



CITY OF BANGOR DEPARTMENT OF ASSESSING

MEMORANDUM

To: City Councilors
Debbie Laurie, City Manager
Courtney L. O'Donnell, Assistant City Manager/Director of Human Resources
David Little, Finance Director

Dated: August 23, 2023

From: Philip S. Drew, City Assessor

Subject: FY2024 Assessor's Commitment Report – as of April 1, 2023

In accordance with Title 36, M.R.S.A. Sections 708 & 709, I have committed on July 25, 2023, a list of all taxable real and personal property as of April 1, 2023 to both the Treasurer and Tax Collector. This report contains full reports, graphs, tables and charts. Below is a summary for your consideration.

- Graph of tax rates displays a 25-year chart and a 6-year chart.
 - In the past 25 years, there have only been three years when the tax rate was lower than this year's rate. (Page 1)
- Graph of who pays what share of property taxes in Bangor.
 - Due to the rapid increase in residential market values, the tax share between Business and Residential has essentially equalized at about 47%. (Page 2)
- A list and pie chart showing a breakdown of taxable and exempt value. (Page 3)
 - 64.3% of the City's total valuation of \$5.3 billion is taxable and 35.8% is exempt.
- A list and bar chart showing a breakdown of the exempt real property value by exemption type. (Page 4)
 - Benevolent and charitable organizations are the largest at \$511 million.
 - The second largest is Bangor International Airport at \$326 million.
 - The homestead exemption, which is typically just a partial exemption, stands at \$130 million.
 - Each category is listed along with the percentage of the total exempt value.
- There are three tables of the Top 25 Taxpayers in Bangor. (Pages 5-7)
 - The first table combines the real and personal property values and reports the total land value, total building or improvement value and the personal property value.
 - For example, GLP Capital, L.P. (a gaming facility lessor/landlord on Main Street) has a land and building value, but no personal property value as the gaming operation is owned and operated by HC Bangor, LLC (which is on the list of top 25, but is in position 4 on the Personal Property - Top 25 Highest list). Each entity's total valuation is reported along with their

percentage of the total taxable value is shown in the far-left column. For example, GLP Capital, L.P. represents 2.04% of the city's tax base.

- The next table on page 6 reports just the Top 25 Real Property Taxpayers. Please note that the second column from the left shows the number of parcels or accounts included in the value reported. For example, Versant Power, in the second position, owns 27 parcels which include their transmission/distribution property.
 - The final table on page 7 reports just the Top 25 Personal Property Taxpayers displaying General Electric Company as the largest. The BETE value is not displayed.
- 2023 Municipal Valuation Return is part of our Commitment Book and provides a quick summary of the following: (Pages 8-19)
 - Total taxable valuation of real estate and personal property is \$3.41 billion.
 - 5,294 properties benefited from the Homestead Exemption and each saved up to \$478.75 in tax.
 - 389 businesses benefited from the Business Equipment Tax Exemption (BETE) program—a small decrease from the previous year. Total tax savings for local businesses was \$2.86 million in tax. The state of Maine reimbursed the city 59% of this amount or \$1.7 million. (Page 18)
 - \$210,392,475 is the captured assessed value within Tax Increment Financing (TIF) districts. (Page 9 and 20)
 - 28 parcels, containing 882 acres of classified forest land, benefited from the Tree Growth Tax program by having lower tax bills on their real estate.
 - 8 parcels containing 148 acres of classified farmland benefited from the Farm Land Tax program.
 - Complete breakdown of exempt classes of property.
 - 491 property owners benefited from the Veteran Exemption and each saved up to \$114.9 in tax.
 - 14 property owners benefited from the Legally Blind Exemption and each saved up to \$76.6 in tax.
 - 25 property owners applied for and benefited from the Renewable energy/Solar Equipment Exemption.
 - New construction added \$29 million to the total value of the city.
 - The 2023 Municipal Tax Rate Calculation Form and Enhanced BETE municipal tax rate calculator forms are both included. (Pages 18-19)
 - Figures of note on Page 18.
 - The upper section (line 3) reports the Total Taxable Valuation at \$3.41 billion.
 - The middle section reports the Net Assessments (lines 7 thru 10 - uses of funds by the County, Municipal, TIF financing and local education.)
 - The third section (line 12) reports the forecasted State Municipal Revenue Sharing at \$9.95 million.
 - The fourth section (line 15) reports the Net to be raised by local property tax rate at \$68.4 million and (line 20) reports the Tax for Commitment at \$65.3 million.

The tax amount is lower mainly due to the reimbursements received under the Homestead Exemption law and BETE Exemption law.

- The fourth section reports the tax rate at 0.01915 (or \$19.15/\$1,000 of net valuation) on (line 19) along with the amounts the city expects to receive from the State of Maine for the Homestead Reimbursement at \$1.89 million, and Business Equipment Tax Exemption (BETE) reimbursement at \$1.69 million. The overlay of \$470,165.63 is the amount collected above the budgeted amounts and results from the selection of a particular tax rate. The maximum overlay allowed was \$3.4 million (line 20) or 5% of the “Net to be raised,” so the city’s overlay was 13.7% or about 1/8 of the maximum allowed.
- Tax Increment Financing District Summary. (Pages 20-25) As of April 1, 2023, the city currently has 5 TIF districts.

According to Maine Office of Business Development, Municipal Tax Increment Financing (TIF) is a flexible finance tool used by municipalities, plantations, and unorganized territories to leverage new property taxes generated by a specific project or projects within a defined geographic district. Any portion of the new taxes may be used to finance public or private projects for a defined period of time up to 30 years.

The Program is locally driven: the municipality or plantation defines the district size, determines the amount of new taxes to be captured, sets the term (up to 30 years), and identifies allowable public and private projects. The whole package requires local political approval.

A business may approach a municipality with a proposal for investment for which a TIF district would provide financing. Or, a municipality may take advantage of an already planned and financed project and create a TIF district around it, capturing a portion of new property tax revenue for specific public uses.

Over their term, TIF districts can return thousands to millions of dollars to a municipality. The projects financed may include anything from upgrading a road to adding a wing to an existing building and more.

- Tax Increment Financing Districts in this City may provide financial assistance to local economic development projects by using the new property taxes that result from the commercial investment and corresponding increase in taxable property valuation. This is accomplished by utilizing municipal tax increment financing (TIF) districts in accordance with Chapter 260 of MRSA Title 30-A or via a City Council vote, which may result in the execution of a Credit Enhancement Agreement (CEA).
- Credit Enhancement Agreement Valuation Summary. (Pages 26-33) The CEA is a mechanism to assist the development project by returning all or a portion of the incremental property tax revenues generated by the new investment directly to the

developer. Incremental taxes within a TIF that are not returned to the developer may be retained by the City to fund eligible local expenses.

- For taxable real property located in the city's Bangor Center (Downtown) Development District (BCDD), there are two tax bills. For example, this year a property owner with a property valued at \$100,000 received a real estate tax bill for \$1,915.00 and received a BCDD (downtown) tax bill for \$58.00. Please note that exempt properties within the district boundaries do not receive a tax bill for either. The district map is provided. (Page 34) The Bangor Center Development District 2023 Tax Rate Calculation Form is provided. (Page 35) The assessment and net to be raised for this District was approximately \$111,357.56.

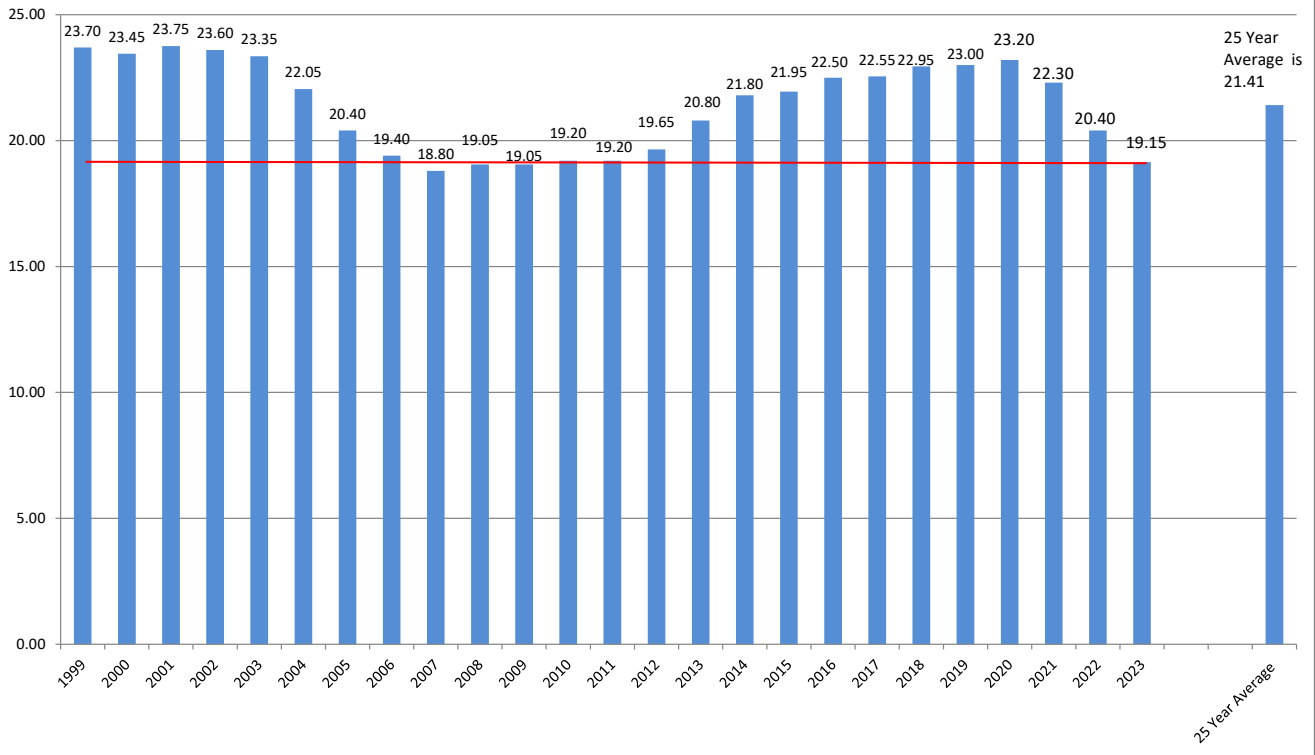
- Preliminary 2023 State Valuation Report is a complete annual review performed by Maine Revenue Services. (Pages 36-62)
 - The state valuation is important to both our city/schools due to the distribution of state revenues being partially based on this figure.
 - Equalization brings a community's State Valuation up to 100% of market value.
 - Bangor's equalized property value as of April 1, 2022 was \$3,599,450,000, a 16.33% increase over the previous year.
 - The Effective Full Value Rate (Tax Rate) was 17.42, versus the Municipal Rate of 20.40. The higher Municipal Rate is due to having an Average Ratio below 100%. Maine Revenue Services makes this determination on an annual basis after reviewing data provide by the local assessor.
 - The equalization process adjusts the valuation of all communities, which should result in the equitable distribution of state resources.
 - Bangor's combined study (all qualified sales) Average Ratio was 80% based on 541 sales that transacted between July of 2021 to June of 2022. About one-half of sales had a ratio above 80% and one-half of sales had a ratio below 80%. The state adjusts our property values up to arrive at the equalized ratio of 100%. The combined study quality rating of 15 is a good rating due to the wide variety of property types in the city, but did increase from the previous year's rating of 13. The lower the rating the better, as this rating does indicate how well the community's valuation model is performing. For example, the condominium/PUD study on page 58 showed a quality rating of 11. A low quality rating means the average difference between the assessed value and the most recent sale price for the entire study group is in a smaller, tighter range than a group with a quality rating of 15.
 - The combined study ratio (includes commercial, industrial, condo/PUD, single residence and multi-residence) was 80%, page 39; the residential-only study ratio was 78%, page 49; the condo/PUD study ratio was 84%, page 58; and the commercial/industrial/large apartment study ratio was 94%, page 60. Again, these ratios are calculated using their sale price and the assessed value as of April 1, 2022.

- The city's annual adjustments to assessed values are based upon these recent sales. The intent is to move toward a ratio of 100% and an improved quality rating.
 - There was a general increase to assessed values, as of April 1, 2023, which are not reflected in the above ratios.
- The final section of this document outlines the assessing mission. (Page 63)

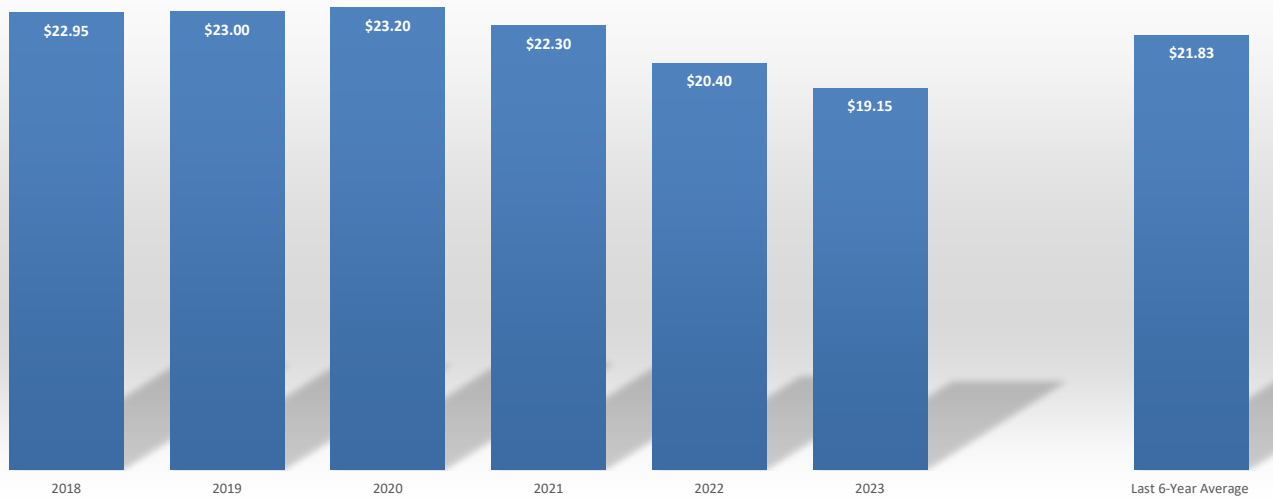
Respectfully submitted,

Philip S. Drew,
City Assessor

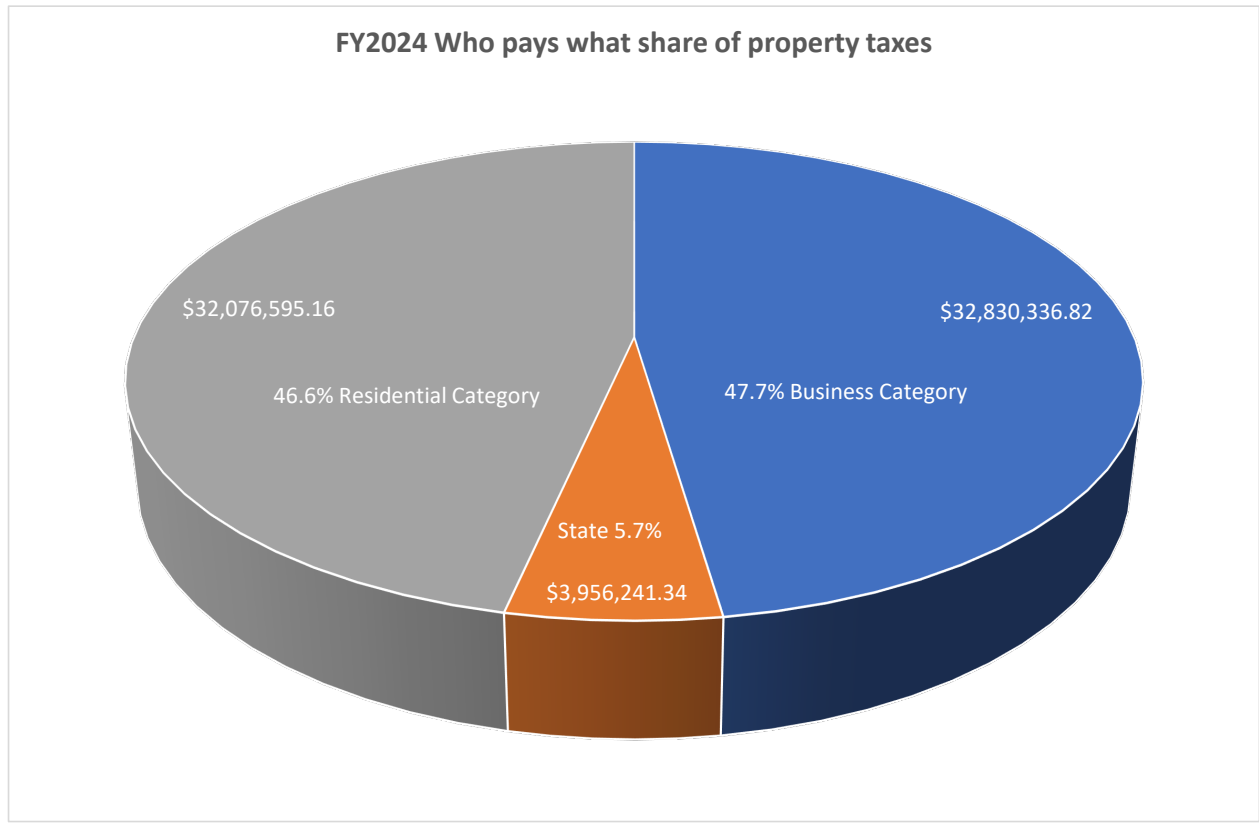
City of Bangor Tax Rates for the last 25 years - April 1st of the Calendar Year



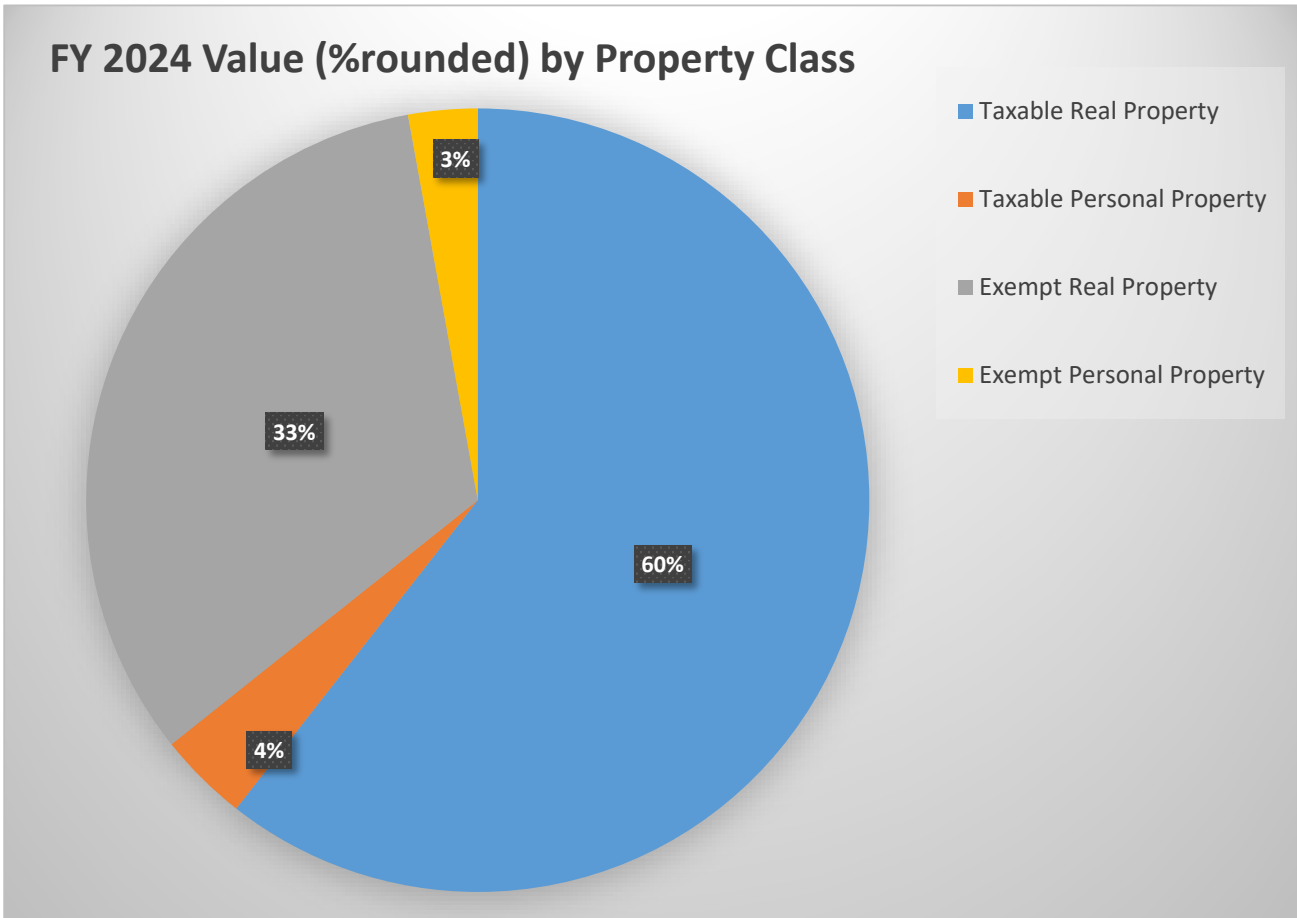
City of Bangor Tax Rates for the last 6 years



Business Category	\$ 32,830,336.82	47.7%	COMM, IND & LARGE APT
State Category	\$ 3,956,241.34	5.7%	STATE REIMBURSEMENT
<u>Residential Category</u>	<u>\$ 32,076,595.16</u>	<u>46.6%</u>	<u>ONE TO FOUR FAMILY &</u>
	\$ 68,863,173.31	100.0%	MANUFACTURED HOMES

