



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: October 15, 2024

From: Philip S. Drew, City Assessor

Subject: FY2025 Assessor's Commitment Report – as of April 1, 2024

In accordance with Title 36, M.R.S.A. Sections 708 & 709, I have committed on July 15, 2024, a list of all taxable real and personal property as of April 1, 2024 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 mill or tax rates displays a 25-year chart and a 5-year chart.
  - In the past 25 years, there has never been a year when the tax rate was lower than this year's rate. (Page 6)
- 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 changed. In calendar year 2023, it was essentially equalized at about 47%, but now in calendar year 2024, the Residential group supports 48.9% of spending and the Commercial group supports 46.7%. (Page 7)
- A list and pie chart showing a breakdown of taxable and exempt value. (Page 8)
  - 65.2% (64.3% in 2023) of the City's total valuation of \$5.8 billion (\$5.3 billion in 2023) is taxable and 34.7% (35.8% in 2023) is exempt.
- A list and bar chart showing a breakdown of the exempt real property value by exemption type. (Page 9)
  - Benevolent and charitable organizations are the largest at \$578m (\$511 million in 2023).
  - The second largest is Bangor International Airport at \$334m (\$326 million in 2023).
  - The homestead exemption, which is typically just a partial exemption, stands at \$130 million, which is unchanged from 2023.
  - 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 10-12)
  - 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.



- The 2024 Municipal Tax Rate Calculation Form and Enhanced BETE municipal tax rate calculator forms are both included. (Pages 24-25)
  - Figures of note on Page 18.
  - The upper section (line 3) reports the Total Taxable Valuation at \$3.79b (\$3.41b in 2023).
  - 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 \$11.1m (\$9.95m in 2023).
  - The fourth section (line 15) reports the Net to be raised by local property tax rate at \$73.4m (\$68.4m in 2023) and (line 20) reports the Tax for Commitment at \$70.5m (\$65.3m in 2023). The Tax for Commitment is lower than the Net to be raised mainly due to the reimbursements received from the State of Maine under the Homestead Exemption law and BETE Exemption law.
  - The fourth section reports the tax rate at 0.01855 (or \$18.55/\$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 \$1.84 million, and Business Equipment Tax Exemption (BETE) reimbursement at \$1.42 million. The overlay of \$290,767.35 (down from \$470,165.63 in 2023) is the amount collected above the budgeted amounts and results from the selection of a particular tax rate. The maximum overlay allowed was \$3.67 million (line 20) or 5% of the “Net to be raised,” so the city’s overlay was 7.9% (down from 13.7% in 2023) or about 1/13 of the maximum allowed.
  
- Tax Increment Financing District Summary. (Pages 26-30) As of April 1, 2024, the city currently has 4 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 31-38) 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/owner, 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 \$1,855.00 and received a BCDD (downtown) tax bill for \$65.00. 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 2024 Certificate of Assessment Form is provided (Page 35). The assessment and net to be raised for this District was approximately \$239,229.90 (\$111,357.56 in 2023) as more properties were added to the District. See the Public Notice on pages 39-40. See the revised District Boundary map on page 41. See the District Tax Rate Calculator Form on page 42.
- Preliminary 2025 State Valuation Report is a complete annual review performed by Maine Revenue Services. (See Pages 43-62). The review was completed on February 26, 2024.
  - 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, 2023 was \$3.77b (an increase from the \$3.60b in 2022), an increase of \$176m and equal to a 4.89% increase over the previous year.
  - The Effective Full Value Rate (Tax Rate) was 17.25, versus the Municipal Rate of 19.15. The higher Municipal Rate is due to having an Average Ratio of Assessed Value to Sale Price 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.

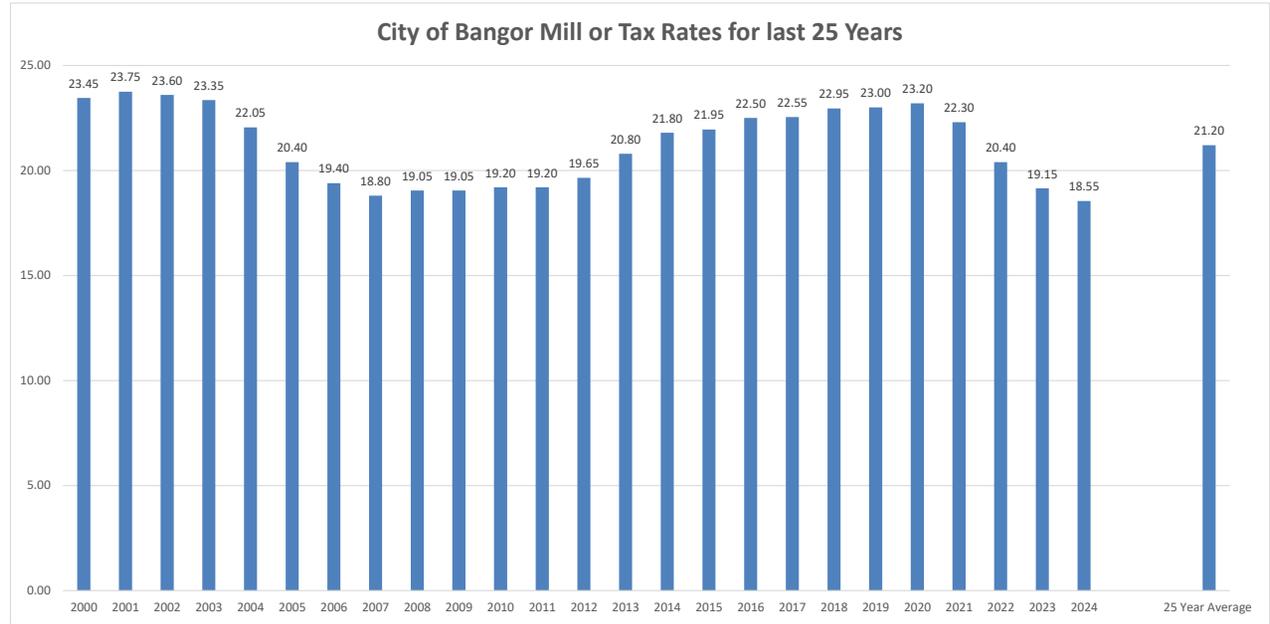
- Page 45 contains Bangor's combined study (includes all qualified sales). The Average Ratio was 84% (80% prior report) based on 428 sales (541 sales in prior report) that transacted/sold between July of 2022 to June of 2023. About one-half of sales had a ratio above 84% and one-half of the sales had a ratio below 84%. The state adjusts our property values up to arrive at the equalized ratio of 100%. The combined study quality rating of 15 (unchanged from before) is a good rating due to the wide variety of property types in the city, but did increase from the rating of 13 just two years ago. The lower the rating the better, as this rating does indicate how well the community's valuation model is performing.
  - The combined study ratio (includes commercial, industrial, condo/PUD, single residence and multi-residence) was 84% (80% prior report), page 45; the residential-only study ratio was 85% (78% prior report), page 52; the condo/PUD study ratio was 78% (84% prior report), page 59; and the commercial/industrial/large apartment study ratio was 88% (94% prior report), page 60. Again, these ratios are calculated using their sale price and the assessed value as of April 1, 2023, and not 2024.
  - The city's annual adjustments to assessed values for April 1, 2024 are based upon more recent sales. The intent of our annual value adjustments is to move toward a ratio from well below 100% toward 100% and also have an improved quality rating.
  - Again, there was a general increase to assessed values, as of April 1, 2024, which are not reflected in the above ratios.
- The final section of this document outlines the assessing mission. (Page 63)

Respectfully submitted,

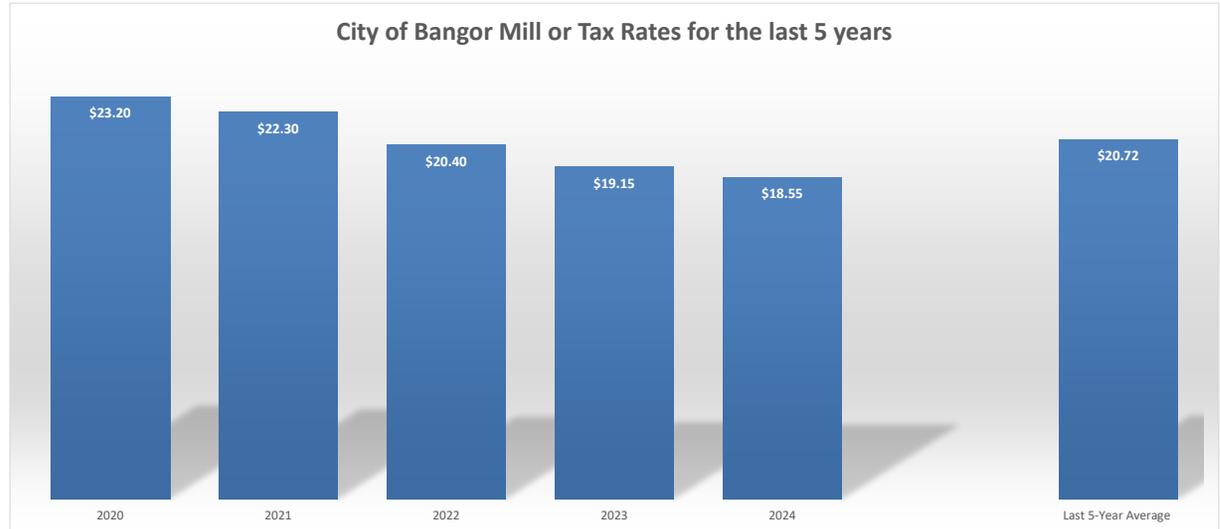
Philip S. Drew,  
City Assessor

<u>Assessment Year April 1</u>	<u>Mill or Tax Rate</u>
2000	23.45
2001	23.75
2002	23.60
2003	23.35
2004	22.05
2005	20.40
2006	19.40
2007	18.80
2008	19.05
2009	19.05
2010	19.20
2011	19.20
2012	19.65
2013	20.80
2014	21.80
2015	21.95
2016	22.50
2017	22.55
2018	22.95
2019	23.00
2020	23.20
2021	22.30
2022	20.40
2023	19.15
2024	18.55

**25 Year Average**                      **21.20**  
**Count of Years**                      **25**



<u>Assessment Year April 1</u>	<u>City of Bangor, Maine - Tax Rates by Year</u>
2020	\$23.20
2021	\$22.30
2022	\$20.40
2023	\$19.15
2024	\$18.55
<b>Last 5-Year Average</b>	<b>\$20.72</b>



FY2025

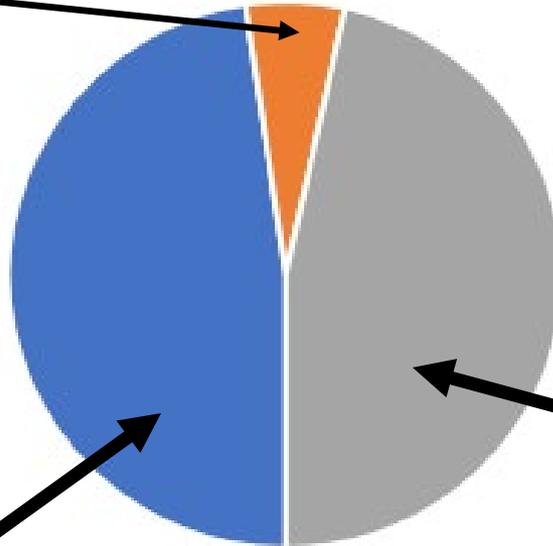
# Who pays what share of property taxes in Bangor?

