JANET T. MILLS
GOVERNOR

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

ADMINISTRATIVE & FINANCIAL SERVICES
KIRSTEN LC FIGUEROA
COMMISSIONER

MAINE REVENUE SERVICES
JEROME D. GERARD
EXECUTIVE DIRECTOR

September 2025

Municipal Assessors and Chairman of the Board of Selectpersons:

RE: Preliminary 2026 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the **preliminary** 2026 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, 2024**. 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 2026 State Valuation Notice will be sent by certified mail on or before September 30, 2025.

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)

	2024	2025	2026
1. State Valuation	509,800,000	642,850,000	663,050,000
2. Amount of Change	93,850,000	133,050,000	20,200,000
3. Percent of Change	22.56%	26.10%	3.14%
4. Eff. Full Value Rate (line 6d/1)	0.01662	0.01567	0.01689
5. Local mil Rate 22-23-24	0.022	0.02572	0.0206
6a. Commitment 2022-23-24	9,211,729	10,863,031	11,614,025
6b. Homestead Reimbursement	528,763	644,925	527,092
6c. BETE Reimbursement	23,933	48,060	91,572
6d. Total (6a, 6b & 6c)	9,764,425	11,556,015	12,232,689
6e. % change from prior year (6d.)	18.62%	18.35%	5.86%

	2023	2024	Amount of Change	Percent of Change
A. Municipal Valuation	422,357,331	563,787,642		
Net Supplements / Abatements	(1,708,440)	(1,691,760)		
Homestead (Exempt Valuation)	25,074,832	25,586,996		
BETE (Exempt Valuation)	1,868,567	4,445,242		
Adjusted Municipal Valuation	447,592,290	592,128,120	144,535,830	32.29%

B. Sales Information				
Sales Period Used	07/22 - 06/23	07/23 - 06/24	Combined Sales Ratio	**76%**
State Valuation	**2025**	**2026**		
# of Sales	81	66		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	65%	71%		
Average Ratio	63%	77%	22.22%	
Assessment Rating	22	26		
Waterfront Study				
Weighted Average	52%	72%		
Average Ratio	48%	73%	52.08%	
Assessment Rating	29	22		
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	100%	100%		

STATE VALUATION ANALYSIS

Municipality	Lincoln	County	Penobscot (n)

Municipal Valuation - 2024 100% Declared Certified Ratio **2026 State Valuation**

LAND				Ratio	Source	
Electrical Utilities (Trans & Dist)			14,133,500	134%	Declaration Value	10,518,842
Classified Tree Growth	22,586	ac	3,410,460	100%	State Rates	3,410,473
Classified Farm Land	330	ac	313,800	88%	Adj. Cert Ratio	356,591
Classified Farm Woodland	620	ac	97,330	100%	State Rates	97,330
Classified Open Space		ac				
Classified Working Waterfront		ac				
Commercial Lots			20,581,900	88%	Adj. Cert Ratio	23,388,523
Industrial Lots			332,100	88%	Adj. Cert Ratio	377,386
Residential Lots			26,609,422	77%	Residential Study	34,557,691
Waterfront & Water Influenced Lots			101,024,500	73%	Water Study	138,389,726
Condominium Lots						
Evergreen Wind Power LLC			26,196,500	100%	Renewable Energy Ratio	26,196,500
Working Forest Roads		ac				
Waste Acres		ac				
# Undeveloped Acres	16,169	ac	20,016,600	1238/ Mun Avg	745/ac SR	12,045,530
			212,716,112		TOTAL LAND	249,338,592

BUILDINGS	# accts		Ratio	Source	
Commercial		69,938,600	88%	Adj. Cert Ratio	79,475,682
Industrial		1,764,400	88%	Adj. Cert Ratio	2,005,000
Residential		108,299,700	77%	Residential Study	140,648,961
Waterfront & Water Influenced		124,701,800	73%	Water Study	170,824,384
Condominiums					
Evergreen Wind Power LLC		687,100	100%	Renewable Energy Ratio	687,100
		305,391,600		TOTAL BUILDINGS	393,641,127

PERSONAL PROPERTY	# accts		Ratio	Source	
Commercial		8,063,630	100%	Cert. Ratio	8,063,630
Industrial		93,600	100%	Cert. Ratio	93,600
Other					
Evergreen Wind Power LLC		32,427,700	100%	Renewable Energy Ratio	32,427,700
Bangor Gas Company		5,095,000	100%	Industrial Ratio	5,095,000
		45,679,930		TOTAL PERSONAL	45,679,930