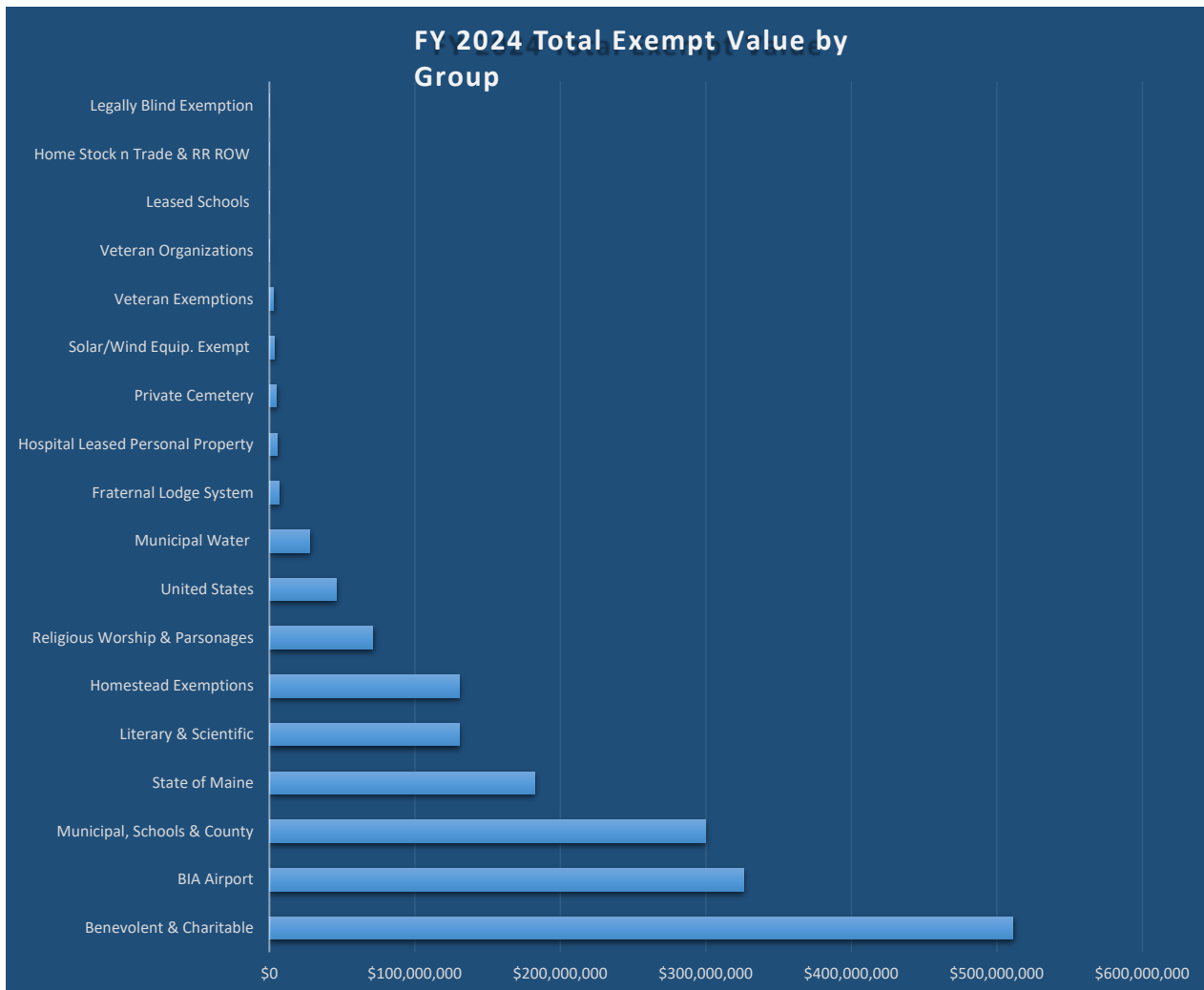


<u>Property Classification</u>	<u>FY 2024 Value by Property Class</u>	<u>% of Total</u>
Taxable Real Property	\$3,212,914,400	60.6%
Taxable Personal Property	\$197,091,200	3.7%
Exempt Real Property	\$1,742,323,200	32.9%
<u>Exempt Personal Property</u>	<u>\$151,409,000</u>	<u>2.9%</u>
Total	\$5,303,737,800	100%



<u>Exemption/Type</u>	<u>FY 2024 Total Exempt Value</u>	<u>% of Total</u>	<u>Total Exemption by Statute</u>	<u>Partial Exemption by Statute</u>
Benevolent & Charitable	\$511,144,000	29.226%	\$511,144,000	
BIA Airport	\$326,019,800	18.641%	\$326,019,800	
Municipal, Schools & County	\$299,568,500	17.128%	\$299,568,500	
State of Maine	\$182,287,000	10.423%	\$182,287,000	
Literary & Scientific	\$130,323,100	7.451%	\$130,323,100	
Homestead Exemptions	\$130,319,400	7.451%		\$130,319,400
Religious Worship & Parsonages	\$71,180,500	4.070%	\$71,180,500	
United States	\$45,960,900	2.628%	\$45,960,900	
Municipal Water	\$27,838,400	1.592%	\$27,838,400	
Fraternal Lodge System	\$6,883,300	0.394%	\$6,883,300	
Hospital Leased Personal Property	\$5,411,000	0.309%	\$5,411,000	
Private Cemetery	\$4,853,000	0.277%	\$4,853,000	
Solar/Wind Equip. Exempt	\$3,588,000	0.205%	\$3,588,000	
Veteran Exemptions	\$2,990,000	0.171%		\$2,990,000
Veteran Organizations	\$337,100	0.019%	\$337,100	
Leased Schools	\$132,900	0.008%	\$132,900	
Home Stock n Trade & RR ROW	\$63,900	0.004%	\$63,900	
<u>Legally Blind Exemption</u>	<u>\$56,000</u>	<u>0.003%</u>		<u>\$56,000</u>
Total	\$1,748,956,800	100.00%	\$1,615,591,400	\$133,365,400

See MRV line 40



Top 25 Highest Assessment - Real & Personal Property by Taxpayer Name (Combined Accounts)							
Position	# Of Accounts	Owner's Name	Land Value	Building Value	Personal Property	Total Value	% of Total City Valuation
1	2	GLP CAPITAL L.P.	\$2,220,100	\$67,293,800	\$0	\$69,513,900	2.04%
2	27	VERSANT POWER	\$41,499,600	\$1,299,700	\$4,106,800	\$46,906,100	1.38%
3	17	BANGOR SAVINGS BANK	\$2,207,600	\$38,296,000	\$2,808,800	\$43,312,400	1.27%
4	4	GENERAL ELECTRIC INC (PIP)	\$861,500	\$14,806,100	\$21,537,600	\$37,205,200	1.09%
5	5	BANGOR NATURAL GAS COMPANY	\$21,428,400	\$2,872,100	\$999,300	\$25,299,800	0.74%
6	8	QV REALTY TRUST	\$8,809,300	\$16,444,600	\$0	\$25,253,900	0.74%
7	1	WAL-MART REAL ESTATE BUSINESS TRUST	\$6,064,700	\$12,177,500	\$3,096,300	\$21,338,500	0.63%
8	1	GM Realty of Bangor LLC	\$0	\$19,902,200	\$0	\$19,902,200	0.58%
9	2	BROADWAY SHOPPING CENTER, LLC	\$7,219,100	\$11,631,600	\$0	\$18,850,700	0.55%
10	10	CABREL COMPANY	\$3,643,100	\$13,773,600	\$2,900	\$17,419,600	0.51%
11	5	SUN BIRCH HILL LLC	\$15,444,000	\$241,000	\$203,700	\$15,888,700	0.47%
12	7	J.B. BROWN & SONS	\$1,065,000	\$14,375,500	\$0	\$15,440,500	0.45%
13	1	LOWE'S HOME CENTERS INC	\$4,049,600	\$8,185,300	\$1,869,200	\$14,104,100	0.41%
14	1	Winterfell Sunbury Village (ME) Owner, LLC	\$663,900	\$12,883,800	\$349,500	\$13,897,200	0.41%
15	4	Bangor Mall Realty LLC	\$9,160,400	\$4,588,700	\$51,600	\$13,800,700	0.40%
16	1	SUNBELT RENTALS	\$0	\$0	\$13,690,900	\$13,690,900	0.40%
17	18	GRANT REALTY CORPORATION	\$11,622,600	\$1,717,700	\$0	\$13,340,300	0.39%
18	1	ROSS MANOR ASSOCIATES	\$299,400	\$12,986,800	\$0	\$13,286,200	0.39%
19	1	SAM'S REAL ESTATE BUSINESS TRUST	\$3,300,000	\$7,855,800	\$1,406,400	\$12,562,200	0.37%
20	24	B&L PROPERTIES LLC	\$1,695,300	\$10,618,500	\$10,000	\$12,323,800	0.36%
21	1	TARGET CORPORATION T-1855	\$2,684,400	\$7,992,500	\$1,556,900	\$12,233,800	0.36%
22	1	WATERFRONT CONCERTS, LLC (PIP)	\$1,400,000	\$9,812,500	\$796,300	\$12,008,800	0.35%
23	1	UNITED RENTALS NORTH AMERICA INC	\$0	\$0	\$11,983,200	\$11,983,200	0.35%
24	1	B33 BANGOR II LLC	\$3,494,400	\$8,020,400	\$0	\$11,514,800	0.34%
25	3	BEV INC	\$876,800	\$10,209,000	\$0	\$11,085,800	0.33%
TOP 1 THRU 25 HIGHEST COMBINED ASSESSMENT REAL & PERSONAL IN BANGOR FY24						\$522,163,300	15.31%
Bangor FY24 Total Taxable Valuation - Real & Personal						\$3,410,005,600	

Top 25 Highest Assessment - Real Property by Taxpayer Name (Combined Accounts)

Position	# Of Accounts	Owner's Name	Land Value	Building Value	Total Value	% of Total City Valuation
1	2	GLP CAPITAL L.P.	\$2,220,100	\$67,293,800	\$69,513,900	2.04%
2	27	VERSANT POWER	\$41,499,600	\$1,299,700	\$42,799,300	1.26%
3	17	BANGOR SAVINGS BANK	\$2,207,600	\$38,296,000	\$40,503,600	1.19%
4	8	QV REALTY TRUST	\$8,809,300	\$16,444,600	\$25,253,900	0.74%
5	5	BANGOR NATURAL GAS COMPANY	\$21,428,400	\$2,872,100	\$24,300,500	0.71%
6	1	GM Realty of Bangor LLC	\$0	\$19,902,200	\$19,902,200	0.58%
7	2	BROADWAY SHOPPING CENTER, LLC	\$7,219,100	\$11,631,600	\$18,850,700	0.55%
8	1	WAL-MART REAL ESTATE BUSINESS TRUST	\$6,064,700	\$12,177,500	\$18,242,200	0.53%
9	10	CABREL COMPANY	\$3,643,100	\$13,773,600	\$17,416,700	0.51%
10	5	SUN BIRCH HILL LLC	\$15,444,000	\$241,000	\$15,685,000	0.46%
11	4	GENERAL ELECTRIC INC (PIP)	\$861,500	\$14,806,100	\$15,667,600	0.46%
12	7	J.B. BROWN & SONS	\$1,065,000	\$14,375,500	\$15,440,500	0.45%
13	4	Bangor Mall Realty LLC	\$9,160,400	\$4,588,700	\$13,749,100	0.40%
14	1	Winterfell Sunbury Village (ME) Owner, LLC	\$663,900	\$12,883,800	\$13,547,700	0.40%
15	18	GRANT REALTY CORPORATION	\$11,622,600	\$1,717,700	\$13,340,300	0.39%
16	1	ROSS MANOR ASSOCIATES	\$299,400	\$12,986,800	\$13,286,200	0.39%
17	24	B&L PROPERTIES LLC	\$1,695,300	\$10,618,500	\$12,313,800	0.36%
18	1	LOWE'S HOME CENTERS INC	\$4,049,600	\$8,185,300	\$12,234,900	0.36%
19	1	B33 BANGOR II LLC	\$3,494,400	\$8,020,400	\$11,514,800	0.34%
20	1	WATERFRONT CONCERTS, LLC (PIP)	\$1,400,000	\$9,812,500	\$11,212,500	0.33%
21	1	SAM'S REAL ESTATE BUSINESS TRUST	\$3,300,000	\$7,855,800	\$11,155,800	0.33%
22	3	BEV INC	\$876,800	\$10,209,000	\$11,085,800	0.33%
23	1	TARGET CORPORATION T-1855	\$2,684,400	\$7,992,500	\$10,676,900	0.31%
24	6	HAYMARKET LLC	\$612,000	\$9,760,900	\$10,372,900	0.30%
25	1	BANGOR ASSISTED LIVING LLC	\$305,100	\$9,631,200	\$9,936,300	0.29%
Top 1 Thru 25 Taxpayer			\$150,626,300	\$327,376,800	\$478,003,100	14.02%
Bangor FY24 Total Taxable Valuation - Real & Personal			\$3,410,005,600			

Personal Property - Top 25 Highest Assessment by Taxpayer Name (Combined Accounts)

Position	Taxpayer Name	Personal Property Assessment	% of City Total Valuation
1	GENERAL ELECTRIC COMPANY	\$21,537,600	0.63%
2	SUNBELT RENTALS #293A	\$13,690,900	0.40%
3	UNITED RENTALS NORTH AMERICA INC	\$11,983,200	0.35%
4	HC BANGOR LLC	\$8,957,700	0.26%
5	SPECTRUM NORTHEAST LLC	\$5,593,400	0.16%
6	HANNAFORD BROS CO #8107, #8110, #8109 (Combined Accounts)	\$4,793,200	0.14%
7	NEXTGRID BITTERBUSH, LLC	\$4,516,600	0.13%
8	HPE DEPOSITOR MASTER TRUST	\$4,293,900	0.13%
9	VERSANT POWER	\$4,106,800	0.12%
10	WALMART STORES EAST LP	\$3,096,300	0.09%
11	BANGOR SAVINGS BANK	\$2,808,800	0.08%
12	LOWE'S HOME CENTERS LLC	\$1,869,200	0.05%
13	N.S. GILES FOUNDATIONS INC	\$1,848,000	0.05%
14	BJME OPERATING CORP	\$1,718,100	0.05%
15	EASTERN MAINE MEDICAL CENTER	\$1,704,800	0.05%
16	NAUTEL MAINE INC	\$1,677,700	0.05%
17	ARCTIC GLACIER USA INC	\$1,607,900	0.05%
18	TARGET CORPORATION	\$1,556,900	0.05%
19	SAMS EAST INC	\$1,406,400	0.04%
20	SHAWS SUPERMARKETS INC #4556	\$1,396,200	0.04%
21	TISSUE PLUS LLC	\$1,260,900	0.04%
22	CREATIVE DIGITAL IMAGING	\$1,239,500	0.04%
23	KIN, INC.	\$1,210,800	0.04%
24	BANGOR NATURAL GAS COMPANY	\$999,300	0.03%
25	HOME DEPOT USA	\$935,800	0.03%
Top 1 Thru 25 Personal Property Accounts		\$105,809,900	3.10%
Bangor FY24 Total Taxable Valuation - Real & Personal		\$3,410,005,600	

2023 Municipal Valuation Return



DUE DATE - NOVEMBER 1, 2023 (or within 30 days of commitment, whichever is later)

*Mail the signed original to Maine Revenue Services, Property Tax Division,
PO Box 9106, Augusta, ME 04332-9106 and affix copy to front cover of Municipal Valuation book.
You may also email this return to the Property Tax Division at: prop.tax@maine.gov.*

For help in filling out this return, please see the MVR Instructions at www.maine.gov/revenue/taxes/property-tax/assessor

MAINE REVENUE SERVICES - 2023 MUNICIPAL VALUATION RETURN

9

(36 M.R.S. § 383)

DUE DATE - NOVEMBER 1, 2023 (or within 30 days of commitment, whichever is later)

Bangor

Municipality

1. County:

Commitment Date:
mm/dd/yyyy

2. Municipality

Commitment period (select one):

3. 2023 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

TAXABLE VALUE OF REAL ESTATE

(Exclude exempt values)

4. Land (include value of transmission, distribution lines and substations, dams and power houses) 4

5. Buildings 5

6. Total **taxable** value of real estate (line 4 + line 5) 6
(this amount will be entered on Tax Rate Form, line 1)

TAXABLE VALUE OF PERSONAL PROPERTY

(Exclude exempt values)

7. Production machinery and equipment 7

8. Business equipment (furniture, furnishings and fixtures) 8

9. All other personal property 9

10. Total **taxable** value of personal property (line 7 + line 8 + line 9) 10
(this amount will be entered on Tax Rate Form, line 2)

OTHER TAX INFORMATION

11. Total taxable value of real estate and personal property (line 6 + line 10) 11
(must match Tax Rate Form, line 3)

12. 2023 Property Tax Rate (example .01520) 12
(from Tax Rate Form, line 19, column B)

13. 2023 Property Tax Levy (includes overlay and any fractional gains from rounding) 13
Note: This is the amount of 2023 tax actually committed to the collector
(must match Tax Rate Form line 19, column C)

HOMESTEAD EXEMPTION REIMBURSEMENT CLAIM

Homestead exemptions must be adjusted by the municipality's certified ratio

14. a. Number of maximum homestead exemptions granted 14a
(maximum exemption = \$25,000 x line 3 certified ratio)

b. Value of homestead exemptions on line 14a (line 14a x \$25,000 x line 3) 14b

c. Number of exemptions granted for homesteads valued less than the maximum 14c

d. Value of homestead exemptions on line 14c 14d

e. Total number of homestead exemptions granted (line 14a + line 14c) 14e

f. Total value of all homestead exemptions granted (line 14b + line 14d) 14f
(this amount will be entered on Tax Rate Form, line 4a)

g. Total assessed value of all property with homestead exemptions 14g
(include taxable and exempt value)

Municipality: Bangor

BUSINESS EQUIPMENT TAX EXEMPTION ("BETE")

15. a. Number of BETE applications processed for tax year 2023	15a	<input type="text" value="429"/>
b. Number of BETE applications approved	15b	<input type="text" value="389"/>
c. Total exempt value of all BETE property (this amount will be entered on Tax Rate Form, line 5a and Enhanced BETE Sheet, line 1a)	15c	<input type="text" value="149,739,000"/>
d. Total exempt value of BETE property in TIF districts with captured assessed value	15d	<input type="text" value="13,910,100"/>

TAX INCREMENT FINANCING ("TIF") DISTRICTS

16. a. Total amount of increased taxable value within TIF districts	16a	<input type="text" value="223,617,400"/>
b. Amount of captured assessed value within TIF districts	16b	<input type="text" value="210,392,475"/>
c. Tax revenue deposited in a project cost account or sinking fund account	16c	<input type="text" value="3,762,637"/>
d. BETE reimbursement revenue deposited in a project cost or sinking fund account (16c + 16d must match Tax Rate Form, line 9)	16d	<input type="text" value="\$266,378"/>

EXCISE TAX

17. a. Enter whether excise taxes are collected based on a calendar or fiscal year	17a	<input type="text" value="Fiscal"/>
b. Motor vehicle excise tax collected	17b	<input type="text" value="\$7,036,230"/>
c. Watercraft excise tax collected	17c	<input type="text" value="\$15,128.90"/>

ELECTRICAL GENERATION AND DISTRIBUTION PROPERTY

18. Total value of distribution and transmission lines owned by electric utility companies	18	<input type="text" value="\$39,831,900"/>
19. Total value of all electrical generation facilities	19	<input type="text" value="\$1,704,800"/>

TREE GROWTH TAX LAW PROGRAM PROPERTY

20. Average per acre value applied to undeveloped acreage	20	<input type="text" value="\$2,372"/>
21. Forest land		
a. Number of parcels enrolled in the Tree Growth Tax Law program as of April 1, 2023	21a	<input type="text" value="28"/>
b. Softwood acreage	21b	<input type="text" value="261.00"/>
c. Mixed wood acreage	21c	<input type="text" value="407.00"/>
d. Hardwood acreage	21d	<input type="text" value="214.00"/>
e. Total number of acres of forest land (sum of lines 21b - d)	21e	<input type="text" value="882.00"/>
22. Total assessed value of all forest land as of April 1, 2023	22	<input type="text" value="129,929"/>
a. Local value per acre used to assess forest land		
(1) Softwood	22a(1)	<input type="text" value="135"/>
(2) Mixed Wood	22a(2)	<input type="text" value="165"/>
(3) Hardwood	22a(3)	<input type="text" value="130"/>

Municipality: Bangor

TREE GROWTH TAX LAW PROGRAM PROPERTY, continued

23. Number of forest land acres first enrolled in the Tree Growth Tax Law program in 2023	23	<input type="text" value="104.00"/>
24. Land withdrawn from the Tree Growth Tax Law program		
a. Total number of parcels withdrawn from 4/2/22 through 4/1/23	24a	<input type="text" value="2"/>
b. Total number of acres withdrawn from 4/2/22 through 4/1/23	24b	<input type="text" value="147.12"/>
c. Total value of withdrawal penalties assessed from 4/1/22 through 4/1/23	24c	<input type="text" value="\$34,359"/>
d. Total number of \$500 penalties assessed for non-compliance	24d	<input type="text" value="0"/>
24-1 Since April 1, 2022, have any Tree Growth acres been transferred to Farmland?	24-1	<input type="text" value="No"/> Yes/No

FARM AND OPEN SPACE TAX LAW PROGRAM PROPERTY

FARMLAND:

25. Number of parcels enrolled in the Farmland program as of April 1, 2023	25	<input type="text" value="8"/>
26. Number of acres first enrolled in the Farmland program for April 1, 2023	26	<input type="text" value="0.00"/>
27. a. Total number of acres (excluding farm woodland) currently enrolled in the Farmland program	27a	<input type="text" value="148.01"/>
b. Total value of land (excluding farm woodland) currently enrolled in the Farmland program	27b	<input type="text" value="80,332"/>
28. a. Number of farm woodland acres:		
(1) Softwood	28a(1)	<input type="text" value="0.00"/>
(2) Mixed wood	28a(2)	<input type="text" value="41.00"/>
(3) Hardwood	28a(3)	<input type="text" value="12.00"/>
b. Total number of acres of all land now classified as farm woodland	28b	<input type="text" value="53.00"/>
c. Total value of all land now classified as farm woodland	28c	<input type="text" value="8,359"/>
d. Per acre rates used for farm woodland:		
(1) Softwood	28d(1)	<input type="text" value="135.00"/>
(2) Mixed Wood	28d(2)	<input type="text" value="165.00"/>
(3) Hardwood	28d(3)	<input type="text" value="130.00"/>
29. Land withdrawn from the Farmland program:		
a. Total number of parcels withdrawn from 4/2/22 through 4/1/23	29a	<input type="text" value="0"/>
b. Total number of acres withdrawn from 4/2/22 through 4/1/23	29b	<input type="text" value="0.00"/>
c. Total value of withdrawal penalties assessed from 4/1/22 through 4/1/23	29c	<input type="text" value="\$0"/>

OPEN SPACE:

30. Number of parcels enrolled in the Open Space program as of April 1, 2023	30	<input type="text" value="0"/>
31. Number of acres first enrolled in the Open Space program for April 1, 2023	31	<input type="text" value="8/23/2023 0.00"/>