**4.4%**

HOMESTEAD, BETE &  
RENEWABLE ENERGY  
REIMBURSEMENT  
FROM THE STATE  
OF MAINE

COMMERCIAL &  
INDUSTRIAL LAND,  
STRUCTURES AND  
BUSINESS  
PERSONAL  
PROPERTY

**46.7%**

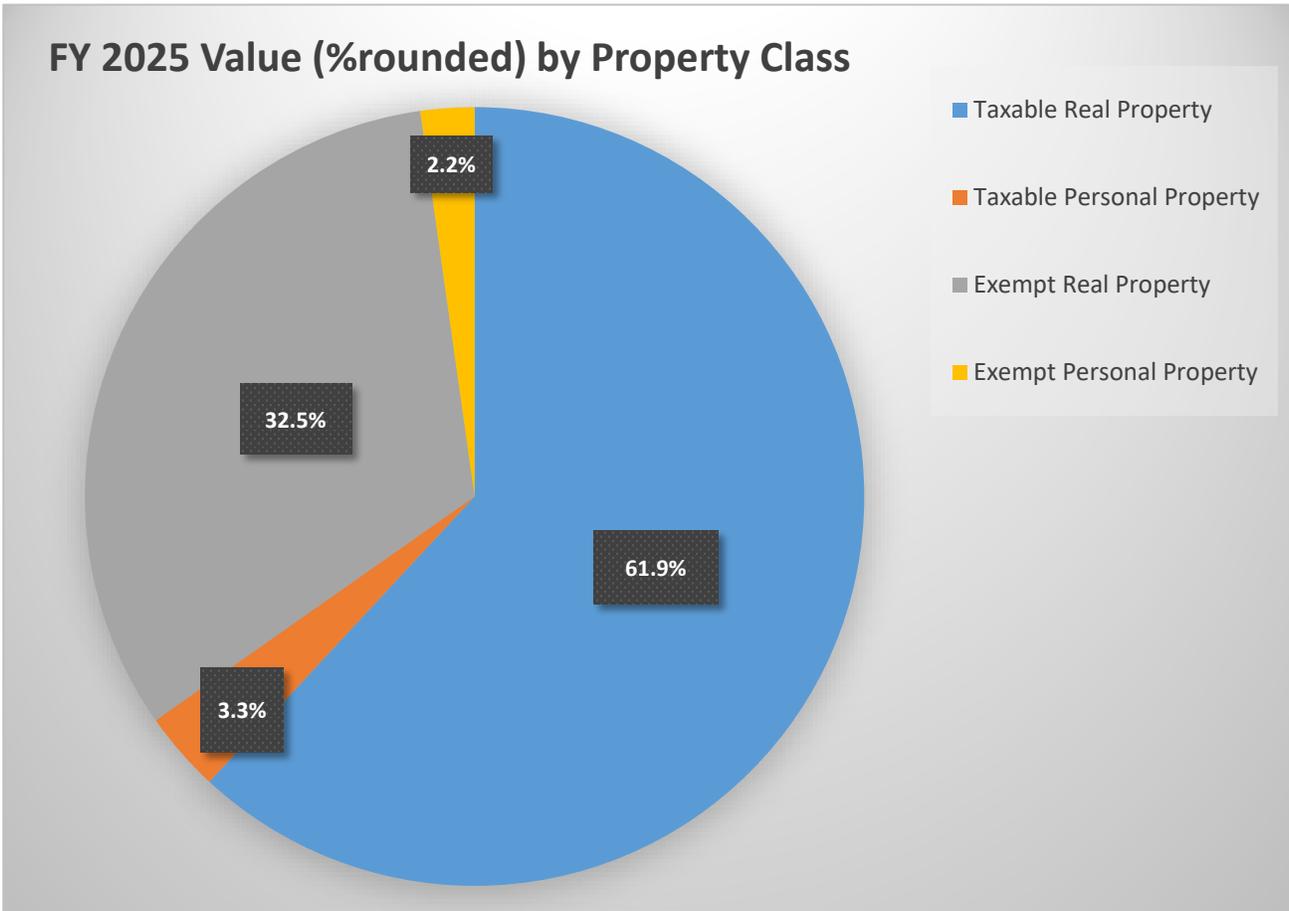


RESIDENTIAL  
ONE TO FOUR-  
FAMILY HOMES,  
CONDOS, PUD,  
MOBILE HOMES  
AND  
RESIDENTIAL  
VACANT LAND

**48.9%**

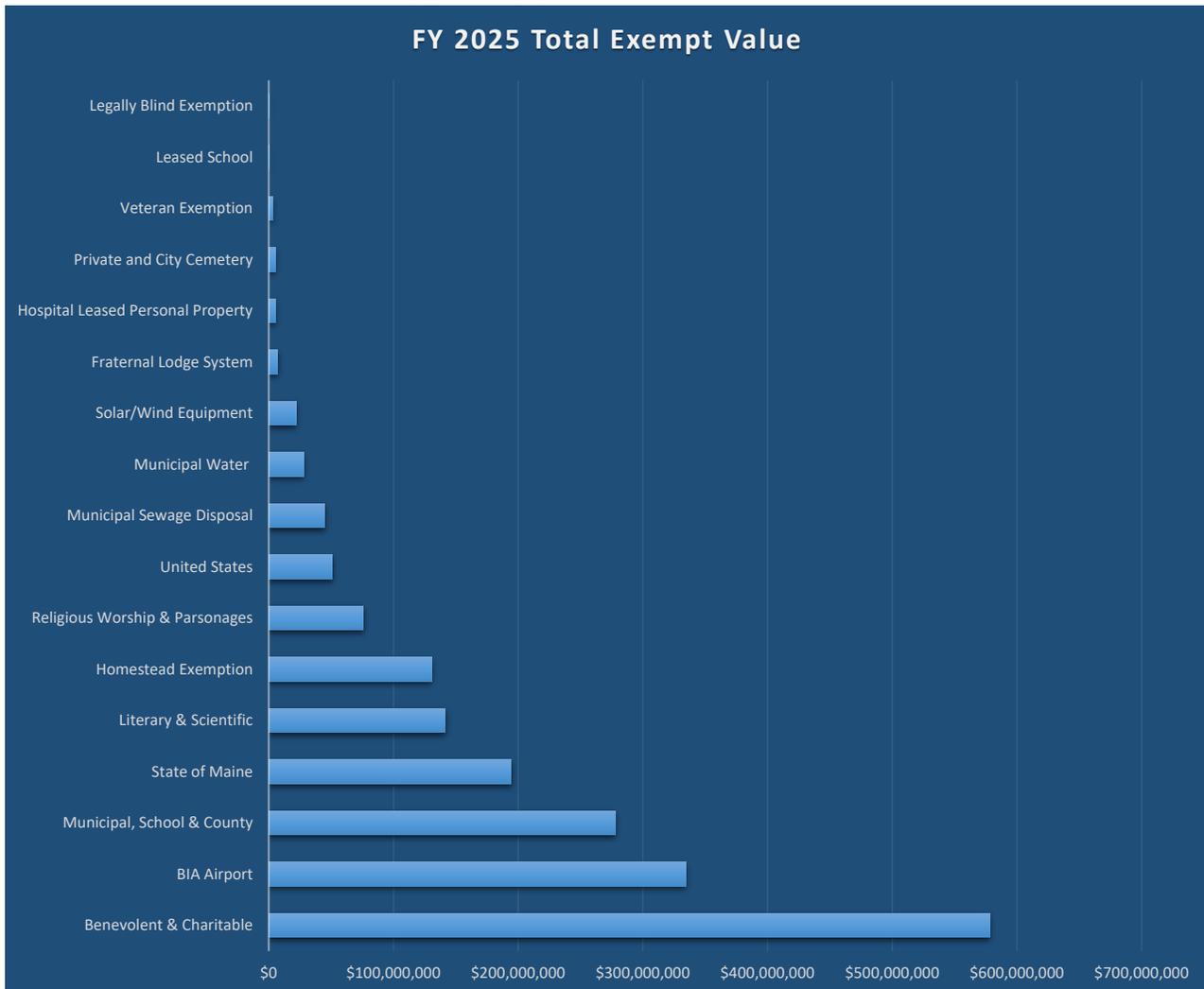
Source: City Assessor calculations based on a mill rate (tax rate) of \$18.55/\$1,000.

<u>Property Classification</u>	<u>FY 2025 Value by Property Class</u>	<u>% of Total</u>
Taxable Real Property	\$3,603,850,000	<b>61.9%</b>
Taxable Personal Property	\$194,304,400	<b>3.3%</b>
Exempt Real Property	\$1,892,753,800	<b>32.5%</b>
<u>Exempt Personal Property</u>	<u>\$129,682,000</u>	<u><b>2.2%</b></u>
<b>Total</b>	<b>\$5,820,590,200</b>	<b>100%</b>



<u>Exemption/Type</u>	<u>FY 2025 Total Exempt Value</u>	<u>% of Total</u>	<u>Total Exemption by Statute</u>	<u>Partial Exemption by Statute</u>
Benevolent & Charitable	\$578,016,300	30.451%	\$578,016,300	
BIA Airport	\$334,187,200	17.606%	\$334,187,200	
Municipal, School & County	\$277,600,900	14.625%	\$277,600,900	
State of Maine	\$194,427,800	10.243%	\$194,427,800	
Literary & Scientific	\$141,461,000	7.453%	\$141,461,000	
Homestead Exemption	\$130,605,100	6.881%		\$130,605,100
Religious Worship & Parsonages	\$75,546,600	3.980%	\$75,546,600	
United States	\$50,635,100	2.668%	\$50,635,100	
Municipal Sewage Disposal	\$44,751,500	2.358%	\$44,751,500	
Municipal Water	\$28,014,700	1.476%	\$28,014,700	
Solar/Wind Equipment	\$21,701,000	1.143%	\$21,701,000	
Fraternal Lodge System	\$7,202,300	0.379%	\$7,202,300	
Hospital Leased Personal Property	\$5,411,000	0.285%	\$5,411,000	
Private and City Cemetery	\$5,344,500	0.282%	\$5,344,500	
Veteran Exemption	\$2,912,000	0.153%		\$2,912,000
Leased School	\$303,800	0.016%	\$303,800	
<u>Legally Blind Exemption</u>	<u>\$44,000</u>	<u>0.002%</u>		<u>\$44,000</u>
<b>Total</b>	<b>\$1,898,164,800</b>	<b>100.00%</b>	<b>\$1,764,603,700</b>	<b>\$133,561,100</b>

See MRV line 40



FY2025 - Top 25 Highest Assessment - Real & Personal Property - by Taxpayer Name (Combined Accounts)								
Position	# of Accounts	Owner's Name	Land Value	Building Value	Solar Exemption	Personal Property Value	Total Value	% of Total City Valuation
1	2 re	GLP CAPITAL L.P.	\$ 2,251,000	\$ 73,155,800	\$ -		\$ 75,406,800	1.99%
2	28 re, 1 pp	VERSANT POWER	\$ 47,342,400	\$ 1,779,800	\$ -	\$ 4,473,300	\$ 53,595,500	1.41%
3	9 re, 5 pp	BANGOR SAVINGS BANK	\$ 1,860,500	\$ 42,783,900	\$ 615,000	\$ 3,948,400	\$ 47,977,800	1.26%
4	4 re, 1 pp	GENERAL ELECTRIC INC (PIP)	\$ 861,500	\$ 14,806,100	\$ -	\$ 20,292,100	\$ 35,959,700	0.95%
5	5 re, 1 pp	BANGOR NATURAL GAS COMPANY	\$ 22,180,600	\$ 3,000,700	\$ -	\$ 1,205,400	\$ 26,386,700	0.69%
6	8 re	QV REALTY TRUST	\$ 8,809,300	\$ 17,990,800	\$ 1,200,000	\$ -	\$ 25,600,100	0.67%
7	1 re, 1 pp	WAL-MART REAL ESTATE	\$ 6,064,700	\$ 13,709,900	\$ -	\$ 2,792,300	\$ 22,566,900	0.59%
8	1 re	GM REALTY OF BANGOR LLC	\$ -	\$ 22,435,500	\$ -	\$ -	\$ 22,435,500	0.59%
9	6 re	J.B. BROWN & SONS	\$ 1,098,000	\$ 20,114,400	\$ -	\$ -	\$ 21,212,400	0.56%
10	2 re	BROADWAY SHOPPING CTR, LLC	\$ 7,154,800	\$ 13,131,500	\$ -	\$ -	\$ 20,286,300	0.53%
11	1 re, 1 pp	BANRES, LLC	\$ 781,800	\$ 19,169,900	\$ -	\$ 4,000	\$ 19,955,700	0.53%
12	10 re, 1 pp	CABREL COMPANY	\$ 3,643,100	\$ 15,270,000	\$ -	\$ 2,700	\$ 18,915,800	0.50%
13	1 re, 2 pp	WATERFRONT CONCERTS, LLC	\$ 1,900,000	\$ 14,336,100	\$ -	\$ 770,400	\$ 17,006,500	0.45%
14	5 re, 1 pp	SUN BIRCH HILL LLC	\$ 16,208,400	\$ 385,600	\$ -	\$ 199,400	\$ 16,793,400	0.44%
15	1 re, 1 pp	WINTERFELL SUNBURY VILLAGE	\$ 663,900	\$ 14,023,200	\$ -	\$ 626,200	\$ 15,313,300	0.40%
16	1 pp	LOWE'S HOME CENTERS INC	\$ 4,049,600	\$ 9,167,700	\$ -	\$ 1,940,500	\$ 15,157,800	0.40%
17	1 re	ROSS MANOR ASSOCIATES	\$ 229,400	\$ 14,134,100	\$ -	\$ -	\$ 14,363,500	0.38%
18	8 re	SKY VILLA LLC	\$ 810,700	\$ 13,123,200	\$ -	\$ -	\$ 13,933,900	0.37%
19	1 re, 1 pp	SAM'S REAL ESTATE BUSINESS	\$ 3,300,000	\$ 8,840,800	\$ -	\$ 1,481,400	\$ 13,622,200	0.36%
20	23 re, 1 pp	B&L PROPERTIES LLC	\$ 1,696,600	\$ 11,832,700	\$ -	\$ 11,000	\$ 13,540,300	0.36%
21	4 re, 1 pp	BANGOR MALL REALTY LLC	\$ 9,160,400	\$ 4,193,600	\$ -	\$ 56,700	\$ 13,410,700	0.35%
22	1 re, 1 pp	TARGET CORPORATION T-1855	\$ 2,684,400	\$ 8,972,600	\$ -	\$ 1,528,200	\$ 13,185,200	0.35%
23	1 pp	UNITED RENTALS				\$ 12,806,000	\$ 12,806,000	0.34%
24	1 re	B33 BANGOR II LLC	\$ 3,494,400	\$ 8,995,300	\$ -	\$ -	\$ 12,489,700	0.33%
25	1 pp	SUNBELT RENTALS				\$ 12,449,000	\$ 12,449,000	0.33%
		Top 1 thru 25 Taxpayer List	\$ 146,245,500	\$ 365,353,200	\$ 1,815,000	\$ 64,587,000	\$ 574,370,700	15.12%
		FY2025 Total Taxable Value	\$ 3,798,154,400	(see MVR Line 11)				

FY2025 - Top 25 Highest Assessment - Real Property - by Taxpayer Name (Combined Accounts)							
Position	# of Accounts	Owner's Name	Land Value	Buildings	Solar Exemption	Total Value	% of Total City Valuation
1	2	GLP CAPITAL L.P.	\$ 2,251,000	\$ 73,155,800	\$ -	\$ 75,406,800	1.99%
2	28	VERSANT POWER	\$ 47,342,400	\$ 1,779,800	\$ -	\$ 49,122,200	1.29%
3	9	BANGOR SAVINGS BANK	\$ 1,860,500	\$ 42,783,900	\$ 615,000	\$ 44,029,400	1.16%
4	8	QV REALTY TRUST	\$ 8,809,300	\$ 17,990,800	\$ 1,200,000	\$ 25,600,100	0.67%
5	5	BANGOR NATURAL GAS COMPANY	\$ 22,180,600	\$ 3,000,700	\$ -	\$ 25,181,300	0.66%
6	1	GM REALTY OF BANGOR LLC	\$ -	\$ 22,435,500	\$ -	\$ 22,435,500	0.59%
7	6	J.B. BROWN & SONS	\$ 1,098,000	\$ 20,114,400	\$ -	\$ 21,212,400	0.56%
8	2	BROADWAY SHOPPING CTR, LLC	\$ 7,154,800	\$ 13,131,500	\$ -	\$ 20,286,300	0.53%
9	1	BANRES, LLC	\$ 781,800	\$ 19,169,900	\$ -	\$ 19,951,700	0.53%
10	1	WAL-MART REAL ESTATE	\$ 6,064,700	\$ 13,709,900	\$ -	\$ 19,774,600	0.52%
11	10	CABREL COMPANY	\$ 3,643,100	\$ 15,270,000	\$ -	\$ 18,913,100	0.50%
12	5	SUN BIRCH HILL LLC	\$ 16,208,400	\$ 385,600	\$ -	\$ 16,594,000	0.44%
13	1	WATERFRONT CONCERTS, LLC	\$ 1,900,000	\$ 14,336,100	\$ -	\$ 16,236,100	0.43%
14	4	GENERAL ELECTRIC INC (PIP)	\$ 861,500	\$ 14,806,100	\$ -	\$ 15,667,600	0.41%
15	1	WINTERFELL SUNBURY VILLAGE	\$ 663,900	\$ 14,023,200	\$ -	\$ 14,687,100	0.39%
16	1	ROSS MANOR ASSOCIATES	\$ 229,400	\$ 14,134,100	\$ -	\$ 14,363,500	0.38%
17	8	SKY VILLA LLC	\$ 810,700	\$ 13,123,200	\$ -	\$ 13,933,900	0.37%
18	23	B&L PROPERTIES LLC	\$ 1,696,600	\$ 11,832,700	\$ -	\$ 13,529,300	0.36%
19	4	BANGOR MALL REALTY LLC	\$ 9,160,400	\$ 4,193,600	\$ -	\$ 13,354,000	0.35%
20	1	LOWE'S HOME CENTERS INC	\$ 4,049,600	\$ 9,167,700	\$ -	\$ 13,217,300	0.35%
21	3	BEV INC	\$ 876,800	\$ 11,484,700	\$ -	\$ 12,361,500	0.33%
22	1	B33 BANGOR II LLC	\$ 3,494,400	\$ 8,995,300	\$ -	\$ 12,489,700	0.33%
23	1	SAM'S REAL ESTATE BUSINESS	\$ 3,300,000	\$ 8,840,800	\$ -	\$ 12,140,800	0.32%
24	1	TARGET CORPORATION T-1855	\$ 2,684,400	\$ 8,972,600	\$ -	\$ 11,657,000	0.31%
25	1	BANGOR ASSISTED LIVING LLC	\$ 305,100	\$ 10,482,800	\$ -	\$ 10,787,900	0.28%
		Top 1 thru 25 Taxpayer List	\$ 147,427,400	\$ 387,320,700	\$ 1,815,000	\$ 532,933,100	14.03%
		FY2025 Total Taxable Value	\$ 3,798,154,400	(see MVR Line 11)			