TOTALS	563,787,642			688,659,649
Adjustments (Net Abates/Supp)	(1,548,770)	76%	Combined Study	(2,037,855)
Adjustments (Comm., Ind. & Pers.)	(142,990)	88%	Adj. Cert Ratio	(162,489)
Homestead *(Exempt Valuation)*	25,586,996	77%	Residential Study	33,229,865
BETE *(Exempt Valuation)*	4,445,242	100%	Cert. Ratio	4,445,242
ADJUSTED TOTAL	592,128,120			724,134,412
TIF ADJUSTMENTS	***TIF*** *Development Program Fund*		1,182,963	*(61,090,838)*
NET w/ ADJUSTMENTS & TIF				663,043,574
STATE VALUATION				**663,050,000**

PTF303.4 (Rev 11/13)

STATE OF MAINE Sales Ratio Analysis - **2026 State Valuation**

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

1 Year - **COMBINED STUDY**

Weighted Avg. =	71%	=	10,517,258	/	14,817,150
Average Ratio =	76%	=	34.85	/	46
Avg. Deviation =	19	=	1236	/	66
Quality Rating =	25	=	19	/	76%

Average Selling Price = ***$224,502***

Item No.	Class	Date of Sale Month	Year	Book	Page	Map	Lot	Name	Selling Price	2024 Assessed Value	Ratio	Dev.
1	R	3	2024	17090	281	49	21		115,000	37,400	0.33	43
2	R	7	2023	16895	70	40	28		360,000	122,800	0.34	42
3	R	12	2023	17029	285	71	16		259,000	90,200	0.35	41
4	R	10	2023	16989	272	46	24		275,000	98,500	0.36	40
5	R	5	2024	17147	77	40	8		175,000	68,200	0.39	37
6	W	8	2023	16902	18	116	22		445,000	190,000	0.43	33
7	U	1	2024	17044	245	132	109		173,950	80,200	0.46	30
8	U	9	2023	16936	44	47	11		320,000	152,500	0.48	28
9	R	1	2024	17056	36	39	9		132,000	63,200	0.48	28
10	W	9	2023	16946	163	117	14		499,000	248,200	0.50	26
11	W	6	2024	17170	70	132	143		245,000	127,400	0.52	24
12	W	11	2023	17008	314	86	6		230,000	122,700	0.53	23
13	R	10	2023	16985	257	57	46		165,000	88,700	0.54	22
14	R	11	2023	17009	170	116	41		429,000	232,400	0.54	22
15	W	10	2023	16978	80	1	5		345,000	191,100	0.55	21
16	U	10	2023	16977	330	141	56		236,500	130,200	0.55	21
17	U	1	2024	17055	202	126	59		253,000	139,000	0.55	21
18	R	5	2024	17162	321	149	12		270,000	149,300	0.55	21
19	R	5	2024	17152	198	137	79		232,500	129,500	0.56	20
20	R	2	2024	17074	265	141	81		165,000	95,400	0.58	18
21	W	1	2024	17044	264	112	16		240,000	148,500	0.62	14
22	W	6	2024	17172	116	112	3		280,000	179,500	0.64	12
23	R	10	2023	16984	60	6	27		236,300	155,300	0.66	10
24	W	8	2023	16897	133	49	9		495,000	329,800	0.67	9
25	U	9	2023	16946	18	140	23		169,900	117,100	0.69	7
26	W	8	2023	16910	218	172	15		300,000	218,400	0.73	3
27	W	7	2023	16887	84	154	3		505,000	375,900	0.74	2
28	R	8	2023	16918	185	80	16		365,000	269,358	0.74	2
29	U	1	2024	17041	133	47	14		300,000	224,500	0.75	1
30	U	11	2023	17013	233	46	3		150,000	115,300	0.77	1
31	W	10	2023	16971	225	153	12		350,000	273,000	0.78	2
32	U	11	2023	17012	242	132	125		155,000	120,200	0.78	2
33	R	7	2023	16884	5	91	6		205,000	166,000	0.81	5
34	W	9	2023	16932	290	103	36		315,000	255,000	0.81	5
35	R	11	2023	16992	171	120	11		140,000	113,400	0.81	5
36	R	8	2023	16929	300	118	16		185,000	151,500	0.82	6
37	R	2	2024	17067	334	47	15		260,000	213,800	0.82	6
38	U	4	2024	17129	282	131	25		177,500	145,000	0.82	6
39	R	5	2024	17149	230	132	38		215,000	175,400	0.82	6
40	W	10	2023	16979	295	140	13		135,000	111,700	0.83	7
41	R	8	2023	16905	1	37	2		135,000	113,900	0.84	8
42	W	10	2023	16964	342	168	39		418,000	351,200	0.84	8
43	R	3	2024	17082	73	71	3		186,500	156,000	0.84	8
44	W	5	2024	17154	3	140	15		194,000	163,100	0.84	8
45	R	9	2023	16933	122	141	104		98,000	84,200	0.86	10
46	U	11	2023	17015	164	131	3		148,500	128,300	0.86	10
47	R	12	2023	17015	30	162	11		162,000	139,700	0.86	10
48	U	9	2023	16943	54	132	49		243,000	212,200	0.87	11
49	W	3	2024	17087	263	116	10		365,000	319,700	0.88	12
50	U	8	2023	16914	281	136	76		60,000	54,100	0.90	14
51	U	10	2023	16964	21	141	59		175,000	158,400	0.91	15
52	R	8	2023	16902	324	69	1		200,000	186,000	0.93	17