Municipality: Bangor

EXEMPT PROPERTY, continued

40. h. Property of benevolent and charitable institutions	40h	511,144,000
i. Property of literary and scientific institutions	40i	130,323,100
j. Property of veteran organizations:		
1) Total exempt value of veteran organizations	40 j(1)	337,100
2) Exempt value attributable to purposes other than meetings, ceremonies, or instruction facilities (reimbursable exemption) .	40 j(2)	0
k. Property of central labor councils, chambers of commerce, and boards of trade		
1) chambers of commerce or boards of trade	40k(1)	0
2) central labor councils (reimbursable exemption)	40k(2)	0
l. Property of houses of religious worship and parsonages		
1) Number of parsonages within this municipality	40 l(1)	8
2) Total exempt value of those parsonages	40 l(2)	160,000
3) Total taxable value of those parsonages	40 l(3)	2,054,900
4) Total exempt value of all houses of religious worship (excluding parsonages)	40 l(4)	71,020,500
Total exempt value of houses of religious worship and parsonages (40l(2) + 40l(4))	40l	71,180,500
m. Property owned or held in trust for fraternal organizations operating under the lodge system (do not include college fraternities) (§ 652(1)(H))	40m	6,883,300
n. Personal property leased by a benevolent and charitable organization exempt from taxation under § 501 of the Internal Revenue Code of 1954 and the primary purpose is the operation of a hospital licensed by the Dept. of Health and Human Services, health maintenance organization or blood bank (§ 652(1)(K)) (Value of property <u>owned</u> by a hospital should be reported on line 40h)	40n	5,411,000
o. Exempt value of real property of all persons determined to be legally blind (§ 654-A) (\$4,000 adjusted by certified ratio)	40o	56,000
p. Aqueducts, pipes and conduits of any corporation supplying a municipality with water (§ 656(1)(A))	40p	27,838,400
q. Animal waste storage facilities certified as exempt (reimbursable exemption)	40q	0
r. Pollution control facilities certified by the Department of Environmental Protection	40r	0
s. Snowmobile trail grooming equipment registered under 12 M.R.S. § 13113 (reimbursable exemption)	40s	0

Municipality: Bangor

EXEMPT PROPERTY, continued

40t. Veteran exemptions - The following information is necessary in order to calculate reimbursement

SECTION 1: Veterans who served during a federally recognized war period (lines 40t(1) - 40t(9))

	NUMBER OF EXEMPTIONS		EXEMPT VALUE
Widower (post WWI):			
40t(1). Living male spouse or male parent of a deceased veteran	40t(1)A	<input type="text"/>	40t(1)B <input type="text"/> \$0
Revocable Living Trusts (post WWI veteran/widow):			
40t(2). Paralegic veteran beneficiary (or their widow)	40t(2)A	<input type="text"/>	40t(2)B <input type="text"/> \$0
40t(3). All other veteran beneficiaries (or their widows)	40t(3)A	<input type="text" value="13"/>	40t(3)B <input type="text"/> \$78,000
WW I Veterans:			
40t(4). WW I veteran (or their widow) enlisted as Maine resident	40t(4)A	<input type="text"/>	40t(4)B <input type="text"/> \$0
40t(5). WW I veteran (or their widow) enlisted as non-Maine resident	40t(5)A	<input type="text"/>	40t(5)B <input type="text"/> \$0
Paralegic Veterans:			
40t(6). Paralegic status veteran or their unremarried widow.	40t(6)A	<input type="text" value="1"/>	40t(6)B <input type="text"/> \$50,000
Cooperative Housing Corporation Veterans:			
40t(7). Qualifying Shareholder of Cooperative Housing Corporation	40t(7)A	<input type="text"/>	40t(7)B <input type="text"/> \$0
All Other Veterans:			
40t(8). All other veterans (or their widows) enlisted as Maine residents	40t(8)A	<input type="text" value="366"/>	40t(8)B <input type="text"/> \$2,196,000
40t(9). All other veterans (or their widows) enlisted as nonresidents	40t(9)A	<input type="text" value="84"/>	40t(9)B <input type="text"/> \$504,000

SECTION 2: Veterans who did not serve during a federally recognized war period (lines 40t(10) - 40t(12))

	NUMBER OF EXEMPTIONS		EXEMPT VALUE
40t(10). Veteran (or their widow) disabled in the line of duty.	40t(10)A	<input type="text" value="9"/>	40t(10)B <input type="text"/> \$54,000
40t(11). Veteran (or their widow) who served during the periods from 8/24/1982 to 7/31/1984 and 12/20/1989 to 1/31/1990	40t(11)A	<input type="text" value="14"/>	40t(11)B <input type="text"/> \$84,000
40t(12). Veteran (or their widow) who served during the period from 2/1/1955 to 5/7/1975, but not prior to 2/1/1955 or after 5/7/1975	40t(12)A	<input type="text" value="4"/>	40t(12)B <input type="text"/> \$24,000

Total number of ALL veteran exemptions granted in 2023 40t(A)

Total exempt value of ALL veteran exemptions granted in tax year 2023 40t(B)

Municipality: Bangor

EXEMPT PROPERTY, continued

40. u. Solar and wind energy equipment. (reimbursable exemption)

- 1) Total number of solar and wind energy equipment applications processed. 40 u(1)
- 2) Total number of solar and wind energy equipment applications approved. 40 u(2)
- 3) Total exempt value of solar and wind energy equipment. 40 u(3)

40. v. Other. The Laws of the State of Maine provide for exemption of quasi-municipal organizations such as authorities, districts and trust commissions.

Examples: 30-A M.R.S. § 5114 provides for exemption of real and personal property of an Urban Renewal Authority or Chapter 164, P. & S.L. of 1971 provides for exemption of real estate owned by the Cobbossee-Annabessacook Authority. (See also 30-A M.R.S., § 5413, Revenue Producing Municipal Facilities Act.)

Enter the full name of the organization in your municipality that has been granted exempt status through such a law, the provision of the law granting the exemption, and the estimated full value of real property.

NAME OF ORGANIZATION	PROVISION OF LAW	EXEMPT VALUE
Leased School	Title 20-A	\$132,900
Homestead Exemption	36 MRS Sec 681	130,319,400
StockTrade/Priv Cemetery/RR Row	655-1-B	4,916,900
TOTAL		40v 135,369,200
40. TOTAL VALUE OF ALL PROPERTY EXEMPTED BY LAW		40 1,748,956,800

MUNICIPAL RECORDS

- 41. a. Does your municipality have tax maps? 41a **Yes** YES/NO
 If yes, proceed to b, c, and d. If no, move to line 42.
 Enter date/contractor name when maps were originally obtained. (This does not refer to the annual updating of tax maps.)
- b. Date 41b mm/dd/yyyy
- c. Name of contractor 41c
- d. Are your tax maps PAPER, GIS, or CAD? 41d
- 42. Enter the number of land parcels in your municipality (not the number of tax bills) 42
- 43. Total **taxable acreage** in your municipality. 43
- 44. a. Have you/contractor completed professional town-wide revaluation? 44a **Yes** YES/NO
 If yes, please answer the questions below.
 If no, please proceed to line 45.
- b. Did the revaluation include any of the following? 44b (1) **Yes** LAND
 Please enter each category with Yes or No.
 44b (2) **Yes** BUILDINGS
 44b (3) **Yes** PERSONAL PROPERTY
- c. Effective Date 44c mm/dd/yyyy
- d. Contractor Name 44d
- e. Cost 44e

MAINE REVENUE SERVICES - 2023 MUNICIPAL VALUATION RETURN

Municipality: Bangor

MUNICIPAL RECORDS, continued

45. Enter the best choice that describes how the municipality administers its assessment function. Choose SINGLE ASSESSOR, ASSESSORS' AGENT or BOARD OF ASSESSORS. Include the name of any single assessor or agent.

a) Function 45a SINGLE ASSESSOR
b) Name 45b Philip S. Drew
c) Email address 45c phil.drew@bangormaine.gov

46. Enter the beginning and ending dates of the fiscal year in your municipality.

FROM 46a 7/1/2023 TO 46b 6/30/2024
mm/dd/yyyy mm/dd/yyyy

47. Interest rate charged on overdue 2023 property taxes

47 8.00
8.00% maximum

48. Date(s) that 2023 property taxes are due.

48a 9/15/2023 48b 3/15/2024
48c mm/dd/yyyy 48d mm/dd/yyyy

49. Are your assessment records computerized?

49a YES YES/NO Name of software used 49b TRIO/Harris

50. Has your municipality implemented a local property tax relief program under 36 M.R.S. § 6232(1)?

50a NO YES/NO How many people qualified? 50b _____
How much relief was granted? 50c _____

51. Has your municipality implemented a local senior volunteer tax credit program under 36 M.R.S. § 6232(1-A)?

51a NO YES/NO How many people qualified? 51b _____
How much relief was granted? 51c _____

52. Has your municipality implemented a local property tax deferral for senior citizens under 36 M.R.S. § 6271?

52a NO YES/NO How many people qualified? 52b _____
How much relief was granted? 52c _____

I/We, the Assessor(s) of the Municipality of Bangor do state that the foregoing information contained herein is, to the best knowledge and belief of this office, reported correctly and that all of the requirements of the law have been followed in valuing, listing and submitting the information.

ASSESSOR(S)
SIGNATURES

Philip S. Drew
Philip S. Drew

DATE 7/26/23
mm/dd/yyyy

NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2023 or within 30 days after the commitment date, whichever is later, in order to avoid reduction or loss of any entitlement under the Tree Growth Tax Law municipal reimbursement program for the 2023 tax year.

Municipality: Bangor

County: Penobscot

VALUATION INFORMATION

1. Enter the number and type of new, demolished and converted residential buildings in your municipality since April 1, 2022, giving the approximate increase or decrease in full market value.

	One Family	Two Family	3-4 Family	5 Family Plus	Mobile Homes	Seasonal Homes
New	28	1	1	15	0	0
Demolished	8	5	2	in 2 bldgs	0	0
Converted	1	2	0	0	0	0
Valuation Increase (+)	\$6,507,800	\$269,700	\$256,600	\$991,400	\$0	\$0
Valuation Loss (-)	\$467,700	\$448,200	\$311,600	\$0	\$0	\$0
Net Increase/Loss	\$6,040,100	(\$178,500)	(\$55,000)	\$991,400	\$0	\$0

2. Enter any new industrial or commercial growth started or expanded since April 1, 2022, giving the approximate full market value and additional machinery, equipment, etc.

Rehab of School House on Harlow Street started - \$1M; Rehab of 200 Sylvan Road for a distribution warehouse with an increase of \$1.8M; Partially complete 32 unit senior living at 294 Davis Road with an increase of - \$1.9M; New commercial car wash at 711 Stillwater Avenue - \$857,700; Rehab of hotel at 327 Odlin Road - \$1.6M;

3. Enter any extreme losses in valuation since April 1, 2022, giving a brief explanation such as "fire" or "mill closing", etc. giving the loss at full market value.

4. Explain any general increase or decrease in valuation since April 1, 2022 based on revaluations, change in ratio used, adjustments, etc.

Total RE Growth from new construction, but no solar arrays, was \$29M.
Total PP Growth: \$20.4M of BETE assets (5,879 assets) and \$14.9M of taxable assets (9,365 assets) = Total \$35.3
(all personal property assets included in the above count were only assets purchased in 2022 - no 2023 assets.
Total RE and PP Value Growth was \$29M, plus \$35.3 for a grand total of \$64.3M. Use for Growth Factor.

SF is Single Family and SF Condo. MF is Multi-Family. Adj. is adjustment or increase in value.
SF adj. to bldgs was 17.4% (5,513 prop.) SF adj. with nbhd adj. was 23.4% (1,008 prop) SF (224 prop.) at just 12.4%
MF = 2 to 5 Units. MF adj. to bldgs was 21.5% (1,113 prop.) MF adj. with nbhd adj. was 26.5% (224 prop)
Commercial and Large Apartment received a 7% +/- increase. Industrial adj. was larger than 7%, but various
Mobile Home Parks increased at 6%.
Land values only increased for those that received a neighborhood adjustment, and it was about a 6% increase.
Some commercial land values adjusted along Hogan Road and Broadway.

2023 MUNICIPAL TAX RATE CALCULATION FORM

Municipality: Bangor

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Total taxable value of real estate	1	\$3,212,914,400 <small>(from page 1, line 6)</small>
2. Total taxable value of personal property	2	\$197,091,200 <small>(from page 1, line 10)</small>
3. Total taxable value of real estate and personal property (Line 1 plus line 2)	3	\$3,410,005,600 <small>(from page 1, line 11)</small>
4. a. Total exempt value for all homestead exemptions granted	4a.	\$130,319,400 <small>(from Page 1, line 14f)</small>
b. Homestead exemption reimbursement value	4b.	\$99,042,744
5. a. Total exempt value of all BETE qualified property	5a.	\$149,739,000 <small>(from page 2, line 15c)</small>
b. BETE exemption reimbursement value	5b.	\$88,439,417
6. Total valuation base (Line 3 + line 4b + line 5b)	6	\$3,597,487,761

ASSESSMENTS

7. County tax	7	\$4,607,954.00
8. Municipal appropriation	8	\$42,282,923.00
9. TIF financial plan amount	9	\$4,029,016 <small>(must match page 2, line 16c + 16d)</small>
10. Local education appropriation	10	\$27,452,982.00
11. Total appropriations (Add lines 7 through 10)	11	\$78,372,875.00

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	\$9,951,150.00
13. Other revenues: (All other revenues that have been formally appropriated to reduce the commitment such as excise tax revenue, T.G. reimbursement, renewable energy reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	\$0.00
14. Total deductions (Line 12 plus line 13)	14	\$9,951,150.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	\$68,421,725.00

16.	A	B	C	
	\$68,421,725.00 <small>(Amount from line 15)</small>	1.05	\$71,842,811.25	Maximum Allowable Tax
17.	\$68,421,725.00 <small>(Amount from line 15)</small>	\$3,597,487,761 <small>(Amount from line 6)</small>	0.01902	Minimum Tax Rate
18.	\$71,842,811.25 <small>(Amount from line 16)</small>	\$3,597,487,761 <small>(Amount from line 6)</small>	0.01997	Maximum Tax Rate
19.	\$3,410,005,600.00 <small>(Amount from line 3)</small>	0.01915 <small>(Selected Rate)</small>	\$65,301,607.24 <small>(Enter on page 1, line 13)</small>	Tax for Commitment
20.	\$68,421,725.00 <small>(Amount from line 15)</small>	0.05	\$3,421,086.25	Maximum Overlay
21.	\$99,042,744 <small>(Amount from line 4b.)</small>	0.01915 <small>(Selected Rate)</small>	\$1,896,668.55 <small>(Enter on line 8, Assessment Warrant)</small>	Homestead Reimbursement
22.	\$88,439,417 <small>(Amount from line 5b.)</small>	0.01915 <small>(Selected Rate)</small>	\$1,693,614.84 <small>(Enter on line 9, Assessment Warrant)</small>	BETE Reimbursement
23.	\$68,891,890.63 <small>(Line 19 plus lines 21 and 22)</small>	\$68,421,725.00 <small>(Amount from line 15)</small>	\$470,165.63 <small>(Enter on line 5, Assessment Warrant)</small>	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

2023 MUNICIPAL TAX RATE CALCULATION FORM

ENHANCED BUSINESS EQUIPMENT TAX EXEMPTION CALCULATION SHEET

Municipality: Bangor

BE SURE TO COMPLETE AND FILE THIS FORM IN CONJUNCTION WITH THE TAX RATE FORM

Standard BETE Reimbursement Computation

1. a. Total exempt value of all BETE property as of April 1, 2023	\$149,739,000 <small>(from page 2, line 15c.)</small>
b. Total exempt value of all BETE property located outside TIF Districts with captured assessed value (Line 1a. minus line 3b.)	\$135,828,900
c. Percent of reimbursement for BETE exempt property (2023 statutory standard 50% reimbursement)	50.00%
d. Value of all BETE qualified exempt property subject to standard reimbursement	\$0

Enhanced Reimbursement if Personal Property Factor Exceeds 5% of Total Taxable Value

2. a. Total taxable value of all business personal property	\$197,091,200
b. Total taxable value of all real estate and personal property	\$3,410,005,600
c. Total value of all BETE qualified exempt property subject to enhanced reimbursement if not located in a Municipal Retention TIF District subject to a > % of line 2.(f)	\$135,828,900
d. Personal property factor $[(2a. + 1a.) / (2b. + 1a.)]$	9.74%
e. Line 2d. / 2	4.87%
f. Line 2(e) plus 50% (if line 2(d) is greater than 5%)	54.87%
g. Value of all BETE qualified exempt property subject to Enhanced reimbursement	\$74,529,317 <small>(if zero results see below)</small>

Municipal Retention Tax Increment Percentage

3. a. Percentage of captured assessed value retained by the municipality and allocated for the municipality's own authorized TIF project costs approved as of 4/1/2008. (Defaults to Statutory Standard unless Municipal Retention % is greater than standard reimbursement)	100.00%	100.00%
b. Captured Assessed Value of BETE qualified property located within TIF districts		\$13,910,100
c. Value of all TIF BETE qualified exempt property subject to reimbursement		\$13,910,100 <small>(if zero results see below)</small>

Total Reimbursable BETE Exempt Value

4. Total of all reimbursable BETE Exempt value 1.(d) or 2.(g)+ 3.(c)	\$88,439,417
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CITY OF BANGOR

Title 30-A

Chapter 206 Development Districts
Subchapter 1 Municipal Development Districts
Section 5227 Tax Increment Financing

Subsection 1 Designation of captured assessed value.

“The municipal assessor shall certify the amount of captured assessed value to the municipality each year.” **As of April 1, 2023, this amount is \$210,392,475, See MVR Page 2, line 16b. - TIF capture RE is \$196,482,375, plus PP BETE of \$13,910,100.**

Subsection 2 Certification of assessed value.

“Each year after the designation of a tax increment financing district, the municipal assessor shall certify the amount by which the assessed value has increased or decreased from the original value.” See the attached pages.

Volunteers of America Affordable Housing Development District
(TIF #1 – AFFORDABLE HOUSING TIF – MaineHousing approved)

323 Harlow Street
 Map 40, Lot 12
 VOANNE Bangor Senior Housing L. P.

<u>Real Property Account # 4423</u>	<u>\$5,664,300</u>
Total Assessed Value in District	\$5,664,300
<u>Less: Original Assessed Value in District</u>	<u>\$ 595,200</u>
Increase in Assessed Value in District	\$5,069,100
Capture Rate: (real value only)	100%
Captured Assessed Value in District	\$5,069,100
Term: until June 30, 2024	
Refund: 100% of increment in taxes paid above base year.	



Bangor Downtown Municipal Development Tax Increment Financing District
(Maine DECD approved) (TIF Code #6 – Use RE Extract)

Real Property Total (227 parcels)	\$292,044,200 (Taxable)
<u>Personal Property Total (360 accounts)</u>	<u>\$ 24,267,700 (Taxable)</u>
Total Taxable Value in District	\$316,311,900

Total Taxable Value in District	\$316,311,900
<u>Less: Original Assessed Value in District</u>	<u>\$136,528,900</u>
Increase in Assessed Value in District	\$179,783,000
Capture Rate: (real and personal value)	100%
Captured Assessed Value in District	\$179,783,000
Term: until June 30, 2036	

BETE Exempt Personal Property	\$ 13,910,100 (Exempt)
FY2024 BETE reimbursement in District	\$ 266,378

RENEWABLE ENERGY EQUIP EXEMPT (Energy is not BETE, but is reimbursed)	\$ 105,000
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See District Map on next page. No changes to the District for April 1, 2023.

Attached are the individual real and personal property values for this district.

Capture: 100% of increment in taxes paid above base year – April 1, 2006 until June 30, 2036. Original term of 20 years extended by 10 years.

**Penjajawoc Marsh/Bangor Mall Area Management Fund Municipal Development
Tax Increment Financing District (Maine DECD approved) (TIF District #7)**

638 Stillwater Avenue
Map R61, Lot 21, 21E & 21F

Real Property Account #7159	\$ 4,503,900 (land only)
Real Property Account #14935	\$ 6,189,700 (building only)
Real Property Account #14910	\$ 1,249,900
<u>Real Property Account #14911</u>	<u>\$ 232,500</u>
Total Assessed Value in District	\$12,176,000
<u>Less: Original Assessed Value in District</u>	<u>\$ 963,900</u>
Increase in Assessed Value in District	\$11,212,100
Capture Rate: (real value only)	25%
Captured Assessed Value in District	\$ 2,803,025
Term: until June 30, 2038	



Mall Area Traffic Infrastructure Municipal Development Tax Increment Financing District (Maine DECD approved) (TIF District #8)

878 & 900 Stillwater Avenue
Map R61, Lot 6 & 6-B

Real Property Account #4542	\$18,242,200
Real Property Account #3300	\$ 2,734,200
Real Property Account #10901	\$ 459,800
Total Assessed Value in District	\$21,436,200
<u>Less: Original Assessed Value in District</u>	<u>\$ 2,172,800</u>
Increase in Assessed Value in District	\$19,263,400
Capture Rate: (real value only)	75%
Captured Assessed Value in District	\$14,447,550
Term: extended until 2039	



**Maine Hall Affordable Housing Development District and Development Program.
(TIF District #9 – AFFORDABLE HOUSING TIF-MaineHousing approved)**

288 Union Street
Map 33, Lot 14-G
Seminary Housing Partners LP

<u>Real Property Account #10850</u>	<u>\$2,674,000</u>
Total Assessed Value in District	\$2,674,000
<u>Less: Original Assessed Value in District</u>	<u>\$ 385,800</u>
Increase in Assessed Value in District	\$2,228,200
Capture Rate: (real value only)	100%
Captured Assessed Value in District	\$2,228,200
Refund: Tax Amount paid in excess of \$15,000 until June 30, 2025	





CITY OF BANGOR

Credit Enhancement Agreements and Other Tax Agreements (NOT TIFs)

29 Franklin, LLC (formerly Cressey, Butler & Cohen, LLC)

29 Franklin Street – Map 41 Lot 062

Real Property Account #**2070** \$1,584,100 FY2024 Tax Amount \$30,335.52

(Beginning March 22, 2019 for 7 years – Refund 75% of increment in taxes paid above base amount. End date includes April 1, 2027 assessment.)

Areys Cove Real Estate, LLC

2 Hammond Street - Map 42 Lot 188 Real Estate and Downtown Tax Accounts
Hammond Street – Map 42 Lot 189 Real Estate and Downtown Tax Accounts

Real Property Account #**3982** \$1,458,200 FY2024 Tax Amount \$27,924.53
Downtown Tax Account #13209

Real Property Account #**3032** \$63,400 FY2024 Tax Amount \$1,214.11
Downtown Tax Account #13211

(Approved the creation of a CEA with Council Order 21-103. EXECUTED agreement on July 5, 2022. 50% of the increase in real estate taxes from the April 1, 2021 assessment. For a 7-year period starting with the April 1, 2022 assessment – the term starts with the April 1, 2022 assessment date and ends on the April 1, 2028 assessment date.)