FY2025 - Top 25 Highest Assessment - Personal Property - by Taxpayer Name (Combined Accounts)				
				% of Total City
Position	# of Accounts	Owner's Name	Total Taxable Value	Valuation
1	1	GENERAL ELECTRIC COMPANY	\$ 20,292,100	0.53%
2	1	UNITED RENTALS	\$ 12,806,000	0.34%
3	1	SUNBELT RENTALS	\$ 12,449,000	0.33%
4	1	HC BANGOR LLC	\$ 9,676,400	0.25%
5	1	SPECTRUM NORTHEAST LLC	\$ 6,713,000	0.18%
7	4	HANNAFORD BROS CO	\$ 6,287,000	0.17%
6	1	VERSANT POWER	\$ 4,473,300	0.12%
9	5	BANGOR SAVINGS BANK	\$ 3,948,400	0.10%
8	1	HPE DEPOSITOR MASTER TRUST	\$ 3,325,700	0.09%
10	1	WALMART STORES EAST LP	\$ 2,792,300	0.07%
11	5	R H FOSTER ENERGY LLC	\$ 2,677,200	0.07%
12	2	EASTERN MAINE MEDICAL CENTER	\$ 2,530,000	0.07%
13	1	LOWE'S HOME CENTERS LLC	\$ 1,940,500	0.05%
14	1	BJME OPERATING CORP	\$ 1,933,300	0.05%
15	1	NAUTEL MAINE INC	\$ 1,845,500	0.05%
16	1	ARCTIC GLACIER USA INC	\$ 1,779,600	0.05%
17	1	NS GILES FOUNDATIONS INC	\$ 1,589,400	0.04%
18	1	TARGET CORPORATION	\$ 1,528,200	0.04%
19	5	VILLAGE CAR COMPANY	\$ 1,527,800	0.04%
20	1	SAMS EAST INC	\$ 1,481,400	0.04%
21	1	SHAWS SUPERMARKETS INC	\$ 1,410,000	0.04%
22	1	MATHESON TRI-GAS INC	\$ 1,389,600	0.04%
23	1	BANGOR NATURAL GASS COMPANY	\$ 1,205,400	0.03%
24	4	MAC'S CONVENIENCE STORES LLC	\$ 1,191,300	0.03%
25	1	KIN INC	\$ 1,158,300	0.03%
		Top 1 thru 25 Taxpayer List	\$ 107,950,700	2.84%
		FY2025 Total Taxable Value	\$ 3,798,154,400	(see MVR Line 11)

# 2024 Municipal Valuation Return



**DUE DATE - NOVEMBER 1, 2024 (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 file this return online using the Maine Tax Portal at: <https://revenue.maine.gov>.*

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

MAINE REVENUE SERVICES - 2024 MUNICIPAL VALUATION RETURN

14

(36 M.R.S. § 383)

DUE DATE - NOVEMBER 1, 2024 (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. 2024 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. 2024 Property Tax Rate (example .01520) 12   
(from Tax Rate Form, line 19, column B)

13. 2024 Property Tax Levy (includes overlay and any fractional gains from rounding) 13   
**Note: This is the amount of 2024 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 2024	15a	<input type="text" value="477"/>
b. Number of BETE applications approved	15b	<input type="text" value="457"/>
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="129,682,000"/>
d. Total exempt value of BETE property in TIF districts with captured assessed value	15d	<input type="text" value="14,491,400"/>

**TAX INCREMENT FINANCING ("TIF") DISTRICTS**

16. a. Total amount of increased taxable value within TIF districts	16a	<input type="text" value="251,091,900"/>
b. Amount of captured assessed value within TIF districts	16b	<input type="text" value="236,779,900"/>
c. Tax revenue deposited in a project cost account or sinking fund account	16c	<input type="text" value="4,392,267"/>
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="\$268,815"/>

**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="\$7,326,195"/>
c. Watercraft excise tax collected	17c	<input type="text" value="\$13,642.00"/>

**ELECTRICAL GENERATION AND DISTRIBUTION PROPERTY**

18. Total value of distribution and transmission lines owned by electric utility companies	18	<input type="text" value="\$45,550,100"/>
19. Total value of all electrical generation facilities	19	<input type="text" value="\$1,875,300"/>

**TREE GROWTH TAX LAW PROGRAM PROPERTY**

20. Average per acre value applied to undeveloped acreage	20	<input type="text" value="\$2,437"/>
21. Forest land		
a. Number of parcels enrolled in the Tree Growth Tax Law program as of April 1, 2024	21a	<input type="text" value="23"/>
b. Softwood acreage	21b	<input type="text" value="180.55"/>
c. Mixed wood acreage	21c	<input type="text" value="345.66"/>
d. Hardwood acreage	21d	<input type="text" value="184.70"/>
e. Total number of acres of forest land (sum of lines 21b - d)	21e	<input type="text" value="710.91"/>
22. Total assessed value of all forest land as of April 1, 2024	22	<input type="text" value="105,415"/>
a. Local value per acre used to assess forest land		
(1) Softwood	22a(1)	<input type="text" value="136"/>
(2) Mixed Wood	22a(2)	<input type="text" value="165"/>
(3) Hardwood	22a(3)	<input type="text" value="129"/>

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 2024	23	<input type="text" value="0.00"/>
24. Land withdrawn from the Tree Growth Tax Law program		
a. Total number of parcels withdrawn from 4/2/23 through 4/1/24	24a	<input type="text" value="2"/>
b. Total number of acres withdrawn from 4/2/23 through 4/1/24	24b	<input type="text" value="40.60"/>
c. Total <b>value</b> of withdrawal penalties assessed from 4/1/23 through 4/1/24	24c	<input type="text" value="\$21,477"/>
d. Total <b>number</b> of \$500 penalties assessed for non-compliance	24d	<input type="text" value="2"/>
24-1 Since April 1, 2024, 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, 2024	25	<input type="text" value="8"/>
26. Number of acres first enrolled in the Farmland program for April 1, 2024	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="125.67"/>
b. Total value of land (excluding farm woodland) currently enrolled in the Farmland program	27b	<input type="text" value="78,041"/>
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="59.20"/>
(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="71.20"/>
c. Total value of all land now classified as farm woodland	28c	<input type="text" value="11,316"/>
d. Per acre rates used for farm woodland:		
(1) Softwood	28d(1)	<input type="text" value="136.00"/>
(2) Mixed Wood	28d(2)	<input type="text" value="165.00"/>
(3) Hardwood	28d(3)	<input type="text" value="129.00"/>
29. Land withdrawn from the Farmland program:		
a. Total number of parcels withdrawn from 4/2/23 through 4/1/24	29a	<input type="text" value="0"/>
b. Total number of acres withdrawn from 4/2/23 through 4/1/24	29b	<input type="text" value="0.00"/>
c. Total value of withdrawal penalties assessed from 4/1/23 through 4/1/24	29c	<input type="text" value="\$0"/>

**OPEN SPACE:**

30. Number of parcels enrolled in the Open Space program as of April 1, 2024	30	<input type="text" value="1"/>
31. Number of acres first enrolled in the Open Space program for April 1, 2024	31	<input type="text" value="37.00"/>

32. Total number of acres currently enrolled in the Open Space program

32

33. Total value of land enrolled in the Open Space program

33



Municipality: Bangor

**EXEMPT PROPERTY, continued**

40. h. Property of benevolent and charitable institutions	40h	578,016,300
i. Property of literary and scientific institutions	40i	141,461,000
j. Property of veteran organizations:		
1) Total exempt value of veteran organizations	40 j(1)	0
2) Exempt value attributable to purposes <b>other than</b> meetings, ceremonies, or instruction facilities <b>(reimbursable exemption)</b> .	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 <b>(reimbursable exemption)</b>	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 <b>exempt</b> value of those parsonages	40 l(2)	160,000
3) Total <b>taxable</b> value of those parsonages	40 l(3)	2,334,200
4) Total <b>exempt</b> value of all houses of religious worship (excluding parsonages)	40 l(4)	75,386,600
Total exempt value of houses of religious worship and parsonages (40l(2) + 40l(4))	40l	75,546,600
m. Property owned or held in trust for fraternal organizations operating under the lodge system (do not include college fraternities) (§ 652(1)(H))	40m	7,202,300
n. Personal property <b>leased</b> 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)) <small>(Value of property <u>owned</u> by a hospital should be reported on line 40h)</small>	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	44,000
p. Aqueducts, pipes and conduits of any corporation supplying a municipality with water (§ 656(1)(A))	40p	28,014,700
q. Animal waste storage facilities certified as exempt <b>(reimbursable exemption)</b>	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 <b>(reimbursable exemption)</b>	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
<b>Widower (post WWI):</b>		
40t(1). Living male spouse or male parent of a deceased veteran	40t(1)A <input type="text"/>	40t(1)B <input type="text"/>
<b>Revocable Living Trusts (post WWI veteran/widow):</b>		
40t(2). Paraplegic veteran beneficiary (or their widow)	40t(2)A <input type="text" value="0"/>	40t(2)B <input type="text"/>
40t(3). All other veteran beneficiaries (or their widows)	40t(3)A <input type="text" value="17"/>	40t(3)B <input type="text" value="\$102,000"/>
<b>WW I Veterans:</b>		
40t(4). WW I veteran (or their widow) enlisted as Maine resident	40t(4)A <input type="text" value="0"/>	40t(4)B <input type="text"/>
40t(5). WW I veteran (or their widow) enlisted as non-Maine resident	40t(5)A <input type="text" value="0"/>	40t(5)B <input type="text"/>
<b>Paraplegic Veterans:</b>		
40t(6). Paraplegic status veteran or their unremarried widow.	40t(6)A <input type="text" value="1"/>	40t(6)B <input type="text" value="\$50,000"/>
<b>Cooperative Housing Corporation Veterans:</b>		
40t(7). Qualifying Shareholder of Cooperative Housing Corporation	40t(7)A <input type="text" value="0"/>	40t(7)B <input type="text"/>
<b>All Other Veterans:</b>		
40t(8). All other veterans (or their widows) enlisted as Maine residents	40t(8)A <input type="text" value="166"/>	40t(8)B <input type="text" value="\$996,000"/>
40t(9). All other veterans (or their widows) enlisted as nonresidents	40t(9)A <input type="text" value="27"/>	40t(9)B <input type="text" value="\$162,000"/>

**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" value="\$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="18"/>	40t(11)B <input type="text" value="\$108,000"/>
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="240"/>	40t(12)B <input type="text" value="\$1,440,000"/>

Total number of ALL veteran exemptions granted in 2024 40t(A)

Total exempt value of ALL veteran exemptions granted in tax year 2024 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 Schools	Title 20-A	\$303,800
Homestead Exemption	Title 36 Sec 681	130,605,100
Private/City Cemetery	Title 36 Sec 655-1-B	5,344,500
TOTAL		40v <b>136,253,400</b>

**40. TOTAL VALUE OF ALL PROPERTY EXEMPTED BY LAW** 40 **1,898,164,800**

**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

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

b) Name 45b

c) Email address 45c

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

FROM 46a  TO 46b   
mm/dd/yyyy mm/dd/yyyy

47. Interest rate charged on overdue 2024 property taxes

47   
8.50% maximum

48. Date(s) that 2024 property taxes are due.

48a  48b   
 48c  48d   
mm/dd/yyyy mm/dd/yyyy

49. Are your assessment records computerized?

49a  YES/NO Name of software used 49b

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

50a  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  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  YES/NO How many people qualified? 52b   
 How much relief was granted? 52c

I/We, the Assessor(s) of the Municipality of  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

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DATE   
mm/dd/yyyy

**NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2024 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 2024 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, 2023, 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	33	4	1	3	7	4 ADU/20 TINY
Demolished		1	1		1	
Converted	1-60 Units					
Valuation Increase (+)	\$9,237,000	\$720,700	\$388,900	\$2,458,200	\$521,900	\$1,038,400
Valuation Loss (-)		\$94,400	\$209,000		\$2,600	
Net Increase/Loss	\$9,237,000	\$626,300	\$179,900	\$2,458,200	\$519,300	\$1,038,400

2. Enter any new industrial or commercial growth started or expanded since April 1, 2023, giving the approximate full market value and additional machinery, equipment, etc.

