21
5	R	5	2023	16837	52	136	125		97,000	41,900	0.43	20
6	U	11	2022	16693	214	136	112		114,000	49,500	0.43	20
7	U	3	2023	16780	266	139	83		199,900	90,200	0.45	18
8	U	3	2023	16790	55	131	17		119,000	53,600	0.45	18
9	U	7	2022	16536	184	137	194		174,750	80,600	0.46	17
10	U	11	2022	16694	347	137	93		193,000	88,300	0.46	17
11	R	4	2023	16794	17	158	11		135,000	64,100	0.47	16
12	R	12	2022	16705	142	46	65		149,000	69,300	0.47	16
13	U	8	2022	16587	150	64	16		134,900	64,400	0.48	15
14	R	9	2022	16619	336	81	34		270,000	132,200	0.49	14
15	U	6	2023	16858	281	132	131		180,000	87,900	0.49	14
16	R	11	2022	16696	145	139	5		102,900	54,300	0.53	10
17	R	7	2022	16550	1	118	17		121,900	64,100	0.53	10
18	U	9	2022	16615	338	125	47		335,000	178,300	0.53	10
19	R	5	2023	16829	345	92	15		275,000	152,700	0.56	7
20	U	8	2022	16576	216	136	118		125,000	69,900	0.56	7
21	R	8	2022	16583	21	6	8		320,000	181,100	0.57	6
22	U	11	2022	16693	27	137	77		225,000	134,100	0.60	3
23	U	11	2022	16696	116	139	149		88,000	52,800	0.60	3
24	U	9	2022	16609	284	132	145 & 128		240,000	144,900	0.60	3
25	U	9	2022	16638	18	131	26		206,000	123,800	0.60	3
26	R	10	2022	16643	287	132	29		199,000	121,200	0.61	2
27	U	6	2023	16844	237	132	56		246,000	150,900	0.61	2
28	U	7	2022	16567	124	141	70		164,500	100,700	0.61	2
29	R	4	2023	16809	23	144	30		204,000	124,100	0.61	2
30	R	8	2022	16582	234	47	14		275,000	170,800	0.62	1
31	R	7	2022	16556	224	61	2		330,000	208,200	0.63	
32	U	12	2022	16708	21	139	163		105,000	66,300	0.63	
33	U	7	2022	16571	302	4	8		299,000	190,200	0.64	1
34	R	11	2022	16687	219	37	62		180,000	117,500	0.65	2
35	R	1	2023	16738	199	26	42		125,000	82,900	0.66	3
36	R	4	2023	16807	114	143	6		150,000	99,800	0.67	4
37	R	1	2023	16729	168	149	17		168,000	114,900	0.68	5
38	R	8	2022	16601	84	24	14		100,000	69,300	0.69	6
39	R	6	2023	16851	191	65	2		224,000	157,100	0.70	7
40	R	3	2023	16772	291	26	10		184,000	133,100	0.72	9
41	R	3	2023	16772	201	136	145		115,000	83,200	0.72	9
42	U	2	2023	16748	284	127	2		114,700	82,300	0.72	9
43	U	5	2023	16828	33	137	13		122,500	88,100	0.72	9
44	U	6	2023	16838	1	132	123		95,000	69,000	0.73	10
45	U	10	2022	16669	298	139	181		169,900	124,600	0.73	10
46	U	10	2022	16654	167	158	1		135,000	99,700	0.74	11
47	R	7	2022	16541	165	71	36		218,000	170,300	0.78	15

48	U	9	2022	16622	118	141	47	200,000	160,300	0.80	17
49	U	3	2023	16786	181	137	128	182,000	148,000	0.81	18
50	R	4	2023	16793	326	139	166	140,000	118,700	0.85	22
51	U	7	2022	16578	5	141	48	184,000	159,400	0.87	24
52	R	10	2022	16641	348	14	20 & 21	199,000	175,100	0.88	25
53	U	9	2022	16633	331	132	57	164,000	144,400	0.88	25
54	U	4	2023	16797	226	151	25	70,000	63,300	0.90	27
55	R	10	2022	16646	322	46	15	199,000	182,300	0.92	29
56	R	10	2022	16661	280	115	17	139,000	132,700	0.95	32
57	U	6	2023	16858	278	126	64	158,000	159,600	1.01	38
58	U	12	2022	16714	37	139	282	95,000	100,700	1.06	43
59	R	9	2022	16609	171	143	11	125,000	156,300	1.25	62