Bar Harbor Bank & Trust (formerly Merrill Bank & Peoples United Bank)

183 Main Street
Map 42 Lot 47-A

201 Main Street
Map 42 Lot 46

Real Property Account #5709	\$1,555,000	FY2024 Tax Amount \$27,778.25
Real Property Account #6633	\$2,145,200	FY2024 Tax Amount \$41,080.58
<u>Total</u>	<u>\$3,700,200</u>	

(Beginning November 4, 2004 for 20 years – Refund 100% of increment in taxes paid above base amount. End date is September 30, 2025.)

Ernst Manor Housing Assoc. Limited Partnership

686 Broadway
Map R41-004-C

Real Property Account #10559 \$1,181,800 FY2024 Tax Amount \$22,631.47

(Beginning April 23, 2015 for 15 years – Refund 100% of taxes paid. End date including April 1, 2031 assessment.)

Furth Properties, LLC

26 State Street
Map 41 Lot 88

Real Property Account #882 \$383,900 FY2024 Tax Amount \$7,351.69

(Beginning June 16, 2016 for 7 years – Refund 75% of increment in taxes paid above base amount. End date September 1, 2023)

Grandview Housing Associates Limited Partnership

485 Grandview Avenue – Map R41 Lot 038-A RE#12055

Real Property Account #**12055** \$3,277,800 FY2024 Tax Amount \$62,769.87

(Approved TR & CEA with 70% of real estate taxes paid returned for a thirty-year period. If owned by an exempt entity and the property is exempt from tax, a 100% PILOT would be required.)

Hipsky, Gail M.

48 Main Street – Map 42 Lot 139 RE #6665

52 Main Street – Map 42 Lot 140 RE #6669

Real Property Account # 6665	\$382,800	FY2024 Tax Amount	\$7,330.62
Real Property Account # 6669	\$560,300	FY2024 Tax Amount	\$10,729.75
Total	\$943,100		

(Beginning January 11, 2005 for 20 years – Refund 50% of taxes paid above base amount. End date includes April 1, 2026 assessment.)

Mirage Holdings, LLC

295 Griffin Road – Map 101 Lot 008 RE#11373

Real Property Account #**11373** \$3,834,900 FY202 Tax Amount \$73,438.34

(Approved Sale of Land and CEA with Council Order 19-333. Approved TR & CEA with 75% of the increase in real estate taxes paid returned for a 5-year period starting with the April 1st after the issuance of the C of O. The C of O was signed on September 1, 2021, so the 5-year period starts with the assessment as of April 1, 2022.)

Newton Place Limited Partnership

487 Grandview Avenue – Map R41 Lot 038-B RE#12074

Real Property Account #12074 \$3,167,500 FY2024 Tax Amount \$60,657.63

(Approved TR & CEA with 70% of real estate taxes paid returned for a thirty-year period. If owned by an exempt entity and the property is exempt from tax, a 100% PILOT would be required.)

NMS 28 Broad Street, LLC (formerly Broad Street, LLC)

28 Broad Street

Map 42 Lot 196

Real Property Account #8914 \$2,397,300 FY2024 Tax Amount \$45,908.30

(Beginning June 4, 2015 for 8 years – Refund 100% of increment in taxes paid above base amount. End date is June 4, 2023)

Northside Family Housing Associates, LP

250 Griffin Road

Map R24 Lot 11-J

Real Property Account #12783 \$3,009,600 FY2024 Tax Amount \$57,633.84

(Beginning December 7, 2006 for 15 years – Refund 50% of taxes paid or \$24,000 whichever is lesser. End date includes April 1, 2023 assessment.)

Penquis C.A.P. Inc.

Milford Street Extension – Map 045 Lot 009-E RE#10020

Real Property Account #**10020** \$147,300 FY2024 Tax Amount \$2,820.80

(Approved CEA with Council Order 21-232 70% of the increased valuation returned to developer for a thirty-year period. If owned by an exempt entity and the property is exempt from tax, a 30% PILOT would be required.)

NO STRUCTURE AS OF APRIL 1, 2023.

Penquis Mental Health Association, a Maine non-profit Corporation NEW for FY2024. However, on April 1, 2023 the property was taxable as it was still owned by John T. & Laurie A. Karnes.

22 Cleveland Street – Map R25 Lot 036 RE#11366

Real Property Account #**11366** \$1,555,800 FY2024 Tax Amount \$29,793.57

(Approved CEA with Council Order 23-012. If owned by an exempt entity and the property is exempt from tax, a 50% PILOT would be required.)

Queen City Properties, LLC

22 Merchants Plaza

Map 42 Lot 152

Real Property Account #**4919** \$640,700 FY2024 Tax Amount \$12,269.41

(Beginning October 31, 2011 for 20 years beginning in 2016 – Refund 50% of taxes paid. Agreement End date includes the April 1, 2035 assessment.)

Schoolhouse Housing Partners LP

183 Harlow Street – Map 041 Lot 096 Real Estate and Downtown Tax Accounts

Real Property Account #4545 \$3,830,200 FY2024 Tax Amount \$73,348.33
Downtown Property Account #13067

(Approved TR & CEA – an amount equal to 47% of the increase in real estate taxes generated and paid on the increase in value from its April 1, 2021 assessment for a 15-year period **beginning with the April 1, 2023 assessment**. If owned by an exempt entity and the property is exempt from tax, a 100% PILOT would be required.)

TIMKA, Inc

570 Main Street – Map 026 Lot 046-A Real Estate Account Only
16 Dutton Street – Map 026 Lot 046-D Real Estate and Downtown Tax Accounts
Dutton Street – Map 026-046-E Real Estate and Downtown Tax Accounts

46-A Real Property Account #8352 \$441,700 FY2024 Tax Amount \$8,458.56

46-D Real Property Account #12178 \$1,142,000 FY2024 Tax Amount \$21,869.30
46-D Downtown Property Account #13226

46-E Real Property Account #12394 \$246,700 FY202 Tax Amount \$4,724.31
46-E Downtown Property Account #13228

(Approved TR & CEA will reimburse Developer 50% of increase in real estate taxes generated by the property on the increase in value from its April 1, 2021 assessment for a 10-year period **beginning with the April 1, 2023 assessment**. If owned by an exempt entity and the property is exempt from tax, a 100% PILOT would be required.)

Waterfront Concerts, LLC (Party in Possession of Real Property and owner of personal property)

Reimburse 75% of the increase in re and pp taxes on the increase from 4-1-2019. 1 Railroad Street – Map 43 Lot 40C. The term is 16 years beginning 4-1-2020. Base Year Original Assessed Value – established on April 1, 2019

RE#11207	Land Value 4-1-2019	\$877,800
	<u>Bldg Value 4-1-2019</u>	<u>\$151,600</u>
	Total Value 4-1-2019	\$1,029,400

PP#10249	Taxable Personal Property Value 4-1-2019	\$467,500
	<u>Exempt BETE Property Value 4-1-2019</u>	<u>\$741,700</u>
	Total Valuation 4-1-2019	\$1,209,200

This property is located in the Bangor Center Development District

RE#11207	Land Value 4-1-2023	\$ 1,400,000
	<u>Bldg Value 4-1-2023</u>	<u>\$ 9,812,500</u>
	Total Value 4-1-2023	\$11,212,500
	FY2024 Tax Amount	\$214,719.38

PP#10249	Taxable Personal Property Value 4-1-2023	\$ 774,700
	<u>Exempt BETE Property Value 4-1-2023</u>	<u>\$ 484,000</u>
	Total Valuation 4-1-2023	\$1,258,700
	FY2024 Tax Amount on Taxable Value	\$14,835.50

(Disregard the BETE value - only use the taxable pp value! End date includes the April 1, 2034 assessment.)

Waterworks Development, LP

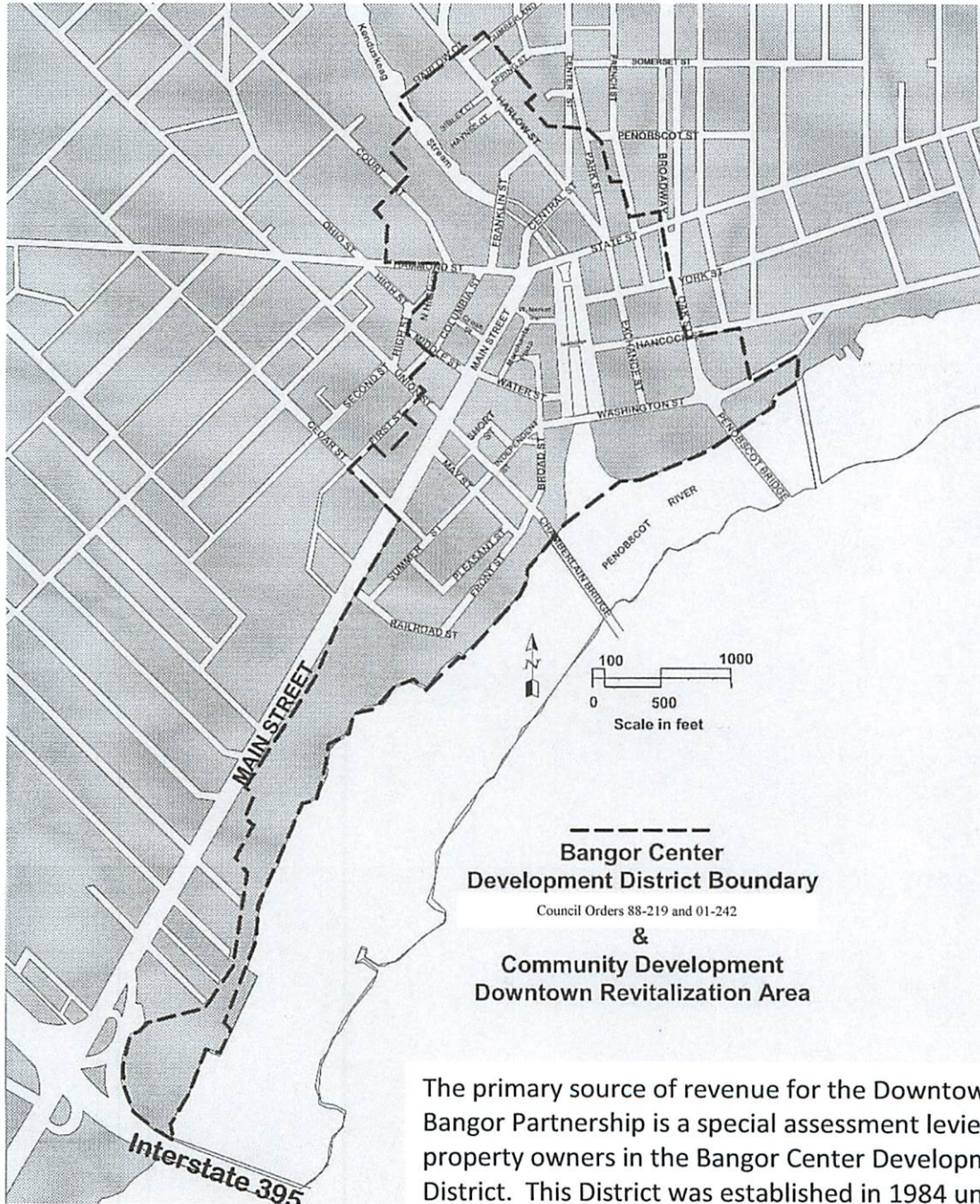
1 Waterworks Rd

Map R64 Lot 1

Real Property Account #**10266** \$1,602,800 FY2024 Tax Amount \$30,693.62

(Beginning November 1, 2005 for 29 years ? beginning in 2007 – Refund tax amount paid in excess of \$7,500. End date includes April 1, 2036 assessment.)

Bangor Center Development District



The primary source of revenue for the Downtown Bangor Partnership is a special assessment levied on property owners in the Bangor Center Development District. This District was established in 1984 under state statute. The District stretches from a northern boundary of Cumberland, Harlow, and Court Street to the southern boundary along the Penobscot River.

2023 MUNICIPAL TAX RATE CALCULATION FORM

Municipality: **Bangor Center Development District**

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1.	Total taxable value of real estate	1	<input type="text" value="\$198,852,800"/> <small>(from page 1, line 6)</small>
2.	Total taxable value of personal property	2	<input type="text" value="\$0"/> <small>(from page 1, line 10)</small>
3.	Total taxable value of real estate and personal property (Line 1 plus line 2)	3	<input type="text" value="\$198,852,800"/> <small>(from page 1, line 11)</small>
4. a.	Total exempt value for all homestead exemptions granted	4a.	<input type="text" value="\$0"/> <small>(from Page 1, line 14f)</small>
	b. Homestead exemption reimbursement value	4b.	<input type="text" value="\$0"/>
5. a.	Total exempt value of all BETE qualified property	5a.	<input type="text" value="\$0"/> <small>(from page 2, line 15c)</small>
	b. BETE exemption reimbursement value	5b.	<input type="text" value="\$0"/>
6.	Total valuation base (Line 3 + line 4b + line 5b)	6	<input type="text" value="\$198,852,800"/>

ASSESSMENTS

7.	County tax	7	<input type="text"/>
8.	Municipal appropriation	8	<input type="text" value="\$111,357.56"/>
9.	TIF financial plan amount	9	<input type="text"/> <small>(must match page 2, line 16c + 16d)</small>
10.	Local education appropriation	10	<input type="text"/>
11.	Total appropriations (Add lines 7 through 10)	11	<input type="text" value="\$111,357.56"/>

ALLOWABLE DEDUCTIONS

12.	Anticipated state municipal revenue sharing	12	<input type="text"/>
13.	Other revenues: (All other revenues that have been formally appropriated to reduce the commitment such as excise tax revenue, T.G. reimbursement, renewable energy reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	<input type="text"/>
14.	Total deductions (Line 12 plus line 13)	14	<input type="text" value="\$0.00"/>
15.	Net to be raised by local property tax rate (Line 11 minus line 14)	15	<input type="text" value="\$111,357.56"/>

16.	<input type="text" value="\$111,357.56"/> <small>(Amount from line 15)</small>	x	1.05	=	<input type="text" value="\$116,925.44"/>	Maximum Allowable Tax
17.	<input type="text" value="\$111,357.56"/> <small>(Amount from line 15)</small>	÷	<input type="text" value="\$198,852,800"/> <small>(Amount from line 6)</small>	=	<input type="text" value="0.00056"/>	Minimum Tax Rate
18.	<input type="text" value="\$116,925.44"/> <small>(Amount from line 16)</small>	÷	<input type="text" value="\$198,852,800"/> <small>(Amount from line 6)</small>	=	<input type="text" value="0.00059"/>	Maximum Tax Rate
19.	<input type="text" value="\$198,852,800.00"/> <small>(Amount from line 3)</small>	x	<input type="text" value="0.00058"/> <small>(Selected Rate)</small>	=	<input type="text" value="\$115,334.62"/> <small>(Enter on page 1, line 13)</small>	Tax for Commitment
20.	<input type="text" value="\$111,357.56"/> <small>(Amount from line 15)</small>	x	0.05	=	<input type="text" value="\$5,567.88"/>	Maximum Overlay
21.	<input type="text" value="\$0"/> <small>(Amount from line 4b.)</small>	x	<input type="text" value="0.00058"/> <small>(Selected Rate)</small>	=	<input type="text" value="\$0.00"/> <small>(Enter on line 8, Assessment Warrant)</small>	Homestead Reimbursement
22.	<input type="text" value="\$0"/> <small>(Amount from line 5b.)</small>	x	<input type="text" value="0.00058"/> <small>(Selected Rate)</small>	=	<input type="text" value="\$0.00"/> <small>(Enter on line 9, Assessment Warrant)</small>	BETE Reimbursement
23.	<input type="text" value="\$115,334.62"/> <small>(Line 19 plus lines 21 and 22)</small>	-	<input type="text" value="\$111,357.56"/> <small>(Amount from line 15)</small>	=	<input type="text" value="\$3,977.06"/> <small>(Enter on line 5, Assessment Warrant)</small>	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.



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

February 2023

Municipal Assessors and Chairman of the Board of Selectpersons:

RE: Preliminary 2024 State Valuation-Amended

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2024 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, 2022**. 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 2024 State Valuation Notice will be sent by certified mail on or before September 30, 2023.

RECEIVED

MAR 06 2023

**ASSESSING DEPARTMENT
BANGOR, MAINE**

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality	Bangor		County	Penobscot (s)
	2022	2023	2024	
1. State Valuation	2,906,950,000	3,094,050,000	3,599,450,000	
2. Amount of Change	162,300,000	187,100,000	505,400,000	
3. Percent of Change	5.91%	6.44%	16.33%	
4. Eff. Full Value Rate (line 6d/1)	0.02126	0.01971	0.01742	
5. Local mill Rate 20:21:22	0.0232	0.0223	0.0204	
6a. Commitment 2020-21-22	61,897,354	60,683,199	62,468,739	
6b. Homestead Reimbursement	1,995,714	1,921,293	1,966,934	
6c. BETE Reimbursement	2,207,347	2,363,015	2,043,830	
6d. Total (6a, 6b & 6c)	66,100,415	64,967,507	66,479,503	
6e. % change from prior year (6d.)	2.70%	-1.71%	2.33%	
	2021	2022		
A. Municipal Valuation	2,721,219,700	3,062,193,100		
Net Supplements / Abatements	(466,180)	(1,181,280)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	86,156,630	96,418,327		
BETE (Exempt Valuation)	105,964,798	100,187,727		
Adjusted Municipal Valuation	2,912,874,948	3,257,617,874	344,742,926	11.84%
B. Sales Information				
Sales Period Used	07/20 - 06/21	07/21 - 06/22	Combined Sales Ratio	80%
State Valuation	2023	2024		
# of Sales	568	541		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	83%	78%		
Average Ratio	83%	78%	-6.02%	
Assessment Rating	14	14		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average	87%	85%		
Average Ratio	87%	84%	-3.45%	
Assessment Rating	8	11		
Certified Ratio	100%	100%		

STATE VALUATION ANALYSIS

Municipality	Bangor		County	Penobscot (s)	
Municipal Valuation - 2022	100%	Declared Certified Ratio		2024 State Valuation	
LAND			Ratio	Source	
Electrical Utilities (Trans & Dist)		40,081,100	113%	Declaration Value	35,539,339
Classified Tree Growth	974 ac	136,810	100%	State Rates	136,805
Classified Farm Land	144 ac	82,949	90%	Adj. Cert Ratio	92,166
Classified Farm Woodland	57 ac	8,310	100%	State Rates	8,313
Classified Open Space					
Classified Working Waterfront					
Commercial Lots		291,928,644	90%	Adj. Cert Ratio	324,365,160
Industrial Lots		35,473,756	90%	Adj. Cert Ratio	39,415,284
Residential Lots		205,318,861	78%	Residential Study	263,229,309
Waterfront & Water Influenced Lots					
Condominium Lots		11,185,000	84%	Condo Study	13,315,476
Working Forest Roads					
Waste Acres	935 ac	195,370	209/ Mun Avg	135/ac SR	126,200
# Undeveloped Acres	6,626 ac	14,723,300	2222/ Mun Avg	1090/ac SR	7,222,510
		599,134,100		TOTAL LAND	683,450,562
BUILDINGS	# accts				
Commercial		959,094,932	90%	Adj. Cert Ratio	1,065,661,036
Industrial		130,454,268	90%	Adj. Cert Ratio	144,949,187
Residential		1,096,826,300	78%	Residential Study	1,406,187,564
Mobile Homes in Parks		17,476,300	80%	Combined Study	21,845,375
Condominiums		67,046,100	84%	Condo Study	79,816,786
		2,270,897,900		TOTAL BUILDINGS	2,718,459,948
PERSONAL PROPERTY	# accts				
Commercial		192,161,100	100%	Personal Property Ratio	192,161,100
Industrial					
Other					
		192,161,100		TOTAL PERSONAL	192,161,100
TOTALS		3,062,193,100			3,594,071,610
Adjustments (Net Abates/Supp)		(883,280)	80%	Combined Study	(1,104,100)
Adjustments (Comm., Ind. & Pers.)		(298,000)	90%	Adj. Cert Ratio	(331,111)
Homestead (Exempt Valuation)		96,418,327	78%	Residential Study	123,613,240
BETE (Exempt Valuation)		100,187,727	100%	Personal Property Ratio	100,187,727
ADJUSTED TOTAL		3,257,617,874			3,816,437,366
TIF ADJUSTMENTS				TIF Development Program Fund	4,205,258
NET w/ ADJUSTMENTS & TIF					(216,989,577)
STATE VALUATION					3,599,447,789
					3,599,450,000

STATE OF MAINE Sales Ratio Analysis - 2024 State Valuation

Municipality: **Bangor**

County: **Penobscot (s)**

1 Year - **COMBINED STUDY**

Weighted Avg. =	81%	=	131,514,900	/	162,212,600
Average Ratio =	80%	=	301.36	/	379
Avg. Deviation =	12	=	6406	/	541
Quality Rating =	15	=	12	/	80%