<b>Remodel of high-rise apt bldg \$1,775,300</b>	<b>Improvement to Concert Venue \$5,023,600</b>
<b>New retail neighborhood ctr \$1,457,100</b>	<b>Dwelling units (4) added in attic without permits \$388,900</b>
<b>New warehouse \$582,000</b>	<b>New Storage bldg \$345,500</b>
<b>Tiny home development (20 homes with partially complete value of \$848,000 included above)</b>	
<b>New fast-food restaurant \$577,200</b>	
<b>Major retail remodel \$541,100</b>	
<b>Service garage \$540,000</b>	
<b>Commercial remodel \$1,379,500</b>	

3. Enter any extreme losses in valuation since April 1, 2023, giving a brief explanation such as "fire" or "mill closing", etc. giving the loss at full market value.

<b>No extreme losses in valuation since April 1, 2023.</b>

4. Explain any general increase or decrease in valuation since April 1, 2023 based on revaluations, change in ratio used, adjustments, etc.

<b>Total Year over Year increase in real property valuation was approximately \$388 million. Market-based adjustments of \$352.5 million and new construction of \$35.5 million. The median valuation change for commercial and industrial properties was approx. 9%. The across the board percentage increase for SF, small MF, condo/pud was approximately 11to12%. Additionally, SF, small MF, condo/pud properties and units in mobile home parks received location based increases that ranged from a high of 32% to a low of 4% - 3,928 properties were impacted by this location/neighborhood adjustment.</b>
<b>After all of the adjustments, sales that occurred between July of 2022 and June of 2023, had a median ratio of 94%, a mean ratio of 98% and a coefficient of dispersion of 16. This population included 471 sold properties. For each sold property, the ratio is the sale's April 1, 2024 total assessed value/the total sale price.</b>
<b>Mobile home park values also increased.</b>

2024 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	<b>\$3,603,850,000</b> <small>(from page 1, line 6)</small>
2. Total taxable value of personal property	2	<b>\$194,304,400</b> <small>(from page 1, line 10)</small>
3. Total taxable value of real estate and personal property (Line 1 plus line 2)	3	<b>\$3,798,154,400</b> <small>(from page 1, line 11)</small>
4. a. Total exempt value for all homestead exemptions granted	4a.	<b>\$130,605,100</b> <small>(from Page 1, line 14f)</small>
b. Homestead exemption reimbursement value	4b.	<b>\$99,259,876</b>
5. a. Total exempt value of all BETE qualified property	5a.	<b>\$129,682,000</b> <small>(from page 2, line 15c)</small>
b. BETE exemption reimbursement value	5b.	<b>\$76,844,072</b>
6. Total valuation base (Line 3 + line 4b + line 5b)	6	<b>\$3,974,258,348</b>

**ASSESSMENTS**

7. County tax	7	<b>\$5,035,544.00</b>
8. Municipal appropriation	8	<b>\$44,948,764.00</b>
9. TIF financial plan amount	9	<b>\$4,660,669</b> <small>(must match page 2, line 16c + 16d)</small>
10. Local education appropriation	10	<b>\$29,926,848.00</b>
11. Total appropriations (Add lines 7 through 10)	11	<b>\$84,571,825.00</b>

**ALLOWABLE DEDUCTIONS**

12. Anticipated state municipal revenue sharing	12	<b>\$11,140,100.00</b>
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	
14. Total deductions (Line 12 plus line 13)	14	<b>\$11,140,100.00</b>
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	<b>\$73,431,725.00</b>

16.	<b>A</b>	<b>B</b>	<b>C</b>	
	<b>\$73,431,725.00</b> <small>(Amount from line 15)</small>	<b>1.05</b>	<b>\$77,103,311.25</b>	Maximum Allowable Tax
17.	<b>\$73,431,725.00</b> <small>(Amount from line 15)</small>	<b>\$3,974,258,348</b> <small>(Amount from line 6)</small>	<b>0.01848</b>	Minimum Tax Rate
18.	<b>\$77,103,311.25</b> <small>(Amount from line 16)</small>	<b>\$3,974,258,348</b> <small>(Amount from line 6)</small>	<b>0.01940</b>	Maximum Tax Rate
19.	<b>\$3,798,154,400.00</b> <small>(Amount from line 3)</small>	<b>0.01855</b> <small>(Selected Rate)</small>	<b>\$70,455,764.12</b> <small>(Enter on page 1, line 13)</small>	Tax for Commitment
20.	<b>\$73,431,725.00</b> <small>(Amount from line 15)</small>	<b>0.05</b>	<b>\$3,671,586.25</b>	Maximum Overlay
21.	<b>\$99,259,876</b> <small>(Amount from line 4b.)</small>	<b>0.01855</b> <small>(Selected Rate)</small>	<b>\$1,841,270.70</b> <small>(Enter on line 8, Assessment Warrant)</small>	Homestead Reimbursement
22.	<b>\$76,844,072</b> <small>(Amount from line 5b.)</small>	<b>0.01855</b> <small>(Selected Rate)</small>	<b>\$1,425,457.53</b> <small>(Enter on line 9, Assessment Warrant)</small>	BETE Reimbursement
23.	<b>\$73,722,492.35</b> <small>(Line 19 plus lines 21 and 22)</small>	<b>\$73,431,725.00</b> <small>(Amount from line 15)</small>	<b>\$290,767.35</b> <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.

2024 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, 2024	<b>\$129,682,000</b> <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.)	<b>\$115,190,600</b>
c. Percent of reimbursement for BETE exempt property (2024 statutory standard 50% reimbursement )	<b>50.00%</b>
d. Value of all BETE qualified exempt property subject to standard reimbursement	<b>\$0</b>

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

2. a. Total taxable value of all business personal property	<b>\$194,304,400</b>
b. Total taxable value of all real estate and personal property	<b>\$3,798,154,400</b>
c. Total value of all BETE qualified exempt property subject to <b>enhanced reimbursement</b> if not located in a Municipal Retention TIF District subject to a > % of line 2.(f)	<b>\$115,190,600</b>
d. Personal property factor $[(2a. + 1a.) / (2b. + 1a.)]$	<b>8.25%</b>
e. Line 2d. / 2	<b>4.13%</b>
f. Line 2(e) plus 50% (if line 2(d) is greater than 5%)	<b>54.13%</b>
g. Value of all BETE qualified exempt property subject to <b>Enhanced</b> reimbursement	<b>\$62,352,672</b> <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)	<b>100.00%</b>	<b>100.00%</b>
b. Captured Assessed Value of <b>BETE</b> qualified property located within TIF districts		<b>\$14,491,400</b>
c. Value of all TIF BETE qualified exempt property subject to reimbursement		<b>\$14,491,400</b> <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)	<b>\$76,844,072</b>
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# CITY OF BANGOR

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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, 2024, this amount is \$4,661,083, See MVR Page 2, line 16b. - TIF captured RE value is \$236,779,900, plus PP BETE value in TID District of \$14,491,400.**

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.

**Bangor Downtown Municipal Development Tax Increment Financing District**  
**(Maine DECD approved) (TIF Code #6)**

Real Property Total (227 parcels)	\$327,811,900 (Taxable)
Personal Property Total (360 accounts)	\$ 24,714,400 (Taxable)
Total Taxable Value in District	\$352,526,300

Total Taxable Value in District	\$352,526,300
<u>Less: Original Assessed Value in District</u>	<u>\$136,528,900</u>
Increase in Assessed Value in District	\$215,997,400
Capture Rate: (real and personal value)	100%
Captured Assessed Value in District	\$215,997,400
Term: until June 30, 2036	

BETE Exempt Personal Property	\$ 14,491,400 (Exempt)
FY2025 BETE reimbursement in District	\$ 268,815

RENEWABLE ENERGY EQUIP EXEMPT	\$ 729,000
(Energy is not BETE, but is reimbursed)	

See District. No changes to the District for April 1, 2024.

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	\$ 6,932,200 (building only)
Real Property Account #14910	\$ 1,349,500
<u>Real Property Account #14911</u>	<u>\$ 232,500</u>
Total Assessed Value in District	\$13,018,100
<u>Less: Original Assessed Value in District</u>	<u>\$ 963,900</u>
Increase in Assessed Value in District	\$12,054,200
Capture Rate: (real value only)	25%
Captured Assessed Value in District	\$ 3,013,550
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	\$19,774,600
Real Property Account #3300	\$ 2,983,200
<u>Real Property Account #10901</u>	<u>\$ 500,400</u>
Total Assessed Value in District	\$23,258,200
<u>Less: Original Assessed Value in District</u>	<u>\$ 2,172,800</u>
Increase in Assessed Value in District	\$21,085,400
Capture Rate: (real value only)	75%
Captured Assessed Value in District	\$15,814,050
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>\$2,340,700</u>
Total Assessed Value in District	\$2,340,700
<u>Less: Original Assessed Value in District</u>	<u>\$ 385,800</u>
Increase in Assessed Value in District	\$1,954,900
Capture Rate: (real value only)	100%
Captured Assessed Value in District	\$1,954,900
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)*

#### **25-27 Broad Street, LLC**

25 Broad Street  
Map 42 Lot 160

8 Merchants Plaza  
Map 42 Lot 159

Real Property Account # <b>3963</b>	\$1,698,800	FY2025 Tax Amount	\$31,512.74
Real Property Account # <b>6664</b>	\$ 365,500	FY2025 Tax Amount	\$ 6,780.03
<b>Total</b>	<b>\$2,064,300</b>		

(Approved the extension of the CEA by three years which would include FY23, FY24 and FY25. The agreement was executed on March 24, 2023. The reimbursement rate is 50% of the real estate tax increment – original values of \$381,000 & \$201,300 which total \$582,300.

#### **27 State Street, LLC**

27 State Street - Map 42 Lot 226 Real Estate and Downtown Tax Accounts

Real Property Account #**8776** \$2,438,900 FY2025 Tax Amount \$45,241.60  
Downtown Tax Account #13151

(Approved the creation of a CEA with Council Order 2. EXECUTED agreement on March 15, 2024. 50% of the increase in real estate taxes from the April 1, 2023

assessment - for a 7-year period starting with the April 1, 2024 assessment – the term starts with the April 1, 2024 assessment date and ends on the April 1, 2031 assessment date.)

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

29 Franklin Street – Map 41 Lot 062

Real Property Account #2070 \$1,730,200 FY2025 Tax Amount \$32,095.21  
Downtown Tax Account #13223

(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 \$1,588,100 FY2025 Tax Amount \$29,459.26  
Downtown Tax Account #13209

Real Property Account #3032 \$63,400 FY2025 Tax Amount \$1,176.07  
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-A201 Main Street  
Map 42 Lot 46

Real Property Account #5709	\$1,698,800	FY2025 Tax Amount \$31,512.74
Real Property Account #6633	\$2,321,800	FY2025 Tax Amount \$43,069.39
Total	\$4,020,600	

(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 \$1,279,200 FY2025 Tax Amount \$23,729.16

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

**Grandview Housing Associates Limited Partnership**

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

Real Property Account #12055 \$3,548,700 FY2025 Tax Amount \$65,828.39

(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	\$424,900	FY2025 Tax Amount	\$7,881.90
Real Property Account #6669	\$621,600	FY2025 Tax Amount	\$11,530.68
Total	\$1,046,500		

(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 \$4,256,100 FY2025 Tax Amount \$78,950.66

(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 1<sup>st</sup> 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 \$3,438,800 FY2025 Tax Amount \$63,789.74

(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.)

**Penquis C.A.P. Inc.**

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

Real Property Account #**10020** \$147,300 FY2025 Tax Amount \$2,732.42

(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, JUST VACANT LAND AS OF APRIL 1, 2024.**

**Penquis Mental Health Association, a Maine non-profit Corporation**

22 Cleveland Street – Map R25 Lot 036 RE#11366

Real Property Account #**11366** \$1,697,400 FY2025 Tax Amount \$31,486.77

(Approved CEA with Council Order 23-012. If owned by an exempt entity and the property is exempt from tax, a 100% PILOT would be required. Effective for April 1, 2024 the PILOT was reduced to 50%. PMHA did not make Application for Exemption for FY2025.)

**Queen City Properties, LLC**

22 Merchants Plaza

Map 42 Lot 152

Real Property Account #**4919** \$706,600 FY2025 Tax Amount \$13,107.43

(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** \$5,590,900 FY2025 Tax Amount \$103,711.20  
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** \$488,300 FY2025 Tax Amount \$9,057.97

46-D Real Property Account #**12178** \$1,215,000 FY2025 Tax Amount \$22,538.25  
46-D Downtown Property Account #13226

46-E Real Property Account #**12394** \$246,700 FY2025 Tax Amount \$4,576.29  
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 4-1-2024	\$ 1,900,000
	<u>Bldg Value 4-1-2024</u>	<u>\$ 14,336,100</u>
	Total Value 4-1-2024	\$16,236,100
	FY2025 Tax Amount	\$301,179.66

PP#10249	Taxable Personal Property Value 4-1-2024	\$ 748,800
	<u>Exempt BETE Property Value 4-1-2024</u>	<u>\$ 460,000</u>
	Total Valuation 4-1-2024	\$1,208,800
	FY2025 Tax Amount on Taxable Value	\$13,890.24

(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** \$1,718,500 FY2025 Tax Amount \$31,878.18

(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.)