53	W	10	2023	16975	276	105	8	305,000	282,600	0.93	17
54	R	4	2024	17112	181	12	2	38,000	35,900	0.94	18
55	U	11	2023	17003	317	141	38	144,000	139,000	0.97	21
56	R	8	2023	16925	211	148	27	150,000	149,800	1.00	24
57	R	8	2023	16927	212	4	30	52,500	52,500	1.00	24
58	R	1	2024	17041	105	47	43	150,000	153,500	1.02	26
59	R	8	2023	16915	89	148	29	149,000	154,400	1.04	28
60	U	8	2023	16899	282	131	25	135,000	145,000	1.07	31
61	W	1	2024	17051	338	153	9	280,000	300,300	1.07	31
62	U	10	2023	16970	7	139	202	105,000	117,300	1.12	36
63	R	9	2023	16943	174	61	10	125,000	140,700	1.13	37
64	R	11	2023	17004	306	94	2	105,000	125,600	1.20	44
65	U	2	2024	17077	216	91	26	60,000	72,200	1.20	44
66	W	11	2023	16991	348	148	20	130,000	166,100	1.28	52

STATE OF MAINE Sales Ratio Analysis - **2026 State Valuation**

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

1 Year - **Residential Study**

Weighted Avg. =	71%	=	6,163,058	/	8,741,150
Average Ratio =	77%	=	25.42	/	33
Avg. Deviation =	20	=	918	/	47
Quality Rating =	26	=	20	/	77%

Average Selling Price = ***$185,982*** **2024**

Item No.	Class	Date of Sale Month	Year	Book	Page	Map	Lot	Name	Selling Price	2024 Assessed Value	Ratio	Dev.
1	R	3	2024	17090	281	49	21		115,000	37,400	0.33	44
2	R	7	2023	16895	70	40	28		360,000	122,800	0.34	43
3	R	12	2023	17029	285	71	16		259,000	90,200	0.35	42
4	R	10	2023	16989	272	46	24		275,000	98,500	0.36	41
5	R	5	2024	17147	77	40	8		175,000	68,200	0.39	38
6	U	1	2024	17044	245	132	109		173,950	80,200	0.46	31
7	R	1	2024	17056	36	39	9		132,000	63,200	0.48	29
8	U	9	2023	16936	44	47	11		320,000	152,500	0.48	29
9	R	11	2023	17009	170	116	41		429,000	232,400	0.54	23
10	R	10	2023	16985	257	57	46		165,000	88,700	0.54	23
11	R	5	2024	17162	321	149	12		270,000	149,300	0.55	22
12	U	10	2023	16977	330	141	56		236,500	130,200	0.55	22
13	U	1	2024	17055	202	126	59		253,000	139,000	0.55	22
14	R	5	2024	17152	198	137	79		232,500	129,500	0.56	21
15	R	2	2024	17074	265	141	81		165,000	95,400	0.58	19
16	R	10	2023	16984	60	6	27		236,300	155,300	0.66	11
17	U	9	2023	16946	18	140	23		169,900	117,100	0.69	8
18	R	8	2023	16918	185	80	16		365,000	269,358	0.74	3
19	U	1	2024	17041	133	47	14		300,000	224,500	0.75	2
20	U	11	2023	17013	233	46	3		150,000	115,300	0.77	
21	U	11	2023	17012	242	132	125		155,000	120,200	0.78	1
22	R	11	2023	16992	171	120	11		140,000	113,400	0.81	4
23	R	7	2023	16884	5	91	6		205,000	166,000	0.81	4
24	R	2	2024	17067	334	47	15		260,000	213,800	0.82	5
25	R	8	2023	16929	300	118	16		185,000	151,500	0.82	5
26	U	4	2024	17129	282	131	25		177,500	145,000	0.82	5
27	R	5	2024	17149	230	132	38		215,000	175,400	0.82	5
28	R	8	2023	16905	1	37	2		135,000	113,900	0.84	7
29	R	3	2024	17082	73	71	3		186,500	156,000	0.84	7
30	U	11	2023	17015	164	131	3		148,500	128,300	0.86	9
31	R	12	2023	17015	30	162	11		162,000	139,700	0.86	9
32	R	9	2023	16933	122	141	104		98,000	84,200	0.86	9
33	U	9	2023	16943	54	132	49		243,000	212,200	0.87	10
34	U	8	2023	16914	281	136	76		60,000	54,100	0.90	13
35	U	10	2023	16964	21	141	59		175,000	158,400	0.91	14
36	R	8	2023	16902	324	69	1		200,000	186,000	0.93	16
37	R	4	2024	17112	181	12	2		38,000	35,900	0.94	17
38	U	11	2023	17003	317	141	38		144,000	139,000	0.97	20
39	R	8	2023	16925	211	148	27		150,000	149,800	1.00	23
40	R	8	2023	16927	212	4	30		52,500	52,500	1.00	23
41	R	1	2024	17041	105	47	43		150,000	153,500	1.02	25
42	R	8	2023	16915	89	148	29		149,000	154,400	1.04	27
43	U	8	2023	16899	282	131	25		135,000	145,000	1.07	30
44	U	10	2023	16970	7	139	202		105,000	117,300	1.12	35