Average Selling Price = **\$299,838** **2022**

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	U	4 2022	16468	113	54	38		303,000	154,600	0.51	29
2	R	9 2021	16188	229	10	17		206,990	107,900	0.52	28
3	U	6 2022	16521	252	16	19		260,000	134,900	0.52	28
4	U	10 2021	16246	181	55	50		400,000	208,400	0.52	28
5	U	6 2022	16528	218	62	195-E		385,000	198,300	0.52	28
6	U	9 2021	16191	285	10	24-A		135,000	71,300	0.53	27
7	C	3 2022	16419	64	41	55		511,000	268,700	0.53	27
8	R	1 2022	16353	267	32	75		350,000	190,200	0.54	26
9	R	4 2022	16465	250	47	72		399,900	215,100	0.54	26
10	R	6 2022	16516	13	R21	23		135,000	73,300	0.54	26
11	R	9 2021	16179	268	R36	2-E		580,000	310,700	0.54	26
12	U	11 2021	16263	163	22	56		450,000	248,100	0.55	25
13	U	6 2022	16524	306	23	69		240,000	131,700	0.55	25
14	U	5 2022	16477	71	47	124		175,000	96,900	0.55	25
15	U	4 2022	16460	298	52	122-A		165,000	90,800	0.55	25
16	R	5 2022	16480	117	32	137		219,000	123,600	0.56	24
17	R	5 2022	16494	93	47	266		265,000	151,400	0.57	23
18	U	9 2021	16199	257	53	141-A		180,000	102,100	0.57	23
19	U	11 2021	16297	106	4	7-A		231,500	135,200	0.58	22
20	U	11 2021	16269	334	33	5		314,000	180,700	0.58	22
21	R	5 2022	16471	345	47	191		240,000	139,500	0.58	22
22	R	12 2021	16310	160	R21	1-A		199,995	115,500	0.58	22
23	U	6 2022	16531	231	R33	32		385,000	222,500	0.58	22
24	R	10 2021	13232	241	R34	18		183,900	105,900	0.58	22
25	U	9 2021	16182	288	22	58		296,000	174,300	0.59	21
26	U	10 2021	16247	291	R39	67		305,000	179,900	0.59	21
27	U	6 2021	16094	125	10	41		165,000	98,900	0.60	20
28	U	2 2022	16392	226	18	13		195,000	117,000	0.60	20
29	U	3 2022	16429	276	26	29		200,000	119,800	0.60	20
30	R	5 2022	16498	101	30	46		389,000	233,600	0.60	20
31	U	12 2021	16331	305	44	11		179,000	107,300	0.60	20
32	R	1 2022	16392	159	48	271		140,000	83,700	0.60	20
33	U	3 2022	16397	255	54	99		176,500	105,300	0.60	20
34	U	1 2022	16366	295	56	179		255,000	153,100	0.60	20
35	U	11 2021	16293	204	R23	25-A		565,000	338,000	0.60	20
36	U	6 2022	16503	187	13	47		248,000	150,200	0.61	19
37	U	6 2022	16532	188	22	16		250,000	153,000	0.61	19
38	R	5 2022	16475	260	R11	14-B		410,000	248,300	0.61	19
39	U	12 2021	16333	176	10	42		237,000	147,900	0.62	18
40	U	5 2022	16493	139	15	129		190,000	118,100	0.62	18
41	U	6 2022	16521	344	23	83		250,000	154,700	0.62	18
42	U	3 2022	16404	285	37	68		261,000	161,700	0.62	18
43	U	12 2021	16334	38	47	238		193,000	120,200	0.62	18
44	R	5 2022	16485	201	68	3-N		430,000	267,800	0.62	18
45	R	12 2021	16327	330	R14	14		145,000	90,000	0.62	18
46	M	6 2022	16509	178	R71	33		385,000	238,500	0.62	18

47	U	1	2022	16345	137	5	41		175,000	110,200	0.63	17
48	U	3	2022	16417	199	18	10-A		276,900	175,500	0.63	17
49	R	7	2021	16115	345	25	11-A		280,000	176,700	0.63	17
50	U	9	2021	16185	71	R14	244		289,000	182,800	0.63	17
51	U	10	2021	16254	206	R35	4		175,000	109,800	0.63	17
52	U	9	2021	16220	49	17	21		185,000	117,700	0.64	16
53	R	4	2022	16442	156	21	14		259,000	164,700	0.64	16
54	U	9	2021	16195	170	38	90-A		210,000	133,400	0.64	16
55	U	10	2021	16249	48	47	241		189,900	121,300	0.64	16
56	U	2	2022	16398	147	51	1-P		215,000	137,400	0.64	16
57	U	7	2021	16131	23	52	44		190,000	121,500	0.64	16
58	U	5	2022	16479	233	53	171		251,900	162,000	0.64	16
59	U	8	2021	16167	22	55	179		169,900	108,700	0.64	16
60	R	12	2021	16316	171	R31	19-B		240,000	153,100	0.64	16
61	C	4	2022	16475	347	1	15		8,300,000	5,354,300	0.65	15
62	U	6	2022	16536	186	7	61A		263,500	170,900	0.65	15
63	U	1	2022	16359	338	20	68		182,000	117,500	0.65	15
64	R	7	2021	16120	331	31	20		320,000	208,200	0.65	15
65	U	7	2021	16115	53	37	140		231,800	149,700	0.65	15
66	U	12	2021	16300	235	38	37		330,000	212,900	0.65	15
67	U	12	2021	16301	271	38	61		286,000	186,300	0.65	15
68	U	7	2021	16100	15	40	125		280,000	180,700	0.65	15
69	U	2	2022	16393	189	46	62		247,500	159,800	0.65	15
70	U	5	2022	16485	306	48	84		325,000	211,900	0.65	15
71	R	2	2022	16369	306	66	27		381,100	248,100	0.65	15
72	R	3	2022	16406	205	68	3-P		445,000	288,700	0.65	15
73	R	7	2021	16094	311	R02	4-A		291,000	189,500	0.65	15
74	R	12	2021	16299	45	R13	16		289,000	187,900	0.65	15
75	U	12	2021	16321	248	R39	69		400,000	259,500	0.65	15
76	U	1	2022	16365	130	20	70		175,100	116,000	0.66	14
77	U	11	2021	16260	299	22	27		800,000	530,000	0.66	14
78	R	2	2022	16397	45	32	47		187,900	124,200	0.66	14
79	U	10	2021	16263	235	46	156		190,000	125,400	0.66	14
80	R	2	2022	16391	144	48	85		345,000	226,300	0.66	14
81	U	9	2021	16207	1	48	97		235,000	155,600	0.66	14
82	R	5	2022	16481	130	48	165		410,000	272,100	0.66	14
83	U	5	2022	16486	54	52	59		219,900	145,900	0.66	14
84	U	8	2021	16159	104	53	133		247,000	163,000	0.66	14
85	U	4	2022	16450	219	53	169		200,000	131,100	0.66	14
86	U	11	2021	16294	68	65	79		364,000	239,400	0.66	14
87	R	3	2022	16455	97	66	32		375,000	248,400	0.66	14
88	U	8	2021	16176	1	R14	250		305,000	201,700	0.66	14
89	R	9	2021	16230	161	R36	23		760,000	501,500	0.66	14
90	U	5	2022	16475	314	R46	47		372,500	245,700	0.66	14
91	R	1	2022	16338	84	24	103		290,000	193,500	0.67	13
92	R	8	2021	16164	273	31	16		275,000	184,300	0.67	13
93	U	2	2022	16374	182	35	84		140,000	93,900	0.67	13
94	M	6	2022	16499	127	61	228		285,000	192,100	0.67	13
95	U	2	2022	16396	108	64	173		129,900	87,500	0.67	13
96	R	4	2022	16459	205	R11	5		290,000	194,700	0.67	13
97	R	4	2022	16453	111	R30	7		442,000	295,500	0.67	13
98	R	1	2022	16365	345	R37	1		540,000	362,800	0.67	13
99	U	10	2021	16230	346	13	100		189,900	128,700	0.68	12
100	U	4	2022	16449	35	26	3		235,000	159,000	0.68	12
101	U	8	2021	16170	129	38	86		301,234	206,000	0.68	12
102	R	9	2021	16207	41	47	50		239,950	162,000	0.68	12
103	U	6	2022	16502	67	47	114		202,000	137,300	0.68	12

104	C	9	2021	16196	158	48	180						
105	M	8	2021	16164	20	61	8		585,000	395,800	0.68	12	
106	U	6	2022	16536	204	R35	36		178,000	120,500	0.68	12	
107	M	6	2022	16525	33	R71	33-A		445,750	305,000	0.68	12	
108	C	3	2022	16421	211	R9	11		190,000	129,100	0.68	12	
109	U	11	2021	16272	332	14	87		450,000	307,700	0.68	12	
110	C	9	2021	16200	123	26	46-B		189,000	129,600	0.69	11	
111	R	7	2021	16114	142	34	73		1,400,000	970,700	0.69	11	
112	R	9	2021	16192	268	34	210-A		300,000	207,800	0.69	11	
113	U	7	2021	16098	342	37	82		162,000	111,200	0.69	11	
114	U	7	2021	16100	36	37	130		190,000	130,300	0.69	11	
115	U	6	2022	16502	92	46	142		255,000	175,100	0.69	11	
116	U	6	2022	16523	38	66	1-B		240,000	165,900	0.69	11	
117	U	6	2022	16524	159	69	13		208,000	143,300	0.69	11	
118	M	6	2022	16535	11	R34	65		211,500	146,200	0.69	11	
119	U	10	2021	16225	149	R40	43		221,000	151,900	0.69	11	
120	U	2	2022	16386	143	R42	46		475,000	325,500	0.69	11	
121	U	4	2022	16451	265	R48	48		190,000	130,300	0.69	11	
122	U	9	2021	16189	312	20	118		220,000	151,500	0.69	11	
123	U	9	2021	16216	79	24	88		189,900	133,400	0.70	10	
124	U	6	2022	16529	280	37	128		180,000	125,200	0.70	10	
125	U	7	2021	16106	158	38	121		304,000	212,600	0.70	10	
126	U	12	2021	16325	128	39	8		244,000	171,200	0.70	10	
127	R	4	2022	16463	274	47	169		279,900	197,300	0.70	10	
128	U	11	2021	16303	93	51	55		223,000	156,200	0.70	10	
129	U	10	2021	16223	324	R14	106		267,500	186,400	0.70	10	
130	C	12	2021	16304	318	R70	15		225,000	158,400	0.70	10	
131	U	7	2021	16132	27	16	1		265,000	185,000	0.70	10	
132	U	4	2022	16451	326	35	30		283,000	200,300	0.71	9	
133	U	1	2022	16338	274	37	52		185,000	131,700	0.71	9	
134	R	3	2022	16412	334	41	16		150,000	106,900	0.71	9	
135	M	3	2022	16406	36	41	3-F		350,000	250,000	0.71	9	
136	R	7	2021	16112	213	53	229		197,500	139,400	0.71	9	
137	M	3	2022	16402	319	61	226		250,000	176,600	0.71	9	
138	U	3	2022	16434	327	R14	128		250,000	178,200	0.71	9	
139	R	4	2022	16439	145	R14	2-D		287,000	204,000	0.71	9	
140	R	6	2022	16509	153	R14	2-G		335,000	237,500	0.71	9	
141	U	12	2021	16334	77	R42	82		405,000	286,300	0.71	9	
142	U	3	2022	16411	72	R45	59		153,000	108,700	0.71	9	
143	U	11	2021	16296	74	10	32		228,000	161,900	0.71	9	
144	U	5	2022	16467	189	11	5-F		230,000	164,500	0.72	8	
145	U	2	2022	16384	5	13	63		217,000	155,300	0.72	8	
146	U	7	2021	16113	73	22	54		166,000	119,600	0.72	8	
147	U	6	2022	16513	310	23	21		385,000	275,700	0.72	8	
148	U	1	2022	16338	125	24	56-B		340,000	244,700	0.72	8	
149	U	6	2022	16519	222	34	19		267,500	192,400	0.72	8	
150	U	9	2021	16221	262	37	45		215,000	155,300	0.72	8	
151	R	1	2022	16347	149	39	51		140,000	100,600	0.72	8	
152	U	9	2021	16184	249	46	35		259,000	187,500	0.72	8	
153	U	2	2022	16391	327	52	122-B		168,500	122,100	0.72	8	
154	R	5	2022	16483	209	53	83		225,100	163,000	0.72	8	
155	R	8	2021	16152	136	53	221		270,000	195,200	0.72	8	
156	M	2	2022	16375	123	61	65		272,000	197,000	0.72	8	
157	R	4	2022	16432	244	6	41		176,000	127,400	0.72	8	
158	U	12	2021	16308	246	13	134		230,000	167,200	0.73	7	
159	U	11	2021	16294	165	20	43		230,000	167,200	0.73	7	
160	R	10	2021	16251	84	23	46		215,000	156,300	0.73	7	
161	U	9	2021	16206	292	24	19-A		255,000	185,300	0.73	7	
162	U	10	2021	16260	325	31	47		223,000	163,300	0.73	7	
									239,000	175,000	0.73	7	
									260,000	191,000	0.73	7	

163	U	8	2021	16138	256	38	54		390,000	286,600	0.73	7
164	R	10	2021	16231	101	45	11-A		240,000	175,400	0.73	7
165	R	7	2021	16095	99	48	10		270,000	196,300	0.73	7
166	C	5	2022	16498	49	52	128-A		330,000	241,800	0.73	7
167	R	7	2021	16124	152	54	77		221,000	160,400	0.73	7
168	U	4	2022	16439	304	54	188		203,000	148,800	0.73	7
169	U	7	2021	16134	320	60	121		375,000	274,400	0.73	7
170	U	6	2022	16531	184	69	51		180,000	132,100	0.73	7
171	U	3	2022	16427	273	R42	135		177,000	128,900	0.73	7
172	U	10	2021	16244	98	R70	61		395,000	288,400	0.73	7
173	U	12	2021	16318	248	6	42		150,000	110,900	0.74	6
174	U	4	2022	16446	66	10	44		204,000	150,700	0.74	6
175	U	4	2022	16450	203	10	71		280,000	208,300	0.74	6
176	R	6	2022	16524	181	35	124		190,000	140,000	0.74	6
177	R	1	2022	16345	329	35	146		220,000	163,200	0.74	6
178	U	5	2022	16473	194	37	21		204,000	150,800	0.74	6
179	M	4	2022	16459	224	41	76		330,000	244,400	0.74	6
180	U	11	2021	16273	333	47	180		255,000	189,900	0.74	6
181	R	7	2021	16129	289	48	95		200,000	148,200	0.74	6
182	R	2	2022	16380	176	48	184		264,000	196,200	0.74	6
183	R	7	2021	16119	328	48	248		438,000	322,500	0.74	6
184	U	7	2021	16112	69	53	102		201,000	149,000	0.74	6
185	U	8	2021	16173	311	R42	103		161,500	119,800	0.74	6
186	U	8	2021	16152	301	R42	205		179,000	133,200	0.74	6
187	R	7	2021	16106	204	R46	8-F		700,000	518,900	0.74	6
188	R	9	2021	16199	78	R57	54		70,000	51,500	0.74	6
189	U	10	2021	16247	338	13	187		205,000	153,400	0.75	5
190	U	8	2021	16138	112	14	206		255,000	191,000	0.75	5
191	R	6	2022	16525	293	16	63		775,000	578,000	0.75	5
192	U	5	2022	16487	10	20	122		191,500	143,800	0.75	5
193	U	5	2022	16468	61	31	51-A		260,000	196,100	0.75	5
194	R	1	2022	16350	267	32	22		150,000	113,200	0.75	5
195	R	7	2021	16106	128	34	164		220,000	165,400	0.75	5
196	U	12	2021	16297	242	46	109		135,000	100,600	0.75	5
197	U	2	2022	16381	138	46	124		290,000	217,500	0.75	5
198	U	7	2021	16107	174	47	186		255,000	190,700	0.75	5
199	U	9	2021	16218	54	48	92		179,900	134,700	0.75	5
200	R	11	2021	16268	343	48	134		170,000	128,200	0.75	5
201	U	2	2022	16384	182	51	24-A		234,000	175,900	0.75	5
202	U	7	2021	16100	214	53	124		265,000	199,300	0.75	5
203	R	10	2021	16247	260	54	34		255,000	190,400	0.75	5
204	U	4	2022	16447	292	55	80		191,500	144,200	0.75	5
205	U	5	2022	16472	347	K42	79		175,000	130,400	0.75	5
206	R	12	2021	16320	270	R05	14-A		325,000	242,600	0.75	5
207	R	5	2022	16484	268	R05	14-C		432,500	324,100	0.75	5
208	U	1	2022	16341	22	R14	104		285,000	214,700	0.75	5
209	U	9	2021	16187	93	R14	214		295,000	222,600	0.75	5
210	R	10	2021	16236	269	R14	2-N		329,000	247,000	0.75	5
211	R	6	2022	16506	56	R31	2A		270,000	202,800	0.75	5
212	U	6	2022	16535	332	R42	165		205,000	154,700	0.75	5
213	R	5	2022	16483	47	R51	16		550,000	413,100	0.75	5
214	U	8	2021	16151	246	5	25		230,000	173,800	0.76	4
215	U	5	2022	16501	242	6	43		200,000	151,400	0.76	4
216	U	10	2021	16251	195	6	104		229,000	174,500	0.76	4
217	U	9	2021	16202	263	10	81-A		230,000	174,100	0.76	4
218	U	3	2022	16427	330	12	93		192,500	146,400	0.76	4
219	U	11	2021	16276	107	15	21		227,000	172,200	0.76	4
220	U	4	2022	16464	310	21	42		265,000	202,100	0.76	4
221	U	1	2022	16368	191	34	182		159,000	120,300	0.76	4

222	U	6	2022	16526	2	38	56		325,000	246,400	0.76	4
223	U	4	2022	16440	190	39	36		240,000	181,400	0.76	4
224	U	7	2021	16113	200	45	52		325,000	248,500	0.76	4
225	U	7	2021	16107	242	47	221		269,000	205,400	0.76	4
226	U	3	2022	16400	226	47	247		229,000	175,000	0.76	4
227	U	6	2022	16517	31	47	222-A		180,000	136,600	0.76	4
228	R	11	2021	16262	225	48	124		395,000	298,900	0.76	4
229	U	4	2022	16447	1	54	97		220,000	167,800	0.76	4
230	U	1	2022	16358	7	58	9		349,000	263,700	0.76	4
231	U	7	2021	16092	122	59	1-A		325,000	246,100	0.76	4
232	C	5	2022	16468	192	R07	15		4,846,454	3,661,900	0.76	4
233	R	9	2021	16205	271	R40	5-A		310,000	234,600	0.76	4
234	R	5	2022	16490	143	R46	2		850,000	649,300	0.76	4
235	U	8	2021	16138	1	12	53-A		195,000	151,100	0.77	3
236	U	9	2021	16196	180	17	27		180,000	139,200	0.77	3
237	U	10	2021	16247	276	25	1		205,000	157,300	0.77	3
238	R	3	2022	16399	338	33	55		258,000	198,900	0.77	3
239	U	7	2021	16098	294	37	20		168,500	129,500	0.77	3
240	U	1	2022	16346	7	38	67		165,000	126,600	0.77	3
241	U	7	2021	16101	345	47	5		175,000	135,600	0.77	3
242	R	3	2022	16420	51	47	188		206,000	158,200	0.77	3
243	U	7	2021	16121	335	51	100		354,900	272,200	0.77	3
244	U	5	2022	16488	285	52	112		241,500	185,700	0.77	3
245	R	6	2022	16534	73	53	110-B		180,000	138,500	0.77	3
246	U	10	2021	16243	113	R14	30		200,000	154,600	0.77	3
247	U	12	2021	16321	148	R14	211		248,000	190,900	0.77	3
248	U	12	2021	16320	138	R21	149		207,500	159,600	0.77	3
249	U	2	2022	16375	196	R23	19		248,000	191,800	0.77	3
250	U	7	2021	16128	232	R42	259		153,500	117,700	0.77	3
251	M	5	2022	16496	32	R45	1-L		185,000	141,900	0.77	3
252	U	6	2022	16528	233	R46	39		290,000	222,000	0.77	3
253	U	12	2021	16304	95	5	39		200,000	155,700	0.78	2
254	U	8	2021	16163	161	12	35		291,085	228,500	0.78	2
255	U	8	2021	16151	64	13	129		150,100	117,000	0.78	2
256	U	11	2021	16264	150	14	28		209,000	162,800	0.78	2
257	U	5	2022	16494	343	15	83		301,000	233,300	0.78	2
258	U	8	2021	16166	167	15	96		290,000	227,600	0.78	2
259	R	1	2022	16363	62	21	53		280,000	218,700	0.78	2
260	U	11	2021	16273	261	24	90		242,000	188,000	0.78	2
261	U	4	2022	16460	284	33	33		350,000	271,300	0.78	2
262	U	1	2022	16339	65	47	14		130,000	101,400	0.78	2
263	U	8	2021	16154	259	53	28		292,500	227,300	0.78	2
264	M	6	2022	16501	214	61	83		165,000	128,000	0.78	2
265	U	10	2021	16244	152	R23	48		290,000	226,900	0.78	2
266	M	4	2022	16448	30	R24	9-B		175,000	137,200	0.78	2
267	U	6	2022	16524	19	R42	4		215,000	167,400	0.78	2
268	U	10	2021	16237	237	R42	142		162,500	126,700	0.78	2
269	M	12	2021	16321	84	R71	33		511,910	401,200	0.78	2
270	U	7	2021	16129	119	14	44		399,950	314,900	0.79	1
271	U	5	2022	16466	148	38	21		225,000	178,500	0.79	1
272	U	5	2022	16494	330	39	66		270,000	214,300	0.79	1
273	C	5	2022	16471	245	48	14		565,500	444,600	0.79	1
274	U	10	2021	16253	131	51	94		327,900	258,400	0.79	1
275	M	9	2021	16195	137	61	23		165,000	130,900	0.79	1
276	M	11	2021	16269	223	61	215		240,000	188,800	0.79	1
277	M	9	2021	16207	56	R41	40		105,000	83,400	0.79	1
278	U	6	2022	16521	98	R42	179		205,000	161,900	0.79	1
279	M	9	2021	16212	263	R45	1-L		178,500	141,900	0.79	1
280	M	4	2022	16442	182	R45	1-L		175,000	137,500	0.79	1