**PUBLIC NOTICE**

Date: March 1, 2024

Dear Property Owner:

Please be advised that the City Council, Municipal Officers of the City of Bangor, in accordance with 30-A MRSA Section 5228 for purposes of receiving public comment, will hold a public hearing on Tuesday, March 11th, 2024, beginning at 7:30 p.m. in the Penobscot Room (Council Chambers) on the Lower Floor of Penquis CAP (262 Harlow Street) and will consider the following proposal:

**To expand the downtown special assessment district by including the following properties (listed by Map-Lot and address): 024-011/Buck St; 025-014/491 Main St; 025-053/59 Lincoln St; 025-054/55 Lincoln St; 025-055/51 Lincoln St; 025-056/43 Lincoln St; 025-057/Lincoln St; 025-058/469 Main St; 025-060/14 Larkin St; 025-060-A/461 Main St; 025-061/Main St; 025-062/Larkin St; 025-063/24 Larkin St; 025-117/427 Main St; 025-117-A/441 Main St; 025-133/27 Sidney St; 025-134/Sidney St; 025-135/Sidney St; 025-137/417 Main St; 025-138/411 Main St; 025-139/407 Main St; 025-140/6 Walter St; 025-140-A/12 Walter St; 025-141/16 Walter St; 025-142/20 Walter St; 025-142-A/9 Walter St Ct; 025-143/26 Walter St; 025-159/23 Walter St; 025-160/15 Walter St; 025-163/395 Main St; 025-175/466 Main St; 025-176/458 Main St; 025-179/444 Main St; 026-001/515 Main St; 026-001/107 Bass Park Blvd; 026-001-C/Bass Park Blvd; 026-035/575 Main St; 026-036/547 Main St; 026-044/545 Main St; 026-045/22 Bass Park Blvd; 026-046/570 Main St; 026-058/500 Main St; 026-088/Lincoln St; 026-089/11 Lincoln St; 035-139/353 Main St; 035-141/329 Main St; 035-142/Main St; 035-174/Main St; 035-179/10 Barker St; 035-191/289 Main St; 035-193/263 Main St; 035-194/42 Cedar St; 040-001-D/324 Harlow St; 040-001-E/Harlow St; 040-002/292 Harlow St; 040-003/252 Harlow St; 040-061/11 Cumberland St; 041-097-A/Harlow St; 041-100/44 Center St; 041-101/48 Center St; 041-104/56 Center St; 041-114/164 Park St; 041-115/144 Park St; 041-116/132 Park St; 041-120/173 Park St; 041-121/157 Park St; 042-013/166 Union St; 042-014/17 Second St; 042-074/159 Union St; 042-085/146 Hammond St; 042-087/128 Hammond St; 042-088/140 Hammond St; 042-101/56 High St; 042-102/62 High St; 042-103/145 Union St; 042-104/111 Columbia St; 049-001/208 French St; 049-008/194 French St; and 049-009/200 French St. Alignment to the following roadways from said lots are also part of the proposed changes: Oak St (from State St to Hancock St), French St (from Penobscot St to Map-Lot 049-015), Harlow St at the intersection with Cumberland St, Hammond St (from Court St to the intersection of Ohio St and High St), High St (from Hammond St to Union St), Union St (from High St to First St), Heller St (from Patten St to Parker St).**

All interested persons owning real estate or taxable property located within the proposed expansion area will be given an opportunity to be heard at the hearing and an opportunity to file objections to the amount of the assessment. For Fiscal Year 2024 the net taxable value of the District was \$198,852,800 which resulted in a tax rate of \$0.58 mils on the dollar. This assessment will be levied commencing on July 1, 2024 and ending on June 30, 2025 and the tax rate will be determined before July 1, 2024 under

a separate process with the Bangor City Council. The proposed list and map of properties to be assessed and the estimated assessments against these properties is available at the Community & Economic Development Department at City Hall (262 Harlow Street, Bangor, ME 04401). This can also be received digitally by emailing the Director of Community & Economic Development at [comm.dev@bangormaine.gov](mailto:comm.dev@bangormaine.gov) or by calling 207-992-4280.

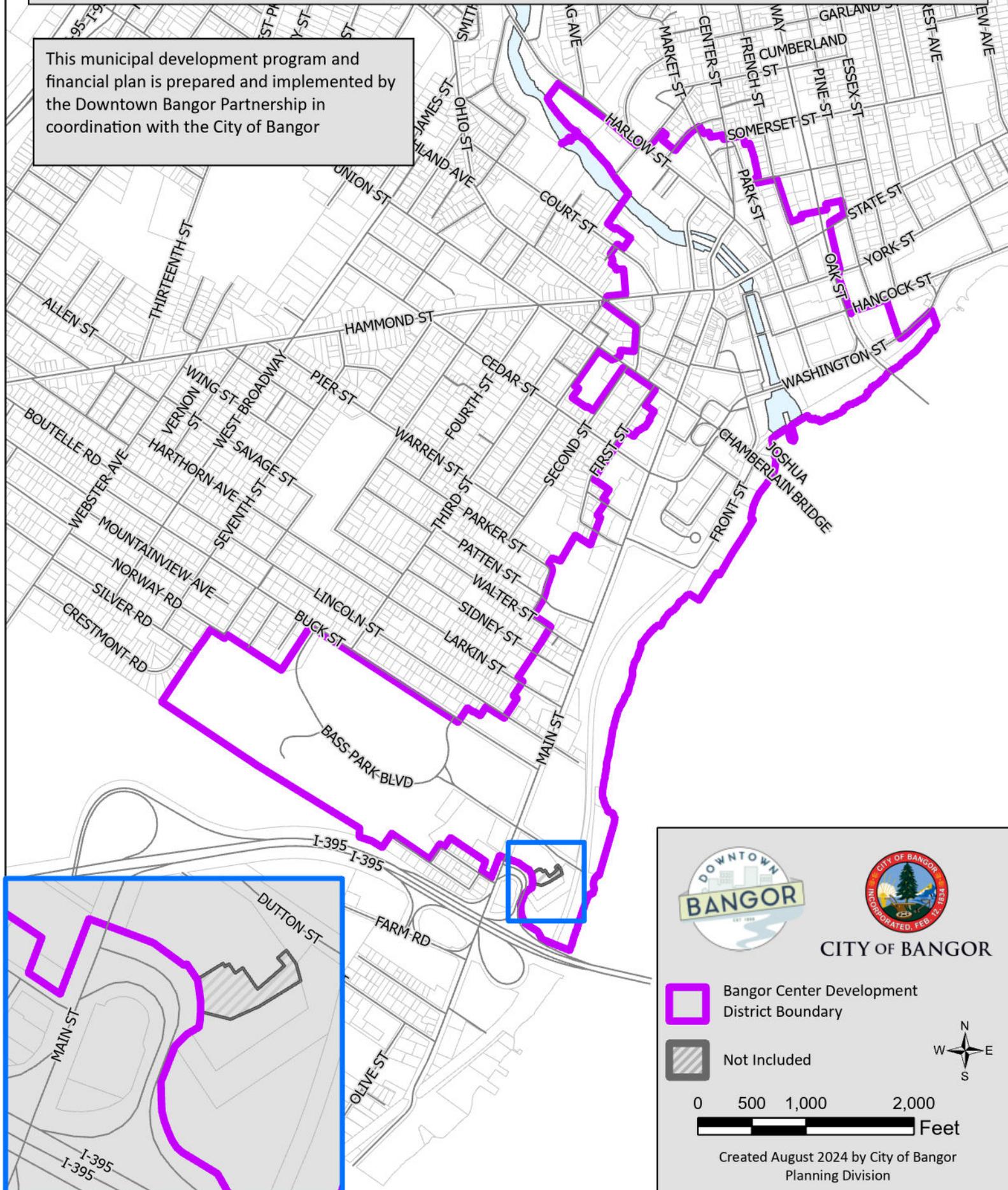
The public is welcome to attend the meeting in person or by Zoom. Zoom details are published on the city's website ([www.bangormaine.gov](http://www.bangormaine.gov)) on the home page under Public Meetings and Events. The meeting may also be streamed live via the [City of Bangor's YouTube page](#). Please call our office if you have questions about the process or participation in the hearing process.

Lisa Goodwin  
City Clerk  
City of Bangor

# Bangor Center Development District: A Special Assessment District

Empowered by Council Orders 88-219, 01-242, 24-101

This municipal development program and financial plan is prepared and implemented by the Downtown Bangor Partnership in coordination with the City of Bangor



**DOWNTOWN BANGOR**  
EST. 1993

**CITY OF BANGOR**  
INCORPORATED, FEB. 12, 1838

**Bangor Center Development District Boundary** (indicated by a purple outline)

**Not Included** (indicated by a hatched box)

0 500 1,000 2,000 Feet

Created August 2024 by City of Bangor Planning Division

2024 MUNICIPAL TAX RATE CALCULATION FORM

Municipality: Bangor - 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   
(from page 1, line 6)
- 2. Total taxable value of personal property 2   
(from page 1, line 10)
- 3. Total taxable value of real estate and personal property (Line 1 plus line 2) 3   
(from page 1, line 11)
- 4. a. Total exempt value for all homestead exemptions granted 4a.   
(from Page 1, line 14f)
- b. Homestead exemption reimbursement value 4b.
- 5. a. Total exempt value of all BETE qualified property 5a.   
(from page 2, line 15c)
- b. BETE exemption reimbursement value 5b.
- 6. Total valuation base (Line 3 + line 4b + line 5b) 6

**ASSESSMENTS**

- 7. County tax 7
- 8. Municipal appropriation 8
- 9. TIF financial plan amount 9   
(must match page 2, line 16c + 16d)
- 10. Local education appropriation 10
- 11. Total appropriations (Add lines 7 through 10) 11

**ALLOWABLE DEDUCTIONS**

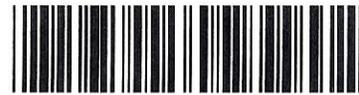
- 12. Anticipated state municipal revenue sharing 12
- 13. Other revenues: (All other revenues that have been formally appropriated to reduce the commitment such as excise tax revenue, T.G. reimbursement, renewable energy reimbursement, trust fund or bank interest income, appropriated surplus revenue,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

16.	<input type="text" value="\$231,721.00"/> <small>(Amount from line 15)</small>	x	<b>1.05</b>	=	<input type="text" value="\$243,307.05"/>	Maximum Allowable Tax
17.	<input type="text" value="\$231,721.00"/> <small>(Amount from line 15)</small>	+	<input type="text" value="\$368,046,000"/> <small>(Amount from line 6)</small>	=	<input type="text" value="0.00063"/>	Minimum Tax Rate
18.	<input type="text" value="\$243,307.05"/> <small>(Amount from line 15)</small>	+	<input type="text" value="\$368,046,000"/> <small>(Amount from line 6)</small>	=	<input type="text" value="0.00066"/>	Maximum Tax Rate
19.	<input type="text" value="\$368,046,000.00"/> <small>(Amount from line 3)</small>	x	<input type="text" value="0.00065"/> <small>(Selected Rate)</small>	=	<input type="text" value="\$239,229.90"/> <small>(Enter on page 1, line 13)</small>	Tax for Commitment
20.	<input type="text" value="\$231,721.00"/> <small>(Amount from line 15)</small>	x	<b>0.05</b>	=	<input type="text" value="\$11,586.05"/>	Maximum Overlay
21.	<input type="text" value="\$0"/> <small>(Amount from line 4b.)</small>	x	<input type="text" value="0.00065"/> <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="0.00065"/> <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="\$239,229.90"/> <small>(Line 19 plus lines 21 and 22)</small>	-	<input type="text" value="\$231,721.00"/> <small>(Amount from line 15)</small>	=	<input type="text" value="\$7,508.90"/> <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.

Property Tax Division  
**REPORT OF ASSESSMENT REVIEW**



Municipality	<b>Bangor</b>		County	<b>Penobscot (s)</b>
	2023	2024	2025	
1. State Valuation	3,094,050,000	3,599,450,000	3,775,400,000	
2. Amount of Change	187,100,000	505,400,000	175,950,000	
3. Percent of Change	6.44%	16.33%	4.89%	
4. Eff. Full Value Rate (line 6d/1)	0.01971	0.0173	0.01725	
5. Local mil Rate 21-22-23	0.0223	0.0204	0.01915	
6a. Commitment 2021-22-23	60,683,199	62,468,739	65,301,607	
6b. Homestead Reimbursement	1,921,293	1,966,934	1,896,669	
6c. BETE Reimbursement	2,363,015	2,043,830	1,693,615	
6d. Total (6a, 6b & 6c)	64,967,507	66,479,503	68,891,890	
6e. % change from prior year (6d.)	-1.71%	2.33%	3.63%	
	<b>2022</b>	<b>2023</b>		
A. Municipal Valuation	3,062,193,100	3,410,005,600		
Net Supplements / Abatements	(1,181,280)	(41,742,220)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	96,418,327	99,042,744		
BETE (Exempt Valuation)	100,187,727	88,439,417		
Adjusted Municipal Valuation	3,257,617,874	3,555,745,541	298,127,667	9.15%
B. Sales Information				
Sales Period Used	07/21 - 06/22	07/22 - 06/23		
State Valuation	<b>2024</b>	<b>2025</b>	Combined Sales Ratio	<b>84%</b>
# of Sales	541	428		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	78%	84%		
Average Ratio	78%	85%	8.97%	
Assessment Rating	14	15		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average	85%	79%		
Average Ratio	84%	78%	-7.14%	
Assessment Rating	11	12		
Certified Ratio	100%	100%		

## STATE VALUATION ANALYSIS

Municipality	Bangor		County	Penobscot (s)	
<b>Municipal Valuation - 2023</b>	<b>100%</b>	<b>Declared Certified Ratio</b>		<b>2025 State Valuation</b>	
<b>LAND</b>			<b>Ratio</b>	<b>Source</b>	
Electrical Utilities (Trans & Dist)		39,831,900	113%	Declaration Value	35,335,964
Classified Tree Growth	825 ac	122,160	100%	State Rates	122,162
Classified Farm Land	171 ac	92,816	92%	Adj. Cert Ratio	100,887
Classified Farm Woodland	57 ac	8,690	98%	State Rates	8,898
Classified Open Space					
Classified Working Waterfront					
Commercial Lots		321,041,990	92%	Adj. Cert Ratio	348,958,685
Industrial Lots		26,617,910	92%	Adj. Cert Ratio	28,932,511
Residential Lots		174,082,864	85%	Residential Study	204,803,369
Waterfront & Water Influenced Lots					
Condominium Lots		11,042,400	78%	Condo Study	14,156,923
<b>Bangor Natural Gas</b>		22,287,000	100%	Pipeline Ratio	22,287,000
Working Forest Roads					
Waste Acres	743 ac	163,470	220/ Mun Avg	150/ac SR	111,460
# Undeveloped Acres	6,947 ac	15,776,300	2271/ Mun Avg	1180/ac SR	8,197,270
		611,067,500		<b>TOTAL LAND</b>	663,015,129
<b>BUILDINGS</b>	<b># accts</b>				
Commercial		844,487,870	92%	Adj. Cert Ratio	917,921,598
Industrial		167,864,100	92%	Adj. Cert Ratio	182,460,978
Residential		1,486,898,730	85%	Residential Study	1,749,292,624
<b>Mobile Homes in Parks</b>		23,185,000	84%	Combined Study	27,601,190
Condominiums		79,411,200	78%	Condo Study	101,809,231
		2,601,846,900		<b>TOTAL BUILDINGS</b>	2,979,085,621
<b>PERSONAL PROPERTY</b>	<b># accts</b>				
Commercial		192,984,400	100%	Cert Ratio	192,984,400
Industrial					
Other					
Versant		4,106,800	100%	Cert Ratio	4,106,822
		197,091,200		<b>TOTAL PERSONAL</b>	197,091,222
<b>TOTALS</b>		3,410,005,600			3,839,191,972
Adjustments (Net Abates/Supp)		(40,940,420)	84%	Combined Study	(48,738,595)
Adjustments (Comm., Ind. & Pers.)		(801,800)	92%	Adj. Cert Ratio	(871,522)
<b>Homestead (Exempt Valuation)</b>		99,042,744	85%	Residential Study	116,520,875
<b>BETE (Exempt Valuation)</b>		88,439,417	100%	Cert Ratio	88,439,417
<b>ADJUSTED TOTAL</b>		3,555,745,541			3,994,542,147
<b>TIF ADJUSTMENTS</b>				<b>TIF Development Program Fund</b>	4,029,015
					(219,158,779)
<b>NET w/ ADJUSTMENTS &amp; TIF</b>					3,775,383,368
<b>STATE VALUATION</b>					<b>3,775,400,000</b>