45	R	9	2023	16943	174	61	10	125,000	140,700	1.13	36
46	U	2	2024	17077	216	91	26	60,000	72,200	1.20	43
47	R	11	2023	17004	306	94	2	105,000	125,600	1.20	43

STATE OF MAINE Sales Ratio Analysis - **2026 State Valuation**

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

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

Weighted Avg. =	72%	=	4,354,200	/	6,076,000
Average Ratio =	73%	=	9.46	/	13
Avg. Deviation =	16	=	308	/	19
Quality Rating =	22	=	16	/	73%

Average Selling Price = ***$319,789*** **2024**

Item No.	Class	Date of Sale Month	Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	W	8	2023	16902	18	116	22		445,000	190,000	0.43	30
2	W	9	2023	16946	163	117	14		499,000	248,200	0.50	23
3	W	6	2024	17170	70	132	143		245,000	127,400	0.52	21
4	W	11	2023	17008	314	86	6		230,000	122,700	0.53	20
5	W	10	2023	16978	80	1	5		345,000	191,100	0.55	18
6	W	1	2024	17044	264	112	16		240,000	148,500	0.62	11
7	W	6	2024	17172	116	112	3		280,000	179,500	0.64	9
8	W	8	2023	16897	133	49	9		495,000	329,800	0.67	6
9	W	8	2023	16910	218	172	15		300,000	218,400	0.73	
10	W	7	2023	16887	84	154	3		505,000	375,900	0.74	1
11	W	10	2023	16971	225	153	12		350,000	273,000	0.78	5
12	W	9	2023	16932	290	103	36		315,000	255,000	0.81	8
13	W	10	2023	16979	295	140	13		135,000	111,700	0.83	10
14	W	5	2024	17154	3	140	15		194,000	163,100	0.84	11
15	W	10	2023	16964	342	168	39		418,000	351,200	0.84	11
16	W	3	2024	17087	263	116	10		365,000	319,700	0.88	15
17	W	10	2023	16975	276	105	8		305,000	282,600	0.93	20
18	W	1	2024	17051	338	153	9		280,000	300,300	1.07	34
19	W	11	2023	16991	348	148	20		130,000	166,100	1.28	55

Business Equipment Tax Exemption Audit

Municipality: **Lincoln**

Date: **3.31.2025**

County: **Penobscot (n)**

Municipal Official(s): **Ruth Birtz - Single Assessor**

Municipal Valuation - 2024

2026 State Valuation

		Yes	No	Comment(s)
1. Are application(s) available for inspection?	0 of 36			
2. Are application(s) signed for/approved by the assessor?				
3. Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters?				
4. Is the item description sufficient to reasonably determine eligibility under program guidelines?				
5. Does the property qualify for BETE?				
6. Are municipal depreciation schedules evident and uniformly employed?				
7. Is all BETE value incorporated in the tax commitment book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?			X	All BETE Exempt Valuation MUST be shown in commitment book.
8. Is all qualified property adjusted by the municipal assessment ratio?		X		

Additional Comments: Applications, not reviewed. Full review to be completed for tax year 2025

Signature: Tony Pinette
Field Rep.

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 2026 - Updates Since **Market Adjustment 30% 2024**	Computerized Records	Trio - Short
C: Personal Property:	Assessed? Y/N: Y Is Cert Ratio Applied? Y/N: Y	Method Used:	RCNLD

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	25	Value Supplemented	2,764,230
Abatements: Number granted (excluding current use penalties)	64	Value Abated	(4,455,990)

IV. Statistical Information

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

V. Comments or Plans for Compliance

VI. Audit Information

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

Date(s) of Field Audit: 3.31.2025

VII. Office Review

Recommended by: *Tony Pinette*
Field Rep

Checked by: *Kyle Fletcher*

Approved by: *Cassie S Bouton* 9/22/2025

Copies Mailed: (date) 9.26.2025

PTF 303.2 (Rev 11/13)