281	U	10	2021	16236	97	3	29		244,400	196,100	0.80	
282	U	11	2021	16270	196	7	125		250,000	201,200	0.80	
283	U	5	2022	16490	120	10	70		186,000	148,900	0.80	
284	U	11	2021	16260	24	13	101		198,500	158,000	0.80	
285	R	2	2022	16382	302	13	186		240,000	192,600	0.80	
286	R	2	2022	16388	276	22	4		190,000	151,200	0.80	
287	R	11	2021	16264	318	34	226		190,000	151,100	0.80	
288	C	12	2021	16322	124	49	36		400,000	320,500	0.80	
289	R	7	2021	16128	334	53	116		140,000	112,200	0.80	
290	R	5	2022	14684	173	54	124		405,000	323,700	0.80	
291	U	12	2021	16301	168	54	178		317,000	254,500	0.80	
292	M	9	2021	16203	325	61	42		162,000	130,400	0.80	
293	M	9	2021	16212	222	61	81		160,000	128,000	0.80	
294	U	6	2021	16136	132	62	196-C		282,500	225,000	0.80	
295	M	8	2021	16148	156	R14	6-D		155,500	124,100	0.80	
296	M	8	2021	16141	48	R14	6-D		155,000	124,100	0.80	
297	U	6	2021	16087	218	R48	57		195,000	156,900	0.80	
298	M	3	2022	16412	140	R71	28-D		499,000	399,900	0.80	
299	U	9	2021	16210	98	10	56		155,000	125,000	0.81	1
300	U	10	2021	16223	163	26	8		145,000	117,600	0.81	1
301	U	1	2022	16340	286	46	184		210,000	170,400	0.81	1
302	U	5	2022	16490	13	53	70		304,000	247,700	0.81	1
303	U	9	2021	16183	215	66	2-B		180,000	145,000	0.81	1
304	U	10	2021	16246	263	67	27		295,000	238,000	0.81	1
305	U	5	2022	16502	86	69	39		178,000	144,800	0.81	1
306	M	8	2021	16154	1	R41	1-B		195,000	157,600	0.81	1
307	U	4	2022	16450	20	6	122-A		226,000	184,300	0.82	2
308	U	8	2021	16158	226	31	53		286,000	233,200	0.82	2
309	R	4	2022	16455	15	33	28		339,000	277,700	0.82	2
310	U	4	2022	16440	338	35	69		115,400	94,400	0.82	2
311	U	7	2021	16134	197	40	117		215,000	177,300	0.82	2
312	U	12	2021	16319	109	46	35		149,000	122,100	0.82	2
313	U	11	2021	16284	225	48	223		469,000	385,900	0.82	2
314	U	10	2021	16243	19	53	110		195,700	160,600	0.82	2
315	U	7	2021	16101	257	57	43		230,000	188,000	0.82	2
316	U	6	2021	16093	193	60	97		401,000	328,700	0.82	2
317	M	10	2021	16254	103	61	96		156,000	128,100	0.82	2
318	R	3	2022	16455	49	63	21		355,000	289,700	0.82	2
319	R	10	2021	16260	262	66	45		290,000	238,200	0.82	2
320	R	11	2021	16271	119	R12	8-B		261,000	214,900	0.82	2
321	U	7	2021	16108	318	R45	59		198,000	161,900	0.82	2
322	U	6	2022	16532	266	R48	59		265,000	218,000	0.82	2
323	U	12	2021	16305	185	10	19-A		183,000	151,700	0.83	3
324	U	12	2021	16308	59	12	17-B		163,000	136,100	0.83	3
325	U	10	2021	16214	239	14	103		195,000	160,900	0.83	3
326	U	8	2021	16164	36	15	124		155,000	128,000	0.83	3
327	U	2	2022	16397	233	23	28		135,000	111,800	0.83	3
328	U	11	2021	16278	129	33	26		230,000	190,100	0.83	3
329	U	12	2021	16305	149	47	67		235,000	196,100	0.83	3
330	U	8	2021	16170	335	47	113		220,000	182,900	0.83	3
331	U	11	2021	16289	77	52	91		200,000	165,900	0.83	3
332	U	9	2021	16184	92	52	128-K		148,000	122,100	0.83	3
333	R	11	2021	16292	67	53	88		219,500	182,000	0.83	3
334	U	8	2021	16142	91	57	32-A		183,000	152,400	0.83	3
335	U	3	2022	16430	182	59	6		309,999	256,800	0.83	3
336	U	5	2022	16494	240	59	1-B		350,000	291,900	0.83	3
337	U	6	2022	16525	323	62	30		275,000	227,200	0.83	3
338	R	1	2022	16347	119	R11	8		410,000	339,000	0.83	3
339	R	8	2021	16162	276	R14	2-L		295,000	243,800	0.83	3

340	M	12	2021	16319	311	R14	6-D						
341	U	10	2021	16244	64	R23	33	147,500	123,000	0.83	3		
342	M	11	2021	16296	30	R24	9-B	232,000	193,500	0.83	3		
343	M	7	2021	16125	43	R41	40	143,000	119,100	0.83	3		
344	M	7	2021	16098	165	R41	1-B	100,000	82,900	0.83	3		
345	R	7	2021	16135	192	R67	1-D	175,000	145,500	0.83	3		
346	U	8	2021	16165	187	10	31	465,000	386,300	0.83	3		
347	U	10	2021	16225	171	20	94	203,000	170,100	0.84	4		
348	R	11	2021	16274	152	25	103-A	169,000	141,800	0.84	4		
349	U	9	2021	16196	70	29	82	150,900	126,200	0.84	4		
350	U	5	2022	16466	29	32	3	566,750	478,100	0.84	4		
351	R	9	2021	16199	60	44	12	235,009	197,900	0.84	4		
352	R	7	2021	16090	13	46	128	201,500	169,800	0.84	4		
353	U	10	2021	16247	7	48	159	164,000	137,800	0.84	4		
354	U	12	2021	16310	309	53	163	125,000	104,900	0.84	4		
355	U	7	2021	16137	72	57	15	128,000	107,500	0.84	4		
356	R	8	2021	16155	202	66	42	274,900	229,900	0.84	4		
357	R	8	2021	16177	53	R02	7-A	291,000	245,700	0.84	4		
358	R	10	2021	16236	285	R22	2-B	330,000	278,000	0.84	4		
359	U	7	2021	16108	87	R35	60-D	425,000	358,900	0.84	4		
360	R	7	2021	16088	176	R57	36	247,860	208,400	0.84	4		
361	U	7	2021	16106	200	20	1-S	60,000	50,300	0.84	4		
362	U	6	2022	16531	287	24	135	228,000	193,500	0.85	5		
363	U	3	2022	16434	112	29	56	117,500	99,600	0.85	5		
364	R	10	2021	16254	322	48	136	365,000	310,400	0.85	5		
365	U	4	2022	16449	139	R23	17	245,000	207,900	0.85	5		
366	C	1	2022	16344	67	R24	19	179,000	151,600	0.85	5		
367	M	5	2022	16503	287	R24	9-B	450,000	382,900	0.85	5		
368	U	6	2021	16088	242	R71	49	170,000	145,000	0.85	5		
369	U	11	2021	16284	260	21	21	330,000	280,100	0.85	5		
370	U	6	2022	16515	58	41	44	312,500	268,000	0.86	6		
371	C	6	2022	16504	24	41	82	75,000	64,600	0.86	6		
372	R	11	2021	16268	55	46	98	98,500	85,200	0.86	6		
373	U	7	2021	16119	75	51	35	149,900	129,300	0.86	6		
374	R	7	2021	16112	270	54	61	209,000	180,000	0.86	6		
375	U	9	2021	16218	112	57	13	250,000	215,600	0.86	6		
376	U	10	2021	16229	79	57	22-A	200,000	172,700	0.86	6		
377	U	11	2021	16260	200	R34	54	184,500	159,000	0.86	6		
378	U	9	2021	16183	177	R42	216	220,000	189,000	0.86	6		
379	U	11	2021	16291	156	R55	248	163,100	141,000	0.86	6		
380	U	7	2021	16127	182	R63	16	275,000	236,000	0.86	6		
381	U	9	2021	16181	50	13	106	385,000	330,200	0.86	6		
382	U	3	2022	16429	242	14	56-A	245,000	214,300	0.87	7		
383	R	3	2022	16455	2	24	149	139,000	120,600	0.87	7		
384	U	1	2022	16341	38	31	14	360,000	314,100	0.87	7		
385	R	8	2021	16145	192	34	213	236,000	204,300	0.87	7		
386	U	7	2021	16092	331	45	29-A	132,000	114,400	0.87	7		
387	R	7	2021	16123	220	46	127	178,000	155,100	0.87	7		
388	U	1	2022	16349	10	51	38	190,000	165,400	0.87	7		
389	R	12	2021	16299	1	71	27-A	224,000	193,800	0.87	7		
390	R	11	2021	16290	110	R14	2-G	315,000	272,600	0.87	7		
391	U	2	2022	16395	283	R45	50	330,000	286,300	0.87	7		
392	U	11	2021	16277	187	12	17	255,000	222,100	0.87	7		
393	U	9	2021	16200	20	13	143	190,000	167,900	0.88	8		
394	U	10	2021	16229	240	20	108-A	195,000	171,700	0.88	8		
395	U	2	2022	16376	333	21	47	140,000	123,600	0.88	8		
396	U	6	2021	16094	280	23	61	250,000	220,500	0.88	8		
397	U	11	2021	16287	340	31	66	212,000	186,300	0.88	8		
398	U	6	2021	16088	269	33	25	169,000	149,300	0.88	8		
								160,000	141,400	0.88	8		

399	R	11	2021	16268	322	46	114						
400	R	1	2022	16345	272	47	166		134,000	117,300	0.88	8	
401	U	10	2021	16251	327	R14	116		320,000	280,500	0.88	8	
402	M	2	2022	16382	130	R14	6-D		255,000	225,000	0.88	8	
403	M	3	2022	16400	115	R24	9-B		139,250	123,000	0.88	8	
404	U	1	2022	16369	249	R42	65		165,000	145,000	0.88	8	
405	C	5	2022	16477	59	R61	15		130,000	113,900	0.88	8	
406	M	6	2022	16524	278	R71	33		762,000	669,300	0.88	8	
407	U	5	2022	16486	77	47	48		365,000	322,900	0.88	8	
408	U	1	2022	16350	38	48	53		222,200	198,000	0.89	9	
409	M	9	2021	16188	184	61	41		140,000	124,600	0.89	9	
410	M	8	2021	16147	219	64	162		147,000	130,400	0.89	9	
411	U	7	2021	16127	238	64	10B		120,000	107,300	0.89	9	
412	U	1	2022	16362	61	R55	156		140,000	124,800	0.89	9	
413	M	4	2022	16459	30	R71	28-B		232,500	207,700	0.89	9	
414	M	2	2022	16382	346	R71	28-C		389,900	345,800	0.89	9	
415	M	7	2021	16148	132	R71	33-A		432,500	386,400	0.89	9	
416	C	11	2021	16275	271	13	75		145,000	129,100	0.89	9	
417	R	12	2021	16302	126	32	24		200,000	179,300	0.90	10	
418	C	8	2021	16168	293	52	22		210,000	188,500	0.90	10	
419	R	12	2021	16321	266	53	233		980,000	878,800	0.90	10	
420	U	7	2021	16134	181	54	63		188,000	169,300	0.90	10	
421	C	3	2022	16406	280	58	15-A		246,500	221,000	0.90	10	
422	U	3	2022	16412	289	59	17		800,000	721,900	0.90	10	
423	M	10	2021	16228	303	R41	1-B		195,700	175,300	0.90	10	
424	U	6	2021	16089	332	15	17		162,000	145,500	0.90	10	
425	U	7	2021	16097	127	23	76		186,500	169,700	0.91	11	
426	U	10	2021	16232	214	34	40		132,000	120,200	0.91	11	
427	U	12	2021	16322	264	38	111		175,000	160,100	0.91	11	
428	U	11	2021	16288	1	54	90		152,000	138,100	0.91	11	
429	U	6	2021	16105	189	7	108		205,000	187,100	0.91	11	
430	U	12	2021	16308	8	15	133		310,000	284,600	0.92	12	
431	C	11	2021	16285	319	41	96		215,000	197,500	0.92	12	
432	U	3	2022	16427	29	47	185		2,342,428	2,159,500	0.92	12	
433	U	11	2021	16291	108	53	2		150,000	137,600	0.92	12	
434	M	7	2021	16115	201	61	75		183,000	168,700	0.92	12	
435	C	4	2022	16431	127	R18	8-F		142,000	130,600	0.92	12	
436	M	3	2022	16404	183	R71	33		4,500,000	4,159,500	0.92	12	
437	U	1	2022	16371	146	23	123		370,000	341,700	0.92	12	
438	U	8	2021	16172	21	37	73-A		207,000	192,100	0.93	13	
439	C	5	2022	16498	344	42	226		182,000	169,600	0.93	13	
440	U	10	2021	16228	71	46	110-A		975,000	907,800	0.93	13	
441	U	12	2021	16311	105	47	96		122,000	113,200	0.93	13	
442	M	6	2022	16505	59	61	72		233,000	216,100	0.93	13	
443	U	5	2022	16478	349	67	18		140,000	130,600	0.93	13	
444	U	7	2021	16156	15	R35	29		535,000	495,100	0.93	13	
445	M	6	2022	16534	52	R71	33		184,000	170,600	0.93	13	
446	C	1	2022	16345	143	48	150		379,900	353,500	0.93	13	
447	U	10	2021	16250	184	48	254		560,000	524,100	0.94	14	
448	U	12	2021	16326	267	69	7		245,000	230,600	0.94	14	
449	R	8	2021	16164	225	R14	266		154,000	144,400	0.94	14	
450	U	4	2022	16454	288	12	15		250,100	236,200	0.94	14	
451	R	12	2021	16302	100	24	126		139,000	131,800	0.95	15	
452	R	2	2022	16381	307	R15	4-B		210,000	200,400	0.95	15	
453	U	8	2021	16158	265	R42	223		140,000	133,400	0.95	15	
454	U	12	2021	16327	310	R42	4-A		145,000	138,200	0.95	15	
455	U	1	2022	16341	322	16	44		587,000	557,200	0.95	15	
456	U	9	2021	16178	239	24	143		318,000	303,700	0.96	16	
457	U	2	2022	16398	209	38	18-A		149,900	143,700	0.96	16	
									327,500	315,400	0.96	16	

458	R	9	2021	16184	150	R51	21					
459	M	8	2021	16160	7	R71	28-D	702,000	672,700	0.96	16	
460	U	7	2021	16124	290	7	96	359,900	345,500	0.96	16	
								344,900	336,200	0.97	17	
461	U	8	2021	16166	213	38	83-A	175,000	169,000	0.97	17	
462	R	10	2021	16254	271	42	1	185,000	179,300	0.97	17	
463	U	6	2022	16531	198	R33	5	248,000	241,300	0.97	17	
464	U	7	2021	16113	288	R42	159	125,000	120,700	0.97	17	
465	M	10	2021	16249	113	R45	1-L	135,000	131,300	0.97	17	
466	M	10	2021	16230	101	R71	33	415,000	400,700	0.97	17	
467	M	8	2021	16163	232	41	76	181,000	177,700	0.98	18	
468	M	9	2021	16205	208	R71	33-A	132,000	129,100	0.98	18	
469	U	8	2021	16148	75	13	31	140,000	138,500	0.99	19	
470	U	11	2021	16279	147	13	65	155,000	153,200	0.99	19	
471	U	4	2022	16463	91	34	18	140,000	139,900	1.00	20	
472	U	8	2021	16150	2	60	103	205,000	204,800	1.00	20	
473	R	10	2021	16226	20	R30	3-B	270,000	269,400	1.00	20	
474	U	1	2022	16342	197	R40	5-D	279,000	280,100	1.00	20	
475	U	8	2021	16172	127	R42	202	118,000	118,000	1.00	20	
476	U	8	2021	16155	165	2	90	205,000	207,000	1.01	21	
477	U	8	2021	16174	16	38	97	185,500	187,000	1.01	21	
478	U	1	2022	16356	149	54	33	140,000	141,900	1.01	21	
479	R	12	2021	16332	255	R05	7	130,000	130,900	1.01	21	
480	C	9	2021	16186	247	R27	3-E	1,152,500	1,168,900	1.01	21	
481	R	7	2021	16109	284	R51	2-C	250,000	253,600	1.01	21	
482	M	9	2021	16192	115	R71	33	344,715	349,400	1.01	21	
483	U	1	2022	16366	5	21	45	249,000	253,700	1.02	22	
484	U	4	2022	16435	301	24	2	175,000	178,200	1.02	22	
485	U	4	2022	16463	11	32	85	189,750	193,000	1.02	22	
486	M	4	2022	16436	135	61	99	125,000	128,100	1.02	22	
487	U	2	2022	16396	250	64	144	99,999	101,800	1.02	22	
488	U	5	2022	16498	168	13	146	130,000	133,800	1.03	23	
489	R	1	2022	16359	82	32	128	194,000	198,900	1.03	23	
490	M	7	2021	16134	266	R14	6-D	120,000	123,000	1.03	23	
491	R	7	2021	16102	167	25	141	115,000	119,800	1.04	24	
492	U	1	2022	16347	237	R14	134	243,000	251,900	1.04	24	
493	R	12	2021	16294	185	R21	109	75,000	78,000	1.04	24	
494	U	1	2022	16336	213	R49	2	271,000	281,200	1.04	24	
495	R	7	2021	16108	345	12	99	167,900	178,000	1.06	26	
496	U	10	2021	16250	161	24	50	196,000	207,300	1.06	26	
497	C	8	2021	16163	183	35	4	200,000	212,900	1.06	26	
498	U	7	2021	16089	212	20	68	95,000	102,100	1.07	27	
499	U	11	2021	16285	19	39	104	170,000	181,800	1.07	27	
500	R	3	2022	16404	101	R11	25	258,500	276,100	1.07	27	
501	U	9	2021	16213	74	R14	104	169,900	181,300	1.07	27	
502	U	12	2021	16303	262	10	66	110,000	119,100	1.08	28	
503	U	4	2022	16462	146	35	5	105,000	113,400	1.08	28	
504	U	6	2022	16503	230	32	61	119,000	130,300	1.09	29	
505	U	1	2022	16359	302	35	46	97,500	106,700	1.09	29	
506	U	4	2022	16462	311	60	62	164,000	178,300	1.09	29	
507	U	7	2021	16135	237	41	52	158,000	173,800	1.10	30	
508	U	7	2021	16121	155	47	298	130,000	143,400	1.10	30	
509	C	3	2022	16417	265	70	101	580,000	637,000	1.10	30	
510	C	2	2022	16370	308	100	2	1,035,000	1,135,900	1.10	30	
511	U	7	2021	16111	147	14	101	170,000	188,200	1.11	31	
512	C	7	2021	16108	320	26	35	210,000	233,900	1.11	31	
513	C	3	2022	16422	339	40	73	330,000	366,700	1.11	31	
514	U	7	2021	16113	172	47	282	160,000	178,200	1.11	31	
515	U	5	2022	16494	30	25	65	103,000	115,400	1.12	32	
516	M	8	2021	16140	255	R71	28-B	264,000	295,900	1.12	32	

517	U	9	2021	16212	220	52	85						
518	R	5	2022	16474	335	5	7	167,500	189,000	1.13	33		
519	C	1	2022	16505	237	55	98	115,000	130,900	1.14	34		
520	U	4	2022	16464	276	2	51	1,050,000	1,196,700	1.14	34		
521	U	6	2022	16534	54	48	2	99,000	114,500	1.16	36		
522	U	1	2022	16362	199	51	106	100,000	116,300	1.16	36		
523	M	12	2021	16322	225	61	239	196,000	227,900	1.16	36		
524	U	6	2022	16527	280	64	108	175,000	202,900	1.16	36		
525	R	1	2022	16350	72	48	38	90,000	104,400	1.16	36		
526	C	2	2022	16398	1	R08	3	203,000	237,700	1.17	37		
527	U	7	2021	16095	126	32	67	140,000	164,400	1.17	37		
528	U	12	2021	16317	225	35	195	80,000	94,700	1.18	38		
529	C	10	2021	16252	122	R56	2	69,222	81,400	1.18	38		
530	U	5	2022	16487	134	25	94	350,000	417,100	1.19	39		
531	U	11	2021	16272	131	29	10	83,500	102,200	1.22	42		
532	R	1	2022	16374	98	54	160	240,000	296,700	1.24	44		
533	C	7	2021	16087	104	R61	16-A	135,000	170,400	1.26	46		
534	R	2	2022	16376	181	R03	7-A	3,300,000	4,190,900	1.27	47		
535	U	5	2022	16474	228	23	49	160,000	204,000	1.28	48		
536	C	10	2021	16224	141	34	217	190,000	245,700	1.29	49		
537	R	11	2021	16283	280	55	76	135,000	174,700	1.29	49		
538	C	12	2021	16334	176	R55	5	110,000	142,800	1.30	50		
539	C	12	2021	16318	6	42	89	900,000	1,180,700	1.31	51		
540	U	9	2021	16190	239	52	130	1,660,000	2,185,700	1.32	52		
541	U	2	2022	16396	1	34	5	110,000	145,800	1.33	53		
								125,000	167,200	1.34	54		

STATE OF MAINE Sales Ratio Analysis - 2024 State Valuation

Municipality: **Bangor**

County: **Penobscot (s)**

1 Year - Residential Study

Weighted Avg. =	78%	=	85,534,700	/	110,169,143
Average Ratio =	78%	=	249.37	/	319
Avg. Deviation =	11	=	5156	/	455
Quality Rating =	14	=	11	/	78%

Average Selling Price = \$242,130 2022

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	U	4 2022	16468	113	54	38		303,000	154,600	0.51	27
2	R	9 2021	16188	229	10	17		206,990	107,900	0.52	26
3	U	6 2022	16521	252	16	19		260,000	134,900	0.52	26
4	U	10 2021	16246	181	55	50		400,000	208,400	0.52	26
5	U	6 2022	16528	218	62	195-E		385,000	198,300	0.52	26
6	U	9 2021	16191	285	10	24-A		135,000	71,300	0.53	25
7	R	1 2022	16353	267	32	75		350,000	190,200	0.54	24
8	R	4 2022	16465	250	47	72		399,900	215,100	0.54	24
9	R	6 2022	16516	13	R21	23		135,000	73,300	0.54	24
10	R	9 2021	16179	268	R36	2-E		580,000	310,700	0.54	24
11	U	11 2021	16263	163	22	56		450,000	248,100	0.55	23
12	U	6 2022	16524	306	23	69		240,000	131,700	0.55	23
13	U	5 2022	16477	71	47	124		175,000	96,900	0.55	23
14	U	4 2022	16460	298	52	122-A		165,000	90,800	0.55	23
15	R	5 2022	16480	117	32	137		219,000	123,600	0.56	22
16	R	5 2022	16494	93	47	266		265,000	151,400	0.57	21
17	U	9 2021	16199	257	53	141-A		180,000	102,100	0.57	21
18	U	11 2021	16297	106	4	7-A		231,500	135,200	0.58	20
19	U	11 2021	16269	334	33	5		314,000	180,700	0.58	20
20	R	5 2022	16471	345	47	191		240,000	139,500	0.58	20
21	R	12 2021	16310	160	R21	1-A		199,995	115,500	0.58	20
22	U	6 2022	16531	231	R33	32		385,000	222,500	0.58	20
23	R	10 2021	13232	241	R34	18		183,900	105,900	0.58	20
24	U	9 2021	16182	288	22	58		296,000	174,300	0.59	19
25	U	10 2021	16247	291	R39	67		305,000	179,900	0.59	19
26	U	6 2021	16094	125	10	41		165,000	98,900	0.60	18
27	U	2 2022	16392	226	18	13		195,000	117,000	0.60	18
28	U	3 2022	16429	276	26	29		200,000	119,800	0.60	18
29	R	5 2022	16498	101	30	46		389,000	233,600	0.60	18
30	U	12 2021	16331	305	44	11		179,000	107,300	0.60	18
31	R	1 2022	16392	159	48	271		140,000	83,700	0.60	18
32	U	3 2022	16397	255	54	99		176,500	105,300	0.60	18
33	U	1 2022	16366	295	56	179		255,000	153,100	0.60	18
34	U	11 2021	16293	204	R23	25-A		565,000	338,000	0.60	18
35	U	6 2022	16503	187	13	47		248,000	150,200	0.61	17
36	U	6 2022	16532	188	22	16		250,000	153,000	0.61	17
37	R	5 2022	16475	260	R11	14-B		410,000	248,300	0.61	17
38	U	12 2021	16333	176	10	42		237,000	147,900	0.62	16
39	U	5 2022	16493	139	15	129		190,000	118,100	0.62	16
40	U	6 2022	16521	344	23	83		250,000	154,700	0.62	16
41	U	3 2022	16404	285	37	68		261,000	161,700	0.62	16
42	U	12 2021	16334	38	47	238		193,000	120,200	0.62	16
43	R	5 2022	16485	201	68	3-N		430,000	267,800	0.62	16
44	R	12 2021	16327	330	R14	14		145,000	90,000	0.62	16