STATE OF MAINE Sales Ratio Analysis - 2025 State Valuation

Municipality: **Bangor**

County: **Penobscot (s)**

**Penobscot (s)**

1 Year - **COMBINED STUDY**

Weighted Avg. =	85%	=	112,091,600	/	132,651,316
Average Ratio =	84%	=	253.29	/	300
Avg. Deviation =	13	=	5476	/	428
Quality Rating =	15	=	13	/	84%

Average Selling Price = **\$309,933** 2023

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	8 2022	16578	181	R02	004		700,000	369,300	0.53	31
2	U	5 2023	16836	150	48	243		500,000	269,400	0.54	30
3	R	5 2023	16822	279	R04	031		399,900	216,000	0.54	30
4	R	4 2023	16087	189	038	138		410,000	232,100	0.57	27
5	C	5 2023	16832	117	R23	001-A		2,580,000	1,476,400	0.57	27
6	U	1 2023	16729	194	039	022		262,500	150,700	0.57	27
7	M	6 2023	16841	1	R24	009-B		247,500	142,900	0.58	26
8	U	11 2022	16701	143	005	041		214,500	124,700	0.58	26
9	R	5 2023	16829	135	053	003		256,000	149,300	0.58	26
10	U	10 2022	16653	213	010	038		210,000	123,100	0.59	25
11	U	11 2022	16678	230	012	002		242,500	142,600	0.59	25
12	U	5 2023	16812	225	046	169		340,000	201,500	0.59	25
13	U	7 2022	16569	315	012	096		225,000	134,400	0.60	24
14	U	7 2022	16567	326	054	135		293,000	175,100	0.60	24
15	R	12 2022	16715	238	048	106		404,000	242,100	0.60	24
16	U	9 2022	16612	261	035	097		220,000	132,200	0.60	24
17	U	10 2022	16653	98	054	082		300,000	181,300	0.60	24
18	U	5 2023	16835	136	038	066		337,000	204,900	0.61	23
19	U	6 2023	16837	267	R39	074		370,000	225,600	0.61	23
20	U	7 2022	16554	324	R23	016-B		232,000	142,400	0.61	23
21	U	1 2023	16734	176	033	002		345,000	212,000	0.61	23
22	R	10 2022	16660	205	048	206		325,000	200,400	0.62	22
23	U	5 2023	16815	63	035	045		260,000	161,100	0.62	22
24	R	5 2023	16815	136	039	185		280,000	180,100	0.64	20
25	U	9 2022	16638	219	025	066		187,357	121,000	0.65	19
26	U	12 2022	16716	36	048	002		289,000	189,200	0.65	19
27	U	6 2023	16836	48	006	070-A		228,000	148,600	0.65	19
28	R	7 2022	16567	265	014	102		240,000	156,600	0.65	19
29	U	6 2023	16842	235	R14	232		310,000	203,600	0.66	18
30	R	3 2023	16790	88	040	038-A		346,000	227,400	0.66	18
31	U	8 2022	16585	151	K42	079		227,000	149,900	0.66	18
32	M	6 2023	16856	347	061	248		328,000	216,900	0.66	18
33	U	6 2023	16862	191	R14	169		360,000	238,300	0.66	18
34	U	5 2023	16835	32	014	123		256,000	169,800	0.66	18
35	M	7 2022	16569	191	R24	009-B		215,000	142,900	0.66	18
36	U	6 2023	16841	164	040	129		195,000	130,000	0.67	17
37	U	6 2023	16837	294	016	026		317,000	211,900	0.67	17
38	U	9 2022	16621	89	024	066		224,500	150,100	0.67	17
39	R	9 2022	16609	233	054	202		225,000	150,500	0.67	17
40	U	6 2023	16844	326	K42	055		235,000	157,200	0.67	17
41	U	11 2022	16690	95	048	226		420,000	281,100	0.67	17
42	M	3 2023	16770	96	061	021		203,000	136,400	0.67	17
43	U	11 2022	16696	187	048	276		264,900	178,300	0.67	17
44	M	3 2023	16777	292	R41	040		211,500	142,600	0.67	17
45	R	10 2022	16649	133	047	097		393,000	262,900	0.67	17
46	U	12 2022	16721	117	047	254		196,000	132,300	0.68	16
47	U	9 2022	16612	50	062	017		395,000	266,800	0.68	16
48	R	8 2022	16587	16	057	011		197,000	133,300	0.68	16
49	U	12 2022	16700	326	020	108-A		315,000	213,700	0.68	16
50	U	2 2023	16763	217	046	094		196,000	133,100	0.68	16
51	M	6 2023	16866	131	R24	009-B		204,000	138,900	0.68	16

52	R	10	2022	16653	163	039	165	215,000	146,700	0.68	16
53	U	10	2022	16668	301	038	087	350,000	239,100	0.68	16
54	U	10	2022	16667	272	052	122	220,000	150,300	0.68	16
55	U	6	2023	16862	90	054	090	315,000	215,300	0.68	16
56	U	9	2022	16617	194	010	049	177,000	121,200	0.68	16
57	U	9	2022	16616	311	R42	159	203,000	139,200	0.69	15
58	R	7	2022	16556	109	047	042	335,000	231,400	0.69	15
59	R	3	2023	16772	328	033	037	265,000	183,400	0.69	15
60	M	4	2023	16796	18	R22	008-D	300,000	207,800	0.69	15
61	R	2	2023	16760	207	035	066	240,000	166,300	0.69	15
62	U	6	2023	16841	284	015	079	315,000	218,500	0.69	15
63	U	3	2023	16780	242	R34	051	267,500	185,700	0.69	15
64	U	11	2022	16693	299	038	025	335,000	233,400	0.70	14
65	U	5	2023	16816	92	015	121	270,000	188,900	0.70	14
66	M	4	2023	16791	48	061	219	312,000	218,400	0.70	14
67	U	4	2023	16809	172	026	010	208,000	145,700	0.70	14
68	U	4	2023	16801	60	R14	178	343,000	240,400	0.70	14
69	R	7	2022	16552	67	048	051	275,000	193,300	0.70	14
70	U	12	2022	16724	293	007	085	340,000	239,300	0.70	14
71	U	12	2022	16713	132	056	183	314,900	221,700	0.70	14
72	M	9	2022	16634	125	R14	006-D	190,000	134,300	0.71	13
73	R	8	2022	16605	241	031	017	150,000	106,200	0.71	13
74	U	9	2022	16620	254	064	173	130,500	92,400	0.71	13
75	U	2	2023	16764	127	034	057	300,000	213,300	0.71	13
76	R	4	2023	16789	195	021	099	284,000	202,000	0.71	13
77	U	9	2022	16629	1	R40	036	452,000	321,700	0.71	13
78	U	12	2022	16721	50	010	043	179,000	127,800	0.71	13
79	U	1	2023	16729	53	056	179	285,000	203,500	0.71	13
80	U	4	2023	16803	43	023	056-A	249,900	178,600	0.71	13
81	U	10	2022	16660	275	012	054	252,000	180,600	0.72	12
82	U	12	2022	16723	317	022	028	900,000	647,400	0.72	12
83	C	8	2022	16600	80	R10	018	1,000,000	723,700	0.72	12
84	U	1	2023	16729	57	037	171	435,500	316,600	0.73	11
85	M	8	2022	16613	97	061	020	203,000	148,000	0.73	11
86	U	6	2023	16865	34	053	162	299,900	218,900	0.73	11
87	R	7	2022	16547	124	R46	008-F	805,000	587,700	0.73	11
88	U	8	2022	16595	10	051	106	349,900	255,700	0.73	11
89	U	2	2023	16756	26	020	001-C	279,700	204,500	0.73	11
90	U	9	2022	16639	304	011	004-F	299,900	219,400	0.73	11
91	U	12	2022	16719	284	006	096	240,000	175,900	0.73	11
92	U	6	2023	16850	142	067	023	359,900	263,900	0.73	11
93	U	8	2022	16592	76	R55	134	235,000	172,400	0.73	11
94	M	3	2023	16780	331	R22	008-D	279,900	205,500	0.73	11
95	U	6	2023	16853	242	012	066	195,000	143,300	0.73	11
96	U	7	2022	16558	245	020	001-S	299,900	220,600	0.74	10
97	U	12	2022	16704	212	034	042	275,000	202,500	0.74	10
98	M	10	2022	16650	264	R22	008-D	250,000	184,100	0.74	10
99	U	11	2022	16689	30	054	129	375,000	276,400	0.74	10
100	R	7	2022	16564	1	R44	002	229,900	169,500	0.74	10
101	U	9	2022	16638	111	045	055	335,000	247,600	0.74	10
102	R	6	2023	16866	160	R01	043	725,000	535,900	0.74	10
103	U	9	2022	16611	113	014	099	173,400	128,500	0.74	10
104	U	12	2022	16715	254	047	171	191,000	141,600	0.74	10
105	U	7	2022	16562	35	R39	068	360,000	267,400	0.74	10
106	M	9	2022	16637	96	061	008	178,000	132,300	0.74	10
107	U	1	2023	16744	131	011	012	165,000	122,700	0.74	10
108	U	7	2022	16541	348	002	087	233,000	173,400	0.74	10
109	U	4	2023	16793	341	025	038	249,900	186,100	0.74	10
110	R	10	2022	16648	192	R04	030	395,900	296,200	0.75	9
111	R	11	2022	16684	161	046	174	340,000	254,700	0.75	9
112	U	7	2022	16540	172	046	106-A	320,000	239,900	0.75	9

113	U	5	2023	16821	297	R46	045	400,000	300,500	0.75	9
114	U	8	2022	16582	31	052	082	208,000	156,400	0.75	9
115	U	7	2022	16544	165	024	082-A	220,000	165,500	0.75	9
116	R	4	2023	16793	70	R004	033	385,000	289,700	0.75	9
117	U	6	2023	16865	18	047	125	208,000	156,600	0.75	9
118	M	11	2022	16686	289	061	002	195,000	146,900	0.75	9
119	U	7	2022	16558	206	014	114	312,000	235,200	0.75	9
120	U	11	2022	16691	139	046	154	175,000	132,000	0.75	9
121	M	11	2022	16696	151	R45	001-L	205,000	155,000	0.76	8
122	R	2	2023	16752	145	R04	032	394,900	299,000	0.76	8
123	U	7	2022	16542	237	011	059	226,500	171,700	0.76	8
124	U	9	2022	16615	34	R70	048	425,000	322,600	0.76	8
125	R	12	2022	16715	156	046	043	165,000	125,400	0.76	8
126	U	1	2023	16728	66	064	181	137,500	104,500	0.76	8
127	M	10	2022	16653	72	061	226	275,000	209,100	0.76	8
128	U	5	2023	16815	202	R46	049	300,000	228,500	0.76	8
129	R	6	2023	16838	77	052	024	275,000	209,900	0.76	8
130	U	11	2022	16688	256	052	067	300,000	229,000	0.76	8
131	R	8	2022	16606	152	R04	024	390,000	296,900	0.76	8
132	U	9	2022	16641	326	047	295	115,000	87,900	0.76	8
133	U	11	2022	16682	213	013	086	260,000	199,000	0.77	7
134	R	5	2023	16814	293	048	005	320,000	245,200	0.77	7
135	M	6	2023	16839	212	R22	008-D	240,000	184,100	0.77	7
136	U	4	2023	16810	337	R70	058	423,000	324,500	0.77	7
137	U	10	2022	16661	110	047	067	289,900	222,400	0.77	7
138	U	5	2023	16835	48	066	009-B	209,000	160,500	0.77	7
139	R	3	2023	16781	304	R46	007-A	285,000	219,000	0.77	7
140	U	1	2023	16739	222	R33	003-A	245,000	188,900	0.77	7
141	R	8	2022	16602	20	R11	016-A	537,000	414,900	0.77	7
142	M	10	2022	16656	241	061	204	277,000	214,500	0.77	7
143	U	9	2022	16621	287	R42	216	210,000	162,700	0.77	7
144	M	6	2023	16863	201	041	076	325,000	252,000	0.78	6
145	U	11	2022	16693	108	R45	051	260,000	201,600	0.78	6
146	U	2	2023	16758	164	013	063	195,000	151,300	0.78	6
147	U	5	2023	16817	337	R36	013	575,000	446,800	0.78	6
148	M	6	2023	16843	3	R22	008-D	240,000	186,500	0.78	6
149	M	3	2023	16787	98	061	100	180,000	139,900	0.78	6
150	R	11	2022	16683	348	R11	016-D	380,000	295,600	0.78	6
151	U	9	2022	16635	337	039	070	198,000	154,200	0.78	6
152	M	4	2023	16789	346	041	076	340,000	264,800	0.78	6
153	U	8	2022	16578	298	020	048	290,900	227,100	0.78	6
154	U	8	2022	16586	244	013	111	220,000	171,800	0.78	6
155	M	9	2022	16630	328	R45	001-L	190,000	148,400	0.78	6
156	R	6	2023	16839	329	023	003	324,000	253,500	0.78	6
157	R	7	2022	16561	174	R04	029	396,000	310,100	0.78	6
158	U	10	2022	16662	118	R71	025	424,000	332,700	0.78	6
159	M	8	2022	16573	190	061	010	181,000	142,400	0.79	5
160	U	3	2023	16782	77	065	152	280,000	220,500	0.79	5
161	R	9	2022	16629	59	024	017	280,000	220,600	0.79	5
162	R	12	2022	16700	107	048	185	220,000	173,700	0.79	5
163	C	10	2022	16651	276	049	054	413,000	326,300	0.79	5
164	M	9	2022	16614	158	061	036	180,000	142,300	0.79	5
165	U	10	2022	16642	63	052	097	263,900	208,700	0.79	5
166	R	8	2022	16571	79	R14	002-G	412,000	326,300	0.79	5
167	U	1	2023	16725	348	R42	254	219,900	174,200	0.79	5
168	R	3	2023	16770	21	R03	004	180,000	142,700	0.79	5
169	U	8	2022	16584	35	R45	036	370,000	293,500	0.79	5
170	U	7	2022	16537	281	047	198	289,900	230,100	0.79	5
171	U	12	2022	16707	238	064	123	140,000	111,600	0.80	4
172	U	2	2023	16751	261	064	170	137,500	109,900	0.80	4
173	R	10	2022	16651	260	048	163-A	184,000	147,200	0.80	4
174	C	3	2023	16769	193	037	084	425,000	341,000	0.80	4

175	U	9	2022	16623	74	053	137	190,000	152,900	0.80	4
176	U	9	2022	16622	22	022	065	680,000	547,300	0.80	4
177	U	6	2023	16838	290	037	172	340,000	273,900	0.81	3
178	R	4	2023	16799	126	032	132	260,000	210,000	0.81	3
179	U	3	2023	16772	42	R42	120	226,000	182,600	0.81	3
180	R	10	2022	16673	117	R43	009-F	430,000	348,000	0.81	3
181	U	2	2023	16753	32	038	055	535,000	433,600	0.81	3
182	C	3	2023	16791	134	034	148	400,000	324,600	0.81	3
183	U	7	2022	16568	42	R42	116	200,000	162,300	0.81	3
184	U	12	2022	16702	297	046	077	193,000	156,700	0.81	3
185	M	7	2022	16566	53	R45	001-L	185,000	150,500	0.81	3
186	R	7	2022	16568	151	R01	006F	637,000	518,700	0.81	3
187	U	6	2023	16860	89	048	088	223,000	181,600	0.81	3
188	R	10	2022	16662	326	R01	005	100,000	81,500	0.82	2
189	U	3	2023	16783	293	002	046-A	345,000	281,200	0.82	2
190	U	7	2022	16571	334	R42	154	193,000	157,600	0.82	2
191	U	12	2022	16708	278	037	058	365,000	298,200	0.82	2
192	U	2	2023	16761	138	057	036	205,000	167,500	0.82	2
193	U	4	2023	16806	172	K42	015	157,000	128,300	0.82	2
194	R	7	2022	16548	322	037	072	209,000	170,800	0.82	2
195	U	12	2022	16706	152	R24	098	206,000	168,500	0.82	2
196	U	3	2023	16776	148	R35	001	290,000	237,400	0.82	2
197	U	10	2022	16653	231	064	120	142,000	116,500	0.82	2
198	U	12	2022	16719	125	034	194	180,000	147,800	0.82	2
199	U	5	2023	16826	184	R14	107	235,000	193,000	0.82	2
200	U	10	2022	16666	84	034	033	220,000	180,800	0.82	2
201	U	10	2022	16676	313	034	063	226,000	186,000	0.82	2
202	U	12	2022	16709	78	047	282	246,900	203,800	0.83	1
203	R	4	2023	16799	335	R46	007-D	271,500	224,200	0.83	1
204	U	1	2023	16745	186	002	051	155,000	128,100	0.83	1
205	C	6	2023	16858	220	053	078	225,222	186,200	0.83	1
206	C	3	2023	16781	151	R28	012	775,000	641,400	0.83	1
207	U	7	2022	16551	153	053	101-A	192,000	159,200	0.83	1
208	U	5	2023	16831	189	R14	120	391,005	324,300	0.83	1
209	R	1	2023	16741	124	048	228	168,400	139,700	0.83	1
210	U	7	2022	16556	26	059	019	380,000	316,200	0.83	1
211	R	3	2023	16788	327	R12	008-A	335,000	278,800	0.83	1
212	U	10	2022	16665	49	046	105	241,500	201,100	0.83	1
213	U	8	2022	16596	98	067	045	266,000	221,700	0.83	1
214	C	7	2022	16541	39	017	001	300,000	250,700	0.84	
215	R	7	2022	16566	333	017	040	183,000	153,000	0.84	
216	U	9	2022	16620	256	R45	026	280,000	234,500	0.84	
217	U	8	2022	16589	110	029	079	489,000	409,700	0.84	
218	U	8	2022	16580	41	R48	051	220,000	184,400	0.84	
219	M	8	2022	16581	273	061	079	170,000	142,500	0.84	
220	C	6	2023	16866	76	042	217	1,157,140	971,700	0.84	
221	U	10	2022	16661	321	K42	094	185,000	155,500	0.84	
222	R	3	2023	16777	37	R04	023	395,000	332,300	0.84	
223	U	8	2022	16593	43	044	034	239,000	201,100	0.84	
224	R	9	2022	16616	325	R05	014-D	342,000	288,300	0.84	
225	C	11	2022	16699	67	049	220	3,700,000	3,124,200	0.84	
226	M	12	2022	16704	133	R34	030-B	200,000	168,900	0.84	
227	R	12	2022	16713	1	R23	008-C	167,500	141,800	0.85	1
228	U	7	2022	16558	224	053	143A	209,000	177,100	0.85	1
229	U	11	2022	16683	84	064	016	185,000	157,800	0.85	1
230	U	1	2023	16747	57	020	064	165,000	140,800	0.85	1
231	U	6	2023	16839	89	R70	094	435,000	372,300	0.86	2
232	U	11	2022	16690	228	010	045	230,000	196,900	0.86	2
233	R	6	2023	16864	33	040	121	189,000	162,100	0.86	2
234	U	7	2022	16542	251	017	020	171,500	147,300	0.86	2
235	U	8	2022	16587	97	R56	003-J	189,900	163,200	0.86	2
236	R	11	2022	16694	325	R52	001-H	600,000	515,700	0.86	2
237	R	7	2022	16537	55	033	079	295,000	253,600	0.86	2
238	U	2	2023	16760	220	067	005	285,000	245,200	0.86	2

239	U	12	2022	16721	24	065	082	380,000	327,400	0.86	2
240	U	3	2023	16775	34	R42	129	161,400	139,100	0.86	2
241	U	7	2022	16559	196	024	118	215,000	185,400	0.86	2
242	C	12	2022	16718	24	030	028	305,000	263,200	0.86	2
243	M	4	2023	16798	28	061	027	170,000	146,900	0.86	2
244	U	2	2023	16757	39	007	106	280,000	242,400	0.87	3
245	U	4	2023	16803	303	052	165	228,000	197,500	0.87	3
246	R	9	2022	16621	8	032	173	230,000	199,800	0.87	3
247	U	8	2022	16592	111	054	015	230,000	200,000	0.87	3
248	R	7	2022	16576	332	R52	001	435,000	378,800	0.87	3
249	C	10	2022	16670	224	054	223	274,000	238,700	0.87	3
250	U	11	2022	16701	159	023	054	245,000	213,500	0.87	3
251	R	11	2022	16699	215	039	143	275,000	240,100	0.87	3
252	U	12	2022	16718	199	038	067	265,000	231,400	0.87	3
253	U	2	2023	16760	178	031	014	267,500	233,700	0.87	3
254	U	3	2023	16785	132	020	026	397,900	347,900	0.87	3
255	U	11	2022	16695	346	015	055	310,000	271,100	0.87	3
256	R	7	2022	16564	291	024	061	235,000	205,900	0.88	4
257	U	8	2022	16585	170	R40	045	330,000	289,200	0.88	4
258	R	1	2023	16734	291	035	096	235,000	206,000	0.88	4
259	U	8	2022	16586	53	R45	053	300,000	263,400	0.88	4
260	C	9	2022	16620	287	048	263	300,000	264,000	0.88	4
261	C	10	2022	16656	193	049	044	325,000	286,000	0.88	4
262	R	1	2023	16729	86	R52	037	649,000	571,500	0.88	4
263	R	10	2022	16660	156	R30	005-B	150,000	132,200	0.88	4
264	U	11	2022	16696	289	R42	011	178,800	157,600	0.88	4
265	U	7	2022	16553	71	056	069	490,000	432,100	0.88	4
266	U	8	2022	16591	336	R34	006-J	260,000	229,400	0.88	4
267	R	9	2022	16611	314	026	032	200,000	176,500	0.88	4
268	U	8	2022	16587	349	016	041	239,900	212,000	0.88	4
269	U	5	2023	16834	147	019	007-C	639,000	565,600	0.89	5
270	M	8	2022	16603	109	R34	060	176,000	156,100	0.89	5
271	C	1	2023	16745	207	R41	039	6,150,000	5,455,900	0.89	5
272	U	11	2022	16674	78	034	012	190,000	168,700	0.89	5
273	U	8	2022	16595	1	037	125	250,000	222,900	0.89	5
274	U	9	2022	16622	128	R48	023	340,000	303,200	0.89	5
275	U	10	2022	16648	219	051	001-B	236,900	212,000	0.89	5
276	U	10	2022	16661	80	015	084	226,000	202,700	0.90	6
277	U	2	2023	16747	17	032	095	425,000	382,400	0.90	6
278	U	7	2022	16568	221	021	009	190,000	171,000	0.90	6
279	U	7	2022	16570	8	013	050	165,000	148,500	0.90	6
280	U	4	2023	16793	3	039	099	212,850	191,900	0.90	6
281	U	3	2023	16782	275	R35	032	180,000	162,300	0.90	6
282	U	2	2023	16748	15	R70	066	380,000	342,800	0.90	6
283	U	5	2023	16833	281	025	050	230,900	208,600	0.90	6
284	C	10	2022	16651	254	035	156	390,000	353,100	0.91	7
285	U	12	2022	16706	36	007	102	306,500	277,700	0.91	7
286	R	6	2023	16865	287	038	084	340,000	308,800	0.91	7
287	M	11	2022	16684	260	061	091	155,000	141,000	0.91	7
288	U	5	2023	16836	99	047	234	340,000	309,300	0.91	7
289	U	10	2022	16650	109	R42	141	144,600	131,700	0.91	7
290	R	1	2023	16739	108	R11	016-F	572,000	522,400	0.91	7
291	R	6	2023	16885	153	012	099	227,500	208,800	0.92	8
292	R	11	2022	16699	54	032	118	145,000	133,100	0.92	8
293	U	8	2022	16598	252	007	033	195,000	179,100	0.92	8
294	U	1	2023	16733	133	R25	009	399,000	367,100	0.92	8
295	U	6	2023	16857	126	024	094	205,000	188,700	0.92	8
296	U	10	2022	16668	168	R23	051	287,500	265,600	0.92	8
297	R	8	2022	16579	215	047	053	189,000	175,200	0.93	9
298	U	12	2022	16705	224	048	016	210,000	194,700	0.93	9
299	U	11	2022	16684	69	029	085-A	389,000	360,700	0.93	9
300	R	11	2022	16700	115	048	039	300,000	278,700	0.93	9
301	U	10	2022	16655	188	035	002-B	160,000	148,800	0.93	9
302	C	1	2023	16736	79	057	058	895,000	832,700	0.93	9
303	R	3	2023	16795	105	R12	008	121,500	113,300	0.93	9

304	U	8	2022	16618	19	069	019	185,000	172,600	0.93	9
305	U	5	2023	16832	167	005	021	187,500	175,300	0.93	9
306	U	1	2023	16742	329	021	080	170,000	159,000	0.94	10
307	R	2	2023	16757	56	040	100	225,888	211,700	0.94	10
308	U	3	2023	16788	276	030	087-A	355,000	333,000	0.94	10
309	U	12	2022	16715	117	038	028	390,000	366,100	0.94	10
310	U	3	2023	16790	6	K42	019	225,000	211,400	0.94	10
311	U	1	2023	16753	189	012	059	226,000	212,700	0.94	10
312	U	3	2023	16787	172	R14	006-A	170,000	160,000	0.94	10
313	R	1	2023	16739	152	021	074	540,000	509,400	0.94	10
314	U	11	2022	16699	7	057	077	400,000	378,200	0.95	11
315	U	7	2022	16561	223	047	294	155,000	146,700	0.95	11
316	U	4	2023	16794	161	053	065	264,900	250,900	0.95	11
317	U	8	2022	16598	342	R71	022-A	379,900	360,200	0.95	11
318	U	10	2022	16659	2	058	012-A	329,000	312,000	0.95	11
319	R	9	2022	16612	334	030	007	179,900	171,000	0.95	11
320	M	3	2023	16773	221	R41	054	140,000	133,100	0.95	11
321	U	6	2023	16862	158	067	033	280,000	266,600	0.95	11
322	U	10	2022	16650	242	055	124	184,000	175,200	0.95	11
323	U	3	2023	16804	344	038	005	700,000	667,500	0.95	11
324	C	11	2022	16699	255	049	055	475,000	453,600	0.95	11
325	U	3	2023	16780	76	070	048	350,000	330,800	0.95	11
326	U	6	2023	16839	54	R55	141	232,000	222,300	0.96	12
327	U	11	2022	16705	348	030	058	242,500	232,400	0.96	12
328	R	10	2022	16651	272	039	168	150,000	144,200	0.96	12
329	U	8	2022	16589	174	064	201	120,000	115,500	0.96	12
330	U	4	2023	16800	56	067	018	575,000	553,700	0.96	12
331	C	10	2022	16653	46	013	158	395,000	380,800	0.96	12
332	U	3	2023	16783	205	056	195	253,000	245,400	0.97	13
333	U	8	2022	16602	139	034	051	161,000	156,200	0.97	13
334	U	4	2023	16805	141	016	069	825,000	801,000	0.97	13
335	R	8	2022	16586	183	R57	009	725,000	705,100	0.97	13
336	U	11	2022	16697	293	037	132	317,500	308,800	0.97	13
337	R	6	2023	16845	48	040	080	89,500	87,100	0.97	13
338	U	8	2022	16594	16	056	191	295,000	287,200	0.97	13
339	U	6	2023	16851	174	070	023	510,000	496,800	0.97	13
340	U	8	2022	16578	139	R70	098	400,000	391,200	0.98	14
341	R	9	2022	16626	47	039	116	385,000	376,700	0.98	14
342	U	8	2022	16600	62	006	062	155,000	151,900	0.98	14
343	U	5	2023	16820	228	R63	014	220,000	215,800	0.98	14
344	C	3	2023	16791	1	013	157	510,000	501,800	0.98	14
345	U	12	2022	16704	233	024	097	194,000	191,000	0.98	14
346	U	2	2023	16747	249	013	184	153,250	150,900	0.98	14
347	U	2	2023	16762	57	006	101	180,000	177,300	0.99	15
348	U	10	2022	16652	281	R42	122	110,000	109,500	1.00	16
349	U	6	2023	16840	96	052	031	110,000	109,600	1.00	16
350	U	7	2022	16562	200	047	039	165,000	164,600	1.00	16
351	U	8	2022	16579	271	017	025	120,000	119,800	1.00	16
352	R	10	2022	16670	39	041	048	160,000	160,300	1.00	16
353	R	2	2023	16747	5	025	010	135,000	135,700	1.01	17
354	U	12	2022	16704	158	034	145	199,900	201,100	1.01	17
355	R	11	2022	16692	196	039	066-A	207,000	208,300	1.01	17
356	U	6	2023	16864	35	054	141	135,000	136,100	1.01	17
357	U	2	2023	16748	66	012	100	177,000	179,200	1.01	17
358	U	8	2022	16591	86	053	142	160,000	162,300	1.01	17
359	M	7	2022	16553	243	R71	028-D	370,000	375,800	1.02	18
360	U	2	2023	16747	300	013	147	153,250	156,000	1.02	18
361	U	9	2022	16624	263	016	061	650,000	663,900	1.02	18
362	R	6	2023	16842	74	023	091-A	240,000	245,600	1.02	18
363	U	12	2022	16709	204	033	057	194,000	198,800	1.02	18
364	R	3	2023	16786	302	038	108	200,000	205,300	1.03	19
365	U	12	2022	16716	343	047	111-A	195,000	200,200	1.03	19
366	U	9	2022	16622	195	037	150	272,900	280,300	1.03	19
367	M	12	2022	16719	99	061	247	201,000	206,700	1.03	19