45	U	1	2022	16345	137	5	41	175,000	110,200	0.63	15
46	U	3	2022	16417	199	18	10-A	276,900	175,500	0.63	15
47	R	7	2021	16115	345	25	11-A	280,000	176,700	0.63	15
48	U	9	2021	16185	71	R14	244	289,000	182,800	0.63	15
49	U	10	2021	16254	206	R35	4	175,000	109,800	0.63	15
50	U	9	2021	16220	49	17	21	185,000	117,700	0.64	14
51	R	4	2022	16442	156	21	14	259,000	164,700	0.64	14
52	U	9	2021	16195	170	38	90-A	210,000	133,400	0.64	14
53	U	10	2021	16249	48	47	241	189,900	121,300	0.64	14
54	U	2	2022	16398	147	51	1-P	215,000	137,400	0.64	14
55	U	7	2021	16131	23	52	44	190,000	121,500	0.64	14
56	U	5	2022	16479	233	53	171	251,900	162,000	0.64	14
57	U	8	2021	16167	22	55	179	169,900	108,700	0.64	14
58	R	12	2021	16316	171	R31	19-B	240,000	153,100	0.64	14
59	U	6	2022	16536	186	7	61A	263,500	170,900	0.65	13
60	U	1	2022	16359	338	20	68	182,000	117,500	0.65	13
61	R	7	2021	16120	331	31	20	320,000	208,200	0.65	13
62	U	7	2021	16115	53	37	140	231,800	149,700	0.65	13
63	U	12	2021	16300	235	38	37	330,000	212,900	0.65	13
64	U	12	2021	16301	271	38	61	286,000	186,300	0.65	13
65	U	7	2021	16100	15	40	125	280,000	180,700	0.65	13
66	U	2	2022	16393	189	46	62	247,500	159,800	0.65	13
67	U	5	2022	16485	306	48	84	325,000	211,900	0.65	13
68	R	2	2022	16369	306	66	27	381,100	248,100	0.65	13
69	R	3	2022	16406	205	68	3-P	445,000	288,700	0.65	13
70	R	7	2021	16094	311	R02	4-A	291,000	189,500	0.65	13
71	R	12	2021	16299	45	R13	16	289,000	187,900	0.65	13
72	U	12	2021	16321	248	R39	69	400,000	259,500	0.65	13
73	U	1	2022	16365	130	20	70	175,100	116,000	0.66	12
74	U	11	2021	16260	299	22	27	800,000	530,000	0.66	12
75	R	2	2022	16397	45	32	47	187,900	124,200	0.66	12
76	U	10	2021	16263	235	46	156	190,000	125,400	0.66	12
77	R	2	2022	16391	144	48	85	345,000	226,300	0.66	12
78	U	9	2021	16207	1	48	97	235,000	155,600	0.66	12
79	R	5	2022	16481	130	48	165	410,000	272,100	0.66	12
80	U	5	2022	16486	54	52	59	219,900	145,900	0.66	12
81	U	8	2021	16159	104	53	133	247,000	163,000	0.66	12
82	U	4	2022	16450	219	53	169	200,000	131,100	0.66	12
83	U	11	2021	16294	68	65	79	364,000	239,400	0.66	12
84	R	3	2022	16455	97	66	32	375,000	248,400	0.66	12
85	U	8	2021	16176	1	R14	250	305,000	201,700	0.66	12
86	R	9	2021	16230	161	R36	23	760,000	501,500	0.66	12
87	U	5	2022	16475	314	R46	47	372,500	245,700	0.66	12
88	R	1	2022	16338	84	24	103	290,000	193,500	0.67	11
89	R	8	2021	16164	273	31	16	275,000	184,300	0.67	11
90	U	2	2022	16374	182	35	84	140,000	93,900	0.67	11
91	U	2	2022	16396	108	64	173	129,900	87,500	0.67	11
92	R	4	2022	16459	205	R11	5	290,000	194,700	0.67	11
93	R	4	2022	16453	111	R30	7	442,000	295,500	0.67	11
94	R	1	2022	16365	345	R37	1	540,000	362,800	0.67	11
95	U	10	2021	16230	346	13	100	189,900	128,700	0.68	10
96	U	4	2022	16449	35	26	3	235,000	159,000	0.68	10
97	U	8	2021	16170	129	38	86	301,234	206,000	0.68	10
98	R	9	2021	16207	41	47	50	239,950	162,000	0.68	10
99	U	6	2022	16502	67	47	114	202,000	137,300	0.68	10
100	U	6	2022	16536	204	R35	36	445,750	305,000	0.68	10

101	U	11	2021	16272	332	14	87						
102	R	7	2021	16114	142	34	73		189,000	129,600	0.69	9	
103	R	9	2021	16192	268	34	210-A		300,000	207,800	0.69	9	
104	U	7	2021	16098	342	37	82		162,000	111,200	0.69	9	
105	U	7	2021	16100	36	37	130		190,000	130,300	0.69	9	
106	U	6	2022	16502	92	46	142		255,000	175,100	0.69	9	
107	U	6	2022	16523	38	66	1-B		240,000	165,900	0.69	9	
108	U	6	2022	16524	159	69	13		208,000	143,300	0.69	9	
109	U	10	2021	16225	149	R40	43		211,500	146,200	0.69	9	
110	U	2	2022	16386	143	R42	46		475,000	325,500	0.69	9	
111	U	4	2022	16451	265	R48	48		190,000	130,300	0.69	9	
112	U	9	2021	16189	312	20	118		220,000	151,500	0.69	9	
113	U	9	2021	16216	79	24	88		189,900	133,400	0.70	8	
114	U	6	2022	16529	280	37	128		180,000	125,200	0.70	8	
115	U	7	2021	16106	158	38	121		304,000	212,600	0.70	8	
116	U	12	2021	16325	128	39	8		244,000	171,200	0.70	8	
117	R	4	2022	16463	274	47	169		279,900	197,300	0.70	8	
118	U	11	2021	16303	93	51	55		223,000	156,200	0.70	8	
119	U	10	2021	16223	324	R14	106		267,500	186,400	0.70	8	
120	U	7	2021	16132	27	16	1		225,000	158,400	0.70	8	
121	U	4	2022	16451	326	35	30		283,000	200,300	0.71	7	
122	U	1	2022	16338	274	37	52		185,000	131,700	0.71	7	
123	R	3	2022	16412	334	41	16		150,000	106,900	0.71	7	
124	R	7	2021	16112	213	53	229		350,000	250,000	0.71	7	
125	U	3	2022	16434	327	R14	128		250,000	176,600	0.71	7	
126	R	4	2022	16439	145	R14	2-D		287,000	204,000	0.71	7	
127	R	6	2022	16509	153	R14	2-G		335,000	237,500	0.71	7	
128	U	12	2021	16334	77	R42	82		405,000	286,300	0.71	7	
129	U	3	2022	16411	72	R45	59		153,000	108,700	0.71	7	
130	U	11	2021	16296	74	10	32		228,000	161,900	0.71	7	
131	U	5	2022	16467	189	11	5-F		230,000	164,500	0.72	6	
132	U	2	2022	16384	5	13	63		217,000	155,300	0.72	6	
133	U	7	2021	16113	73	22	54		166,000	119,600	0.72	6	
134	U	6	2022	16513	310	23	21		385,000	275,700	0.72	6	
135	U	1	2022	16338	125	24	56-B		340,000	244,700	0.72	6	
136	U	6	2022	16519	222	34	19		267,500	192,400	0.72	6	
137	U	9	2021	16221	262	37	45		215,000	155,300	0.72	6	
138	R	1	2022	16347	149	39	51		140,000	100,600	0.72	6	
139	U	9	2021	16184	249	46	35		259,000	187,500	0.72	6	
140	U	2	2022	16391	327	52	122-B		168,500	122,100	0.72	6	
141	R	5	2022	16483	209	53	83		225,100	163,000	0.72	6	
142	R	8	2021	16152	136	53	221		270,000	195,200	0.72	6	
143	R	4	2022	16432	244	6	41		272,000	197,000	0.72	6	
144	U	12	2021	16308	246	13	134		230,000	167,200	0.73	5	
145	U	11	2021	16294	165	20	43		215,000	156,300	0.73	5	
146	R	10	2021	16251	84	23	46		255,000	185,300	0.73	5	
147	U	9	2021	16206	292	24	19-A		223,000	163,300	0.73	5	
148	U	10	2021	16260	325	31	47		239,000	175,000	0.73	5	
149	U	8	2021	16138	256	38	54		260,000	191,000	0.73	5	
150	R	10	2021	16231	101	45	11-A		390,000	286,600	0.73	5	
151	R	7	2021	16095	99	48	10		240,000	175,400	0.73	5	
152	R	7	2021	16124	152	54	77		270,000	196,300	0.73	5	
153	U	4	2022	16439	304	54	188		221,000	160,400	0.73	5	
154	U	7	2021	16134	320	60	121		203,000	148,800	0.73	5	
155	U	6	2022	16531	184	69	51		375,000	274,400	0.73	5	
156	U	3	2022	16427	273	R42	135		180,000	132,100	0.73	5	
157	U	10	2021	16244	98	R70	61		177,000	128,900	0.73	5	
158	U	12	2021	16318	248	6	42		395,000	288,400	0.73	5	
									150,000	110,900	0.74	4	

159	U	4	2022	16446	66	10	44		204,000	150,700	0.74	4
160	U	4	2022	16450	203	10	71		280,000	208,300	0.74	4
161	R	6	2022	16524	181	35	124		190,000	140,000	0.74	4
162	R	1	2022	16345	329	35	146		220,000	163,200	0.74	4
163	U	5	2022	16473	194	37	21		204,000	150,800	0.74	4
164	U	11	2021	16273	333	47	180		255,000	189,900	0.74	4
165	R	7	2021	16129	289	48	95		200,000	148,200	0.74	4
166	R	2	2022	16380	176	48	184		264,000	196,200	0.74	4
167	R	7	2021	16119	328	48	248		438,000	322,500	0.74	4
168	U	7	2021	16112	69	53	102		201,000	149,000	0.74	4
169	U	8	2021	16173	311	R42	103		161,500	119,800	0.74	4
170	U	8	2021	16152	301	R42	205		179,000	133,200	0.74	4
171	R	7	2021	16106	204	R46	8-F		700,000	518,900	0.74	4
172	R	9	2021	16199	78	R57	54		70,000	51,500	0.74	4
173	U	10	2021	16247	338	13	187		205,000	153,400	0.75	3
174	U	8	2021	16138	112	14	206		255,000	191,000	0.75	3
175	R	6	2022	16525	293	16	63		775,000	578,000	0.75	3
176	U	5	2022	16487	10	20	122		191,500	143,800	0.75	3
177	U	5	2022	16468	61	31	51-A		260,000	196,100	0.75	3
178	R	1	2022	16350	267	32	22		150,000	113,200	0.75	3
179	R	7	2021	16106	128	34	164		220,000	165,400	0.75	3
180	U	12	2021	16297	242	46	109		135,000	100,600	0.75	3
181	U	2	2022	16381	138	46	124		290,000	217,500	0.75	3
182	U	7	2021	16107	174	47	186		255,000	190,700	0.75	3
183	U	9	2021	16218	54	48	92		179,900	134,700	0.75	3
184	R	11	2021	16268	343	48	134		170,000	128,200	0.75	3
185	U	2	2022	16384	182	51	24-A		234,000	175,900	0.75	3
186	U	7	2021	16100	214	53	124		265,000	199,300	0.75	3
187	R	10	2021	16247	260	54	34		255,000	190,400	0.75	3
188	U	4	2022	16447	292	55	80		191,500	144,200	0.75	3
189	U	5	2022	16472	347	K42	79		175,000	130,400	0.75	3
190	R	12	2021	16320	270	R05	14-A		325,000	242,600	0.75	3
191	R	5	2022	16484	268	R05	14-C		432,500	324,100	0.75	3
192	U	1	2022	16341	22	R14	104		285,000	214,700	0.75	3
193	U	9	2021	16187	93	R14	214		295,000	222,600	0.75	3
194	R	10	2021	16236	269	R14	2-N		329,000	247,000	0.75	3
195	R	6	2022	16506	56	R31	2A		270,000	202,800	0.75	3
196	U	6	2022	16535	332	R42	165		205,000	154,700	0.75	3
197	R	5	2022	16483	47	R51	16		550,000	413,100	0.75	3
198	U	8	2021	16151	246	5	25		230,000	173,800	0.76	2
199	U	5	2022	16501	242	6	43		200,000	151,400	0.76	2
200	U	10	2021	16251	195	6	104		229,000	174,500	0.76	2
201	U	9	2021	16202	263	10	81-A		230,000	174,100	0.76	2
202	U	3	2022	16427	330	12	93		192,500	146,400	0.76	2
203	U	11	2021	16276	107	15	21		227,000	172,200	0.76	2
204	U	4	2022	16464	310	21	42		265,000	202,100	0.76	2
205	U	1	2022	16368	191	34	182		159,000	120,300	0.76	2
206	U	6	2022	16526	2	38	56		325,000	246,400	0.76	2
207	U	4	2022	16440	190	39	36		240,000	181,400	0.76	2
208	U	7	2021	16113	200	45	52		325,000	248,500	0.76	2
209	U	7	2021	16107	242	47	221		269,000	205,400	0.76	2
210	U	3	2022	16400	226	47	247		229,000	175,000	0.76	2
211	U	6	2022	16517	31	47	222-A		180,000	136,600	0.76	2
212	R	11	2021	16262	225	48	124		395,000	298,900	0.76	2
213	U	4	2022	16447	1	54	97		220,000	167,800	0.76	2
214	U	1	2022	16358	7	58	9		349,000	263,700	0.76	2
215	U	7	2021	16092	122	59	1-A		325,000	246,100	0.76	2
216	R	9	2021	16205	271	R40	5-A		310,000	234,600	0.76	2

217	R	5	2022	16490	143	R46	2	850,000	649,300	0.76	2
218	U	8	2021	16138	1	12	53-A	195,000	151,100	0.77	1
219	U	9	2021	16196	180	17	27	180,000	139,200	0.77	1
220	U	10	2021	16247	276	25	1	205,000	157,300	0.77	1
221	R	3	2022	16399	338	33	55	258,000	198,900	0.77	1
222	U	7	2021	16098	294	37	20	168,500	129,500	0.77	1
223	U	1	2022	16346	7	38	67	165,000	126,600	0.77	1
224	U	7	2021	16101	345	47	5	175,000	135,600	0.77	1
225	R	3	2022	16420	51	47	188	206,000	158,200	0.77	1
226	U	7	2021	16121	335	51	100	354,900	272,200	0.77	1
227	U	5	2022	16488	285	52	112	241,500	185,700	0.77	1
228	R	6	2022	16534	73	53	110-B	180,000	138,500	0.77	1
229	U	10	2021	16243	113	R14	30	200,000	154,600	0.77	1
230	U	12	2021	16321	148	R14	211	248,000	190,900	0.77	1
231	U	12	2021	16320	138	R21	149	207,500	159,600	0.77	1
232	U	2	2022	16375	196	R23	19	248,000	191,800	0.77	1
233	U	7	2021	16128	232	R42	259	153,500	117,700	0.77	1
234	U	6	2022	16528	233	R46	39	290,000	222,000	0.77	1
235	U	12	2021	16304	95	5	39	200,000	155,700	0.78	
236	U	8	2021	16163	161	12	35	291,085	228,500	0.78	
237	U	8	2021	16151	64	13	129	150,100	117,000	0.78	
238	U	11	2021	16264	150	14	28	209,000	162,800	0.78	
239	U	5	2022	16494	343	15	83	301,000	233,300	0.78	
240	U	8	2021	16166	167	15	96	290,000	227,600	0.78	
241	R	1	2022	16363	62	21	53	280,000	218,700	0.78	
242	U	11	2021	16273	261	24	90	242,000	188,000	0.78	
243	U	4	2022	16460	284	33	33	350,000	271,300	0.78	
244	U	1	2022	16339	65	47	14	130,000	101,400	0.78	
245	U	8	2021	16154	259	53	28	292,500	227,300	0.78	
246	U	10	2021	16244	152	R23	48	290,000	226,900	0.78	
247	U	6	2022	16524	19	R42	4	215,000	167,400	0.78	
248	U	10	2021	16237	237	R42	142	162,500	126,700	0.78	
249	U	7	2021	16129	119	14	44	399,950	314,900	0.79	1
250	U	5	2022	16466	148	38	21	225,000	178,500	0.79	1
251	U	5	2022	16494	330	39	66	270,000	214,300	0.79	1
252	U	10	2021	16253	131	51	94	327,900	258,400	0.79	1
253	U	6	2022	16521	98	R42	179	205,000	161,900	0.79	1
254	U	10	2021	16236	97	3	29	244,400	196,100	0.80	2
255	U	11	2021	16270	196	7	125	250,000	201,200	0.80	2
256	U	5	2022	16490	120	10	70	186,000	148,900	0.80	2
257	U	11	2021	16260	24	13	101	198,500	158,000	0.80	2
258	R	2	2022	16382	302	13	186	240,000	192,600	0.80	2
259	R	2	2022	16388	276	22	4	190,000	151,200	0.80	2
260	R	11	2021	16264	318	34	226	190,000	151,100	0.80	2
261	R	7	2021	16128	334	53	116	140,000	112,200	0.80	2
262	R	5	2022	14684	173	54	124	405,000	323,700	0.80	2
263	U	12	2021	16301	168	54	178	317,000	254,500	0.80	2
264	U	6	2021	16136	132	62	196-C	282,500	225,000	0.80	2
265	U	6	2021	16087	218	R48	57	195,000	156,900	0.80	2
266	U	9	2021	16210	98	10	56	155,000	125,000	0.81	3
267	U	10	2021	16223	163	26	8	145,000	117,600	0.81	3
268	U	1	2022	16340	286	46	184	210,000	170,400	0.81	3
269	U	5	2022	16490	13	53	70	304,000	247,700	0.81	3
270	U	9	2021	16183	215	66	2-B	180,000	145,000	0.81	3
271	U	10	2021	16246	263	67	27	295,000	238,000	0.81	3
272	U	5	2022	16502	86	69	39	178,000	144,800	0.81	3
273	U	4	2022	16450	20	6	122-A	226,000	184,300	0.82	4
274	U	8	2021	16158	226	31	53	286,000	233,200	0.82	4

275	R	4	2022	16455	15	33	28		339,000	277,700	0.82	4
276	U	4	2022	16440	338	35	69		115,400	94,400	0.82	4
277	U	7	2021	16134	197	40	117		215,000	177,300	0.82	4
278	U	12	2021	16319	109	46	35		149,000	122,100	0.82	4
279	U	11	2021	16284	225	48	223		469,000	385,900	0.82	4
280	U	10	2021	16243	19	53	110		195,700	160,600	0.82	4
281	U	7	2021	16101	257	57	43		230,000	188,000	0.82	4
282	U	6	2021	16093	193	60	97		401,000	328,700	0.82	4
283	R	3	2022	16455	49	63	21		355,000	289,700	0.82	4
284	R	10	2021	16260	262	66	45		290,000	238,200	0.82	4
285	R	11	2021	16271	119	R12	8-B		261,000	214,900	0.82	4
286	U	7	2021	16108	318	R45	59		198,000	161,900	0.82	4
287	U	6	2022	16532	266	R48	59		265,000	218,000	0.82	4
288	U	12	2021	16305	185	10	19-A		183,000	151,700	0.83	5
289	U	12	2021	16308	59	12	17-B		163,000	136,100	0.83	5
290	U	10	2021	16214	239	14	103		195,000	160,900	0.83	5
291	U	8	2021	16164	36	15	124		155,000	128,000	0.83	5
292	U	2	2022	16397	233	23	28		135,000	111,800	0.83	5
293	U	11	2021	16278	129	33	26		230,000	190,100	0.83	5
294	U	12	2021	16305	149	47	67		235,000	196,100	0.83	5
295	U	8	2021	16170	335	47	113		220,000	182,900	0.83	5
296	U	11	2021	16289	77	52	91		200,000	165,900	0.83	5
297	U	9	2021	16184	92	52	128-K		148,000	122,100	0.83	5
298	R	11	2021	16292	67	53	88		219,500	182,000	0.83	5
299	U	8	2021	16142	91	57	32-A		183,000	152,400	0.83	5
300	U	3	2022	16430	182	59	6		309,999	256,800	0.83	5
301	U	5	2022	16494	240	59	1-B		350,000	291,900	0.83	5
302	U	6	2022	16525	323	62	30		275,000	227,200	0.83	5
303	R	1	2022	16347	119	R11	8		410,000	339,000	0.83	5
304	R	8	2021	16162	276	R14	2-L		295,000	243,800	0.83	5
305	U	10	2021	16244	64	R23	33		232,000	193,500	0.83	5
306	R	7	2021	16135	192	R67	1-D		465,000	386,300	0.83	5
307	U	8	2021	16165	187	10	31		203,000	170,100	0.84	6
308	U	10	2021	16225	171	20	94		169,000	141,800	0.84	6
309	R	11	2021	16274	152	25	103-A		150,900	126,200	0.84	6
310	U	9	2021	16196	70	29	82		566,750	478,100	0.84	6
311	U	5	2022	16466	29	32	3		235,009	197,900	0.84	6
312	R	9	2021	16199	60	44	12		201,500	169,800	0.84	6
313	R	7	2021	16090	13	46	128		164,000	137,800	0.84	6
314	U	10	2021	16247	7	48	159		125,000	104,900	0.84	6
315	U	12	2021	16310	309	53	163		128,000	107,500	0.84	6
316	U	7	2021	16137	72	57	15		274,900	229,900	0.84	6
317	R	8	2021	16155	202	66	42		291,000	245,700	0.84	6
318	R	8	2021	16177	53	R02	7-A		330,000	278,000	0.84	6
319	R	10	2021	16236	285	R22	2-B		425,000	358,900	0.84	6
320	U	7	2021	16108	87	R35	60-D		247,860	208,400	0.84	6
321	R	7	2021	16088	176	R57	36		60,000	50,300	0.84	6
322	U	7	2021	16106	200	20	1-S		228,000	193,500	0.85	7
323	U	6	2022	16531	287	24	135		117,500	99,600	0.85	7
324	U	3	2022	16434	112	29	56		365,000	310,400	0.85	7
325	R	10	2021	16254	322	48	136		245,000	207,900	0.85	7
326	U	4	2022	16449	139	R23	17		179,000	151,600	0.85	7
327	U	6	2021	16088	242	R71	49		330,000	280,100	0.85	7
328	U	11	2021	16284	260	21	21		312,500	268,000	0.86	8
329	U	6	2022	16515	58	41	44		75,000	64,600	0.86	8
330	R	11	2021	16268	55	46	98		149,900	129,300	0.86	8
331	U	7	2021	16119	75	51	35		209,000	180,000	0.86	8
332	R	7	2021	16112	270	54	61		250,000	215,600	0.86	8

333	U	9	2021	16218	112	57	13						
334	U	10	2021	16229	79	57	22-A		200,000	172,700	0.86	8	
335	U	11	2021	16260	200	R34	54		184,500	159,000	0.86	8	
336	U	9	2021	16183	177	R42	216		220,000	189,000	0.86	8	
337	U	11	2021	16291	156	R55	248		163,100	141,000	0.86	8	
338	U	7	2021	16127	182	R63	16		275,000	236,000	0.86	8	
339	U	9	2021	16181	50	13	106		385,000	330,200	0.86	8	
340	U	3	2022	16429	242	14	56-A		245,000	214,300	0.87	9	
341	R	3	2022	16455	2	24	149		139,000	120,600	0.87	9	
342	U	1	2022	16341	38	31	14		360,000	314,100	0.87	9	
343	R	8	2021	16145	192	34	213		236,000	204,300	0.87	9	
344	U	7	2021	16092	331	45	29-A		132,000	114,400	0.87	9	
345	R	7	2021	16123	220	46	127		178,000	155,100	0.87	9	
346	U	1	2022	16349	10	51	38		190,000	165,400	0.87	9	
347	R	12	2021	16299	1	71	27-A		224,000	193,800	0.87	9	
348	R	11	2021	16290	110	R14	2-G		315,000	272,600	0.87	9	
349	U	2	2022	16395	283	R45	50		330,000	286,300	0.87	9	
350	U	11	2021	16277	187	12	17		255,000	222,100	0.87	9	
351	U	9	2021	16200	20	13	143		190,000	167,900	0.88	10	
352	U	10	2021	16229	240	20	108-A		195,000	171,700	0.88	10	
353	U	2	2022	16376	333	21	47		140,000	123,600	0.88	10	
354	U	6	2021	16094	280	23	61		250,000	220,500	0.88	10	
355	U	11	2021	16287	340	31	66		212,000	186,300	0.88	10	
356	U	6	2021	16088	269	33	25		169,000	149,300	0.88	10	
357	R	11	2021	16268	322	46	114		160,000	141,400	0.88	10	
358	R	1	2022	16345	272	47	166		134,000	117,300	0.88	10	
359	U	10	2021	16251	327	R14	116		320,000	280,500	0.88	10	
360	U	1	2022	16369	249	R42	65		255,000	225,000	0.88	10	
361	U	5	2022	16486	77	47	48		130,000	113,900	0.88	10	
362	U	1	2022	16350	38	48	53		222,200	198,000	0.89	11	
363	U	7	2021	16127	238	64	10B		140,000	124,600	0.89	11	
364	U	1	2022	16362	61	R55	156		140,000	124,800	0.89	11	
365	R	12	2021	16302	126	32	24		232,500	207,700	0.89	11	
366	R	12	2021	16321	266	53	233		210,000	188,500	0.90	12	
367	U	7	2021	16134	181	54	63		188,000	169,300	0.90	12	
368	U	3	2022	16412	289	59	17		246,500	221,000	0.90	12	
369	U	6	2021	16089	332	15	17		195,700	175,300	0.90	12	
370	U	7	2021	16097	127	23	76		186,500	169,700	0.91	13	
371	U	10	2021	16232	214	34	40		132,000	120,200	0.91	13	
372	U	12	2021	16322	264	38	111		175,000	160,100	0.91	13	
373	U	11	2021	16288	1	54	90		152,000	138,100	0.91	13	
374	U	6	2021	16105	189	7	108		205,000	187,100	0.91	13	
375	U	12	2021	16308	8	15	133		310,000	284,600	0.92	14	
376	U	3	2022	16427	29	47	185		215,000	197,500	0.92	14	
377	U	11	2021	16291	108	53	2		150,000	137,600	0.92	14	
378	U	1	2022	16371	146	23	123		183,000	168,700	0.92	14	
379	U	8	2021	16172	21	37	73-A		207,000	192,100	0.93	15	
380	U	10	2021	16228	71	46	110-A		182,000	169,600	0.93	15	
381	U	12	2021	16311	105	47	96		122,000	113,200	0.93	15	
382	U	5	2022	16478	349	67	18		233,000	216,100	0.93	15	
383	U	7	2021	16156	15	R35	29		535,000	495,100	0.93	15	
384	U	10	2021	16250	184	48	254		184,000	170,600	0.93	15	
385	U	12	2021	16326	267	69	7		245,000	230,600	0.94	16	
386	R	8	2021	16164	225	R14	266		154,000	144,400	0.94	16	
387	U	4	2022	16454	288	12	15		250,100	236,200	0.94	16	
388	R	12	2021	16302	100	24	126		139,000	131,800	0.95	17	
389	R	2	2022	16381	307	R15	4-B		210,000	200,400	0.95	17	
									140,000	133,400	0.95	17	

390	U	8	2021	16158	265	R42	223						
391	U	12	2021	16327	310	R42	4-A	145,000	138,200	0.95	17		
392	U	1	2022	16341	322	16	44	587,000	557,200	0.95	17		
393	U	9	2021	16178	239	24	143	318,000	303,700	0.96	18		
394	U	2	2022	16398	209	38	18-A	149,900	143,700	0.96	18		
395	R	9	2021	16184	150	R51	21	327,500	315,400	0.96	18		
396	U	7	2021	16124	290	7	96	702,000	672,700	0.96	18		
397	U	8	2021	16166	213	38	83-A	344,900	336,200	0.97	19		
398	R	10	2021	16254	271	42	1	175,000	169,000	0.97	19		
399	U	6	2022	16531	198	R33	5	185,000	179,300	0.97	19		
400	U	7	2021	16113	288	R42	159	248,000	241,300	0.97	19		
401	U	8	2021	16148	75	13	31	125,000	120,700	0.97	19		
402	U	11	2021	16279	147	13	65	140,000	138,500	0.99	21		
403	U	4	2022	16463	91	34	18	155,000	153,200	0.99	21		
404	U	8	2021	16150	2	60	103	140,000	139,900	1.00	22		
405	R	10	2021	16226	20	R30	3-B	205,000	204,800	1.00	22		
406	U	1	2022	16342	197	R40	5-D	270,000	269,400	1.00	22		
407	U	8	2021	16172	127	R42	202	279,000	280,100	1.00	22		
408	U	8	2021	16155	165	2	90	118,000	118,000	1.00	22		
409	U	8	2021	16174	16	38	97	205,000	207,000	1.01	23		
410	U	1	2022	16356	149	54	33	185,500	187,000	1.01	23		
411	R	12	2021	16332	255	R05	7	140,000	141,900	1.01	23		
412	R	7	2021	16109	284	R51	2-C	130,000	130,900	1.01	23		
413	U	1	2022	16366	5	21	45	250,000	253,600	1.01	23		
414	U	4	2022	16435	301	24	2	249,000	253,700	1.02	24		
415	U	4	2022	16463	11	32	85	175,000	178,200	1.02	24		
416	U	2	2022	16396	250	64	144	189,750	193,000	1.02	24		
417	U	5	2022	16498	168	13	146	99,999	101,800	1.02	24		
418	R	1	2022	16359	82	32	128	130,000	133,800	1.03	25		
419	R	7	2021	16102	167	25	141	194,000	198,900	1.03	25		
420	U	1	2022	16347	237	R14	134	115,000	119,800	1.04	26		
421	R	12	2021	16294	185	R21	109	243,000	251,900	1.04	26		
422	U	1	2022	16336	213	R49	2	75,000	78,000	1.04	26		
423	R	7	2021	16108	345	12	99	271,000	281,200	1.04	26		
424	U	10	2021	16250	161	24	50	167,900	178,000	1.06	28		
425	U	7	2021	16089	212	20	68	196,000	207,300	1.06	28		
426	U	11	2021	16285	19	39	104	95,000	102,100	1.07	29		
427	R	3	2022	16404	101	R11	25	170,000	181,800	1.07	29		
428	U	9	2021	16213	74	R14	104	258,500	276,100	1.07	29		
429	U	12	2021	16303	262	10	66	169,900	181,300	1.07	29		
430	U	4	2022	16462	146	35	5	110,000	119,100	1.08	30		
431	U	6	2022	16503	230	32	61	105,000	113,400	1.08	30		
432	U	1	2022	16359	302	35	46	119,000	130,300	1.09	31		
433	U	4	2022	16462	311	60	62	97,500	106,700	1.09	31		
434	U	7	2021	16135	237	41	52	164,000	178,300	1.09	31		
435	U	7	2021	16121	155	47	298	158,000	173,800	1.10	32		
436	U	7	2021	16111	147	14	101	130,000	143,400	1.10	32		
437	U	7	2021	16113	172	47	282	170,000	188,200	1.11	33		
438	U	5	2022	16494	30	25	65	160,000	178,200	1.11	33		
439	U	9	2021	16212	220	52	85	103,000	115,400	1.12	34		
440	R	5	2022	16474	335	5	7	167,500	189,000	1.13	35		
441	U	4	2022	16464	276	2	51	115,000	130,900	1.14	36		
442	U	6	2022	16534	54	48	2	99,000	114,500	1.16	38		
443	U	1	2022	16362	199	51	106	100,000	116,300	1.16	38		
444	U	6	2022	16527	280	64	108	196,000	227,900	1.16	38		
445	R	1	2022	16350	72	48	38	90,000	104,400	1.16	38		
446	U	7	2021	16095	126	32	67	203,000	237,700	1.17	39		
447	U	12	2021	16317	225	35	195	80,000	94,700	1.18	40		
								69,222	81,400	1.18	40		

448	U	5	2022	16487	134	25	94				
449	U	11	2021	16272	131	29	10	83,500	102,200	1.22	44
450	R	1	2022	16374	98	54	160	240,000	296,700	1.24	46
451	R	2	2022	16376	181	R03	7-A	135,000	170,400	1.26	48
452	U	5	2022	16474	228	23	49	160,000	204,000	1.28	50
453	R	11	2021	16283	280	55	76	190,000	245,700	1.29	51
454	U	9	2021	16190	239	52	130	110,000	142,800	1.30	52
455	U	2	2022	16396	1	34	5	110,000	145,800	1.33	55
								125,000	167,200	1.34	56

STATE OF MAINE Sales Ratio Analysis - 2024 State Valuation

Municipality: **Bangor**

County: **Penobscot (s)**

Penobscot (s)

1 Year - Condominium Study

Weighted Avg. =	85%	=	9,895,400	/	11,680,075
Average Ratio =	84%	=	31.22	/	37
Avg. Deviation =	9	=	471	/	53
Quality Rating =	11	=	9	/	84%

Average Selling Price = \$220,379 2022

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	M	6 2022	16509	178	R71	33		385,000	238,500	0.62	22
2	M	6 2022	16499	127	61	228		285,000	192,100	0.67	17
3	M	8 2021	16164	20	61	8		178,000	120,500	0.68	16
4	M	6 2022	16525	33	R71	33-A		190,000	129,100	0.68	16
5	M	6 2022	16535	11	R34	65		221,000	151,900	0.69	15
6	M	3 2022	16406	36	41	3-F		197,500	139,400	0.71	13
7	M	3 2022	16402	319	61	226		250,000	178,200	0.71	13
8	M	2 2022	16375	123	61	65		176,000	127,400	0.72	12
9	M	4 2022	16459	224	41	76		330,000	244,400	0.74	10
10	M	5 2022	16496	32	R45	1-L		185,000	141,900	0.77	7
11	M	6 2022	16501	214	61	83		165,000	128,000	0.78	6
12	M	4 2022	16448	30	R24	9-B		175,000	137,200	0.78	6
13	M	12 2021	16321	84	R71	33		511,910	401,200	0.78	6
14	M	9 2021	16195	137	61	23		165,000	130,900	0.79	5
15	M	11 2021	16269	223	61	215		240,000	188,800	0.79	5
16	M	9 2021	16207	56	R41	40		105,000	83,400	0.79	5
17	M	9 2021	16212	263	R45	1-L		178,500	141,900	0.79	5
18	M	4 2022	16442	182	R45	1-L		175,000	137,500	0.79	5
19	M	9 2021	16203	325	61	42		162,000	130,400	0.80	4
20	M	9 2021	16212	222	61	81		160,000	128,000	0.80	4
21	M	8 2021	16148	156	R14	6-D		155,500	124,100	0.80	4
22	M	8 2021	16141	48	R14	6-D		155,000	124,100	0.80	4
23	M	3 2022	16412	140	R71	28-D		499,000	399,900	0.80	4
24	M	8 2021	16154	1	R41	1-B		195,000	157,600	0.81	3
25	M	10 2021	16254	103	61	96		156,000	128,100	0.82	2
26	M	12 2021	16319	311	R14	6-D		147,500	123,000	0.83	1
27	M	11 2021	16296	30	R24	9-B		143,000	119,100	0.83	1
28	M	7 2021	16125	43	R41	40		100,000	82,900	0.83	1
29	M	7 2021	16098	165	R41	1-B		175,000	145,500	0.83	1
30	M	5 2022	16503	287	R24	9-B		170,000	145,000	0.85	1
31	M	2 2022	16382	130	R14	6-D		139,250	123,000	0.88	4
32	M	3 2022	16400	115	R24	9-B		165,000	145,000	0.88	4
33	M	6 2022	16524	278	R71	33		365,000	322,900	0.88	4
34	M	9 2021	16188	184	61	41		147,000	130,400	0.89	5
35	M	8 2021	16147	219	64	162		120,000	107,300	0.89	5
36	M	4 2022	16459	30	R71	28-B		389,900	345,800	0.89	5
37	M	2 2022	16382	346	R71	28-C		432,500	386,400	0.89	5
38	M	7 2021	16148	132	R71	33-A		145,000	129,100	0.89	5
39	M	10 2021	16228	303	R41	1-B		162,000	145,500	0.90	6
40	M	7 2021	16115	201	61	75		142,000	130,600	0.92	8
41	M	3 2022	16404	183	R71	33		370,000	341,700	0.92	8
42	M	6 2022	16505	59	61	72		140,000	130,600	0.93	9
43	M	6 2022	16534	52	R71	33		379,900	353,500	0.93	9
44	M	8 2021	16160	7	R71	28-D		359,900	345,500	0.96	12
45	M	10 2021	16249	113	R45	1-L		135,000	131,300	0.97	13

46	M	10	2021	16230	101	R71	33	415,000	400,700	0.97	13
47	M	8	2021	16163	232	41	76	181,000	177,700	0.98	14
48	M	9	2021	16205	208	R71	33-A	132,000	129,100	0.98	14
49	M	9	2021	16192	115	R71	33	344,715	349,400	1.01	17
50	M	4	2022	16436	135	61	99	125,000	128,100	1.02	18
51	M	7	2021	16134	266	R14	6-D	120,000	123,000	1.03	19
52	M	8	2021	16140	255	R71	28-B	264,000	295,900	1.12	28
53	M	12	2021	16322	225	61	239	175,000	202,900	1.16	32

STATE OF MAINE Sales Ratio Analysis - 2024 State Valuation

Municipality: **Bangor**

County: **Penobscot (s)**

Penobscot (s)

1 Year - Commercial Study

Weighted Avg. =	89%	=	36,084,800	/	40,363,382
Average Ratio =	94%	=	21.58	/	23
Avg. Deviation =	17	=	575	/	33
Quality Rating =	18	=	17	/	94%

Average Selling Price = \$1,223,133 2022

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	C	3 2022	16419	64	41	55		511,000	268,700	0.53	41
2	C	4 2022	16475	347	1	15		8,300,000	5,354,300	0.65	29
3	C	9 2021	16196	158	48	180		585,000	395,800	0.68	26
4	C	3 2022	16421	211	R9	11		450,000	307,700	0.68	26
5	C	9 2021	16200	123	26	46-B		1,400,000	970,700	0.69	25
6	C	12 2021	16304	318	R70	15		265,000	185,000	0.70	24
7	C	5 2022	16498	49	52	128-A		330,000	241,800	0.73	21
8	C	5 2022	16468	192	R07	15		4,846,454	3,661,900	0.76	18
9	C	5 2022	16471	245	48	14		565,500	444,600	0.79	15
10	C	12 2021	16322	124	49	36		400,000	320,500	0.80	14
11	C	1 2022	16344	67	R24	19		450,000	382,900	0.85	9
12	C	6 2022	16504	24	41	82		98,500	85,200	0.86	8
13	C	5 2022	16477	59	R61	15		762,000	669,300	0.88	6
14	C	11 2021	16275	271	13	75		200,000	179,300	0.90	4
15	C	8 2021	16168	293	52	22		980,000	878,800	0.90	4
16	C	3 2022	16406	280	58	15-A		800,000	721,900	0.90	4
17	C	11 2021	16285	319	41	96		2,342,428	2,159,500	0.92	2
18	C	4 2022	16431	127	R18	8-F		4,500,000	4,159,500	0.92	2
19	C	5 2022	16498	344	42	226		975,000	907,800	0.93	1
20	C	1 2022	16345	143	48	150		560,000	524,100	0.94	
21	C	9 2021	16186	247	R27	3-E		1,152,500	1,168,900	1.01	7
22	C	8 2021	16163	183	35	4		200,000	212,900	1.06	12
23	C	3 2022	16417	265	70	101		580,000	637,000	1.10	16
24	C	2 2022	16370	308	100	2		1,035,000	1,135,900	1.10	16
25	C	7 2021	16108	320	26	35		210,000	233,900	1.11	17
26	C	3 2022	16422	339	40	73		330,000	366,700	1.11	17
27	C	1 2022	16505	237	55	98		1,050,000	1,196,700	1.14	20
28	C	2 2022	16398	1	R08	3		140,000	164,400	1.17	23
29	C	10 2021	16252	122	R56	2		350,000	417,100	1.19	25
30	C	7 2021	16087	104	R61	16-A		3,300,000	4,190,900	1.27	33
31	C	10 2021	16224	141	34	217		135,000	174,700	1.29	35
32	C	12 2021	16334	176	R55	5		900,000	1,180,700	1.31	37
33	C	12 2021	16318	6	42	89		1,660,000	2,185,700	1.32	38

Business Equipment Tax Exemption Audit

Municipality: Bangor

Date: 1/12/2023

County: Penobscot (s)

Municipal Official(s): Phil Drew - City Assessor

Municipal Valuation - 2022

2024 State Valuation

		<u>Yes</u>	<u>No</u>	<u>Comment(s)</u>
1. Are application(s) available for inspection?	408 of 408	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Are application(s) signed for/approved by the assessor?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Is the item description sufficient to reasonably determine eligibility under program guidelines?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Does the property qualify for BETE?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mostly See Notes
6. Are municipal depreciation schedules evident and uniformly employed?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is all BETE value incorporated in the tax commitment book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Is all qualified property adjusted by the municipal assessment ratio?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Additional Comments: HC Bangor LLC (Freight, warehousing, installation, - not BETE eligible as it is not tangible personal property ~Wall sconces, Heat exchanger, Heat pumps, Hot water tank) Assessor provided copy of application with findings

Signature: Byron D. Tibbetts
Field Rep.

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality Bangor County Penobscot (s)

I. Valuation System

A. Land: Tax Maps by
 Undeveloped Acreage American Air Surveys Date: 1960 With Annual Updates
 Road Frontage 200 to 10,000/ac Undeveloped Lots Varied by Location
 House Lots 4,125 to 20,600/ac Water Frontage Not Applicable
4,200 to 125,000 Other _____
 City Assessor 1987
 B. Buildings : Revaluation By: Updated Annually Computerized Records Yes - Trio Software
 C. Personal Property: Assessed? Y/N Y Method Used: Cost Less Depreciation
 Is Cert Ratio Applied? Y/N Y

II. Assessment Records / Condition

Website w/VAL data Y/N Y Web Address http://www.bangormaine.gov/
 Valuation Book Very Good Tree Growth Forms Very Good
 Property Record Cards Very Good Farm Land Forms Very Good
 Veteran Exemption Forms Very Good Open Space Forms Not Applicable
 Homestead Exemption Forms Very Good Working Waterfront Forms Not Applicable

III. Supplements and Abatements

Supplements: Number Made 3 Value Supplemented 126,200
 Abatements: Number granted 23 Value Abated (1,307,480)
 (excluding current use penalties)

IV. Statistical Information

Number of Parcels 9,968 Land Area 21,300
 Taxable Acres 19,589 Bog/Swamp 750
 Population (2020) 31,753

V. Assessment Standards

Standards Ratio 105.32% = (2022 Municipal Valuation /2023 State Valuation)
 Assessment Quality: Combined 15

Comments or Plans for Compliance: Town increased value's across the board

VI. Audit Information

Municipal Official providing data: Phil Drew - City Assessor
 Date(s) of Field Audit: 1/12/2023

VII. Office Review

Recommended by: Byron D. Tibbetts
 Field Rep
 Checked by: HRL
 Approved by: Fony Pinette 2/1/2023

Copies Mailed: (date) _____

CITY OF BANGOR
ASSESSING DEPARTMENT – MISSION STATEMENT

Mission Statement

The mission of the Assessor's Office in administering property tax law is to discover, list, make accurate estimates of just value and defend assessments of all property, both real and personal, within the jurisdiction according to the Constitution and Laws of the State of Maine, in keeping with current assessment techniques and accepted technologies.

The mission requires the Assessor's Office to provide taxpayers with equitable assessments and the best available assessment services. Additional duties provide a high level of understanding and advice of matters relating to property tax policy as they may impact the City and to promote goodwill through professionalism and education of assessment processes.

Departmental Programs

Administration

Property Assessments

Property Inspections

Property Tax Maps

Customer Service