368	C	5	2023	16826	112	R25	016	166,000	171,200	1.03	19
369	U	8	2022	16586	115	054	069	125,000	129,000	1.03	19
370	U	7	2022	16561	134	040	081	138,000	142,500	1.03	19
371	R	8	2022	16598	74	048	273	175,000	180,900	1.03	19
372	U	2	2023	16758	32	057	061	367,000	380,200	1.04	20
373	U	6	2023	16844	171	035	002-A	205,000	212,500	1.04	20
374	U	2	2023	16754	202	024	122	108,900	113,200	1.04	20
375	R	8	2022	16597	18	068	003-B	325,000	338,100	1.04	20
376	M	7	2022	16572	159	R71	033	394,377	410,700	1.04	20
377	R	2	2023	16750	29	047	084	268,000	279,400	1.04	20
378	R	5	2023	16835	112	034	015	180,000	187,800	1.04	20
379	R	12	2022	16724	188	048	036	292,000	307,300	1.05	21
380	U	12	2022	16703	30	034	136	190,000	200,000	1.05	21
381	U	11	2022	16699	99	R34	027	258,000	273,400	1.06	22
382	R	3	2023	16787	1	R36	016	745,000	790,100	1.06	22
383	U	1	2023	16745	124	065	089	251,500	267,400	1.06	22
384	U	1	2023	16740	302	048	102	180,000	191,800	1.07	23
385	C	9	2022	16616	253	041	069	1,200,000	1,285,500	1.07	23
386	R	3	2023	16775	300	025	140-A	165,777	178,000	1.07	23
387	C	10	2022	16651	180	035	184	200,000	216,400	1.08	24
388	R	4	2023	16789	1	R31	008-A	207,000	224,900	1.09	25
389	U	11	2022	16684	257	062	105	319,000	347,000	1.09	25
390	U	6	2023	16838	340	023	005	345,000	377,200	1.09	25
391	U	11	2022	16699	1	014	094	160,000	176,300	1.10	26
392	U	6	2023	16855	72	053	091-C	160,000	176,400	1.10	26
393	R	1	2023	16746	313	034	034	180,000	199,500	1.11	27
394	U	7	2022	16561	60	062	014	447,000	498,700	1.12	28
395	C	2	2023	16753	253	033	048	235,300	263,500	1.12	28
396	U	1	2023	16732	106	014	078	145,000	162,400	1.12	28
397	U	7	2022	16567	152	R42	112	228,800	257,000	1.12	28
398	U	10	2022	16669	183	051	199	220,000	249,500	1.13	29
399	U	7	2022	16552	337	032	171	35,000	39,800	1.14	30
400	R	6	2023	16838	187	035	107	185,000	211,300	1.14	30
401	R	7	2022	16556	46	047	115	212,000	243,300	1.15	31
402	U	8	2022	16570	160	021	039	242,100	281,000	1.16	32
403	U	8	2022	16579	187	035	121	155,000	180,800	1.17	33
404	R	10	2022	16651	274	017	038	180,000	212,600	1.18	34
405	M	12	2022	16724	310	R14	006-D	110,000	130,200	1.18	34
406	U	11	2022	16686	271	051	021	200,000	237,700	1.19	35
407	U	11	2022	16675	220	038	035	169,900	202,300	1.19	35
408	U	9	2022	16637	83	023	052	135,000	161,000	1.19	35
409	U	5	2023	16828	99	R35	010	125,000	153,000	1.22	38
410	R	10	2022	16659	4	023	056	165,000	202,100	1.22	38
411	U	12	2022	16717	323	015	075	325,000	399,000	1.23	39
412	R	10	2022	16678	332	032	057	110,000	135,100	1.23	39
413	C	5	2023	16817	133	R69	014	665,000	823,600	1.24	40
414	U	12	2022	16705	94	007	061	295,000	366,400	1.24	40
415	R	10	2022	16686	28	047	205	170,000	211,200	1.24	40
416	C	1	2023	16741	50	025	163	350,000	437,400	1.25	41
417	U	2	2023	16763	337	053	225	136,250	170,500	1.25	41
418	U	8	2022	16599	62	064	183	80,000	101,700	1.27	43
419	U	6	2023	16840	249	R35	045	145,000	187,000	1.29	45
420	U	11	2022	16692	49	048	073	250,000	323,100	1.29	45
421	U	12	2022	16717	17	R42	020	140,000	181,300	1.30	46
422	R	10	2022	16669	119	059	010	625,000	816,000	1.31	47
423	R	9	2022	16649	75	048	042	156,000	205,300	1.32	48
424	U	6	2023	16853	244	014	126	110,000	145,200	1.32	48
425	R	10	2022	16663	198	032	103	164,150	220,000	1.34	50
426	U	10	2022	16656	62	R48	022	187,500	259,600	1.38	54
427	R	12	2022	16713	28	032	100	75,000	104,900	1.40	56
428	U	10	2022	16651	2	047	031	185,000	264,400	1.43	59

STATE OF MAINE Sales Ratio Analysis - 2025 State Valuation

Municipality: **Bangor**

County: **Penobscot (s)**

Penobscot (s)

1 Year - Residential Study

Weighted Avg. =	84%	=	84,998,700	/	100,619,377
Average Ratio =	85%	=	216.82	/	256
Avg. Deviation =	13	=	4793	/	366
Quality Rating =	15	=	13	/	85%

Average Selling Price = \$274,916 2023

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	8 2022	16578	181	R02	004		700,000	369,300	0.53	32
2	U	5 2023	16836	150	48	243		500,000	269,400	0.54	31
3	R	5 2023	16822	279	R04	031		399,900	216,000	0.54	31
4	R	4 2023	16087	189	038	138		410,000	232,100	0.57	28
5	U	1 2023	16729	194	039	022		262,500	150,700	0.57	28
6	U	11 2022	16701	143	005	041		214,500	124,700	0.58	27
7	R	5 2023	16829	135	053	003		256,000	149,300	0.58	27
8	U	10 2022	16653	213	010	038		210,000	123,100	0.59	26
9	U	11 2022	16678	230	012	002		242,500	142,600	0.59	26
10	U	5 2023	16812	225	046	169		340,000	201,500	0.59	26
11	U	7 2022	16569	315	012	096		225,000	134,400	0.60	25
12	U	7 2022	16567	326	054	135		293,000	175,100	0.60	25
13	R	12 2022	16715	238	048	106		404,000	242,100	0.60	25
14	U	9 2022	16612	261	035	097		220,000	132,200	0.60	25
15	U	10 2022	16653	98	054	082		300,000	181,300	0.60	25
16	U	5 2023	16835	136	038	066		337,000	204,900	0.61	24
17	U	6 2023	16837	267	R39	074		370,000	225,600	0.61	24
18	U	7 2022	16554	324	R23	016-B		232,000	142,400	0.61	24
19	U	1 2023	16734	176	033	002		345,000	212,000	0.61	24
20	R	10 2022	16660	205	048	206		325,000	200,400	0.62	23
21	U	5 2023	16815	63	035	045		260,000	161,100	0.62	23
22	R	5 2023	16815	136	039	185		280,000	180,100	0.64	21
23	U	9 2022	16638	219	025	066		187,357	121,000	0.65	20
24	U	12 2022	16716	36	048	002		289,000	189,200	0.65	20
25	U	6 2023	16836	48	006	070-A		228,000	148,600	0.65	20
26	R	7 2022	16567	265	014	102		240,000	156,600	0.65	20
27	U	6 2023	16842	235	R14	232		310,000	203,600	0.66	19
28	R	3 2023	16790	88	040	038-A		346,000	227,400	0.66	19
29	U	8 2022	16585	151	K42	079		227,000	149,900	0.66	19
30	U	6 2023	16862	191	R14	169		360,000	238,300	0.66	19
31	U	5 2023	16835	32	014	123		256,000	169,800	0.66	19
32	U	6 2023	16841	164	040	129		195,000	130,000	0.67	18
33	U	6 2023	16837	294	016	026		317,000	211,900	0.67	18
34	U	9 2022	16621	89	024	066		224,500	150,100	0.67	18
35	R	9 2022	16609	233	054	202		225,000	150,500	0.67	18
36	U	6 2023	16844	326	K42	055		235,000	157,200	0.67	18
37	U	11 2022	16690	95	048	226		420,000	281,100	0.67	18
38	U	11 2022	16696	187	048	276		264,900	178,300	0.67	18
39	R	10 2022	16649	133	047	097		393,000	262,900	0.67	18
40	U	12 2022	16721	117	047	254		196,000	132,300	0.68	17
41	U	9 2022	16612	50	062	017		395,000	266,800	0.68	17
42	R	8 2022	16587	16	057	011		197,000	133,300	0.68	17
43	U	12 2022	16700	326	020	108-A		315,000	213,700	0.68	17
44	U	2 2023	16763	217	046	094		196,000	133,100	0.68	17
45	R	10 2022	16653	163	039	165		215,000	146,700	0.68	17
46	U	10 2022	16668	301	038	087		350,000	239,100	0.68	17

47	U	10	2022	16667	272	052	122	220,000	150,300	0.68	17
48	U	6	2023	16862	90	054	090	315,000	215,300	0.68	17
49	U	9	2022	16617	194	010	049	177,000	121,200	0.68	17
50	U	9	2022	16616	311	R42	159	203,000	139,200	0.69	16
51	R	7	2022	16556	109	047	042	335,000	231,400	0.69	16
52	R	3	2023	16772	328	033	037	265,000	183,400	0.69	16
53	R	2	2023	16760	207	035	066	240,000	166,300	0.69	16
54	U	6	2023	16841	284	015	079	315,000	218,500	0.69	16
55	U	3	2023	16780	242	R34	051	267,500	185,700	0.69	16
56	U	11	2022	16693	299	038	025	335,000	233,400	0.70	15
57	U	5	2023	16816	92	015	121	270,000	188,900	0.70	15
58	U	4	2023	16809	172	026	010	208,000	145,700	0.70	15
59	U	4	2023	16801	60	R14	178	343,000	240,400	0.70	15
60	R	7	2022	16552	67	048	051	275,000	193,300	0.70	15
61	U	12	2022	16724	293	007	085	340,000	239,300	0.70	15
62	U	12	2022	16713	132	056	183	314,900	221,700	0.70	15
63	R	8	2022	16605	241	031	017	150,000	106,200	0.71	14
64	U	9	2022	16620	254	064	173	130,500	92,400	0.71	14
65	U	2	2023	16764	127	034	057	300,000	213,300	0.71	14
66	R	4	2023	16789	195	021	099	284,000	202,000	0.71	14
67	U	9	2022	16629	1	R40	036	452,000	321,700	0.71	14
68	U	12	2022	16721	50	010	043	179,000	127,800	0.71	14
69	U	1	2023	16729	53	056	179	285,000	203,500	0.71	14
70	U	4	2023	16803	43	023	056-A	249,900	178,600	0.71	14
71	U	10	2022	16660	275	012	054	252,000	180,600	0.72	13
72	U	12	2022	16723	317	022	028	900,000	647,400	0.72	13
73	U	1	2023	16729	57	037	171	435,500	316,600	0.73	12
74	U	6	2023	16865	34	053	162	299,900	218,900	0.73	12
75	R	7	2022	16547	124	R46	008-F	805,000	587,700	0.73	12
76	U	8	2022	16595	10	051	106	349,900	255,700	0.73	12
77	U	2	2023	16756	26	020	001-C	279,700	204,500	0.73	12
78	U	9	2022	16639	304	011	004-F	299,900	219,400	0.73	12
79	U	12	2022	16719	284	006	096	240,000	175,900	0.73	12
80	U	6	2023	16850	142	067	023	359,900	263,900	0.73	12
81	U	8	2022	16592	76	R55	134	235,000	172,400	0.73	12
82	U	6	2023	16853	242	012	066	195,000	143,300	0.73	12
83	U	7	2022	16558	245	020	001-S	299,900	220,600	0.74	11
84	U	12	2022	16704	212	034	042	275,000	202,500	0.74	11
85	U	11	2022	16689	30	054	129	375,000	276,400	0.74	11
86	R	7	2022	16564	1	R44	002	229,900	169,500	0.74	11
87	U	9	2022	16638	111	045	055	335,000	247,600	0.74	11
88	R	6	2023	16866	160	R01	043	725,000	535,900	0.74	11
89	U	9	2022	16611	113	014	099	173,400	128,500	0.74	11
90	U	12	2022	16715	254	047	171	191,000	141,600	0.74	11
91	U	7	2022	16562	35	R39	068	360,000	267,400	0.74	11
92	U	1	2023	16744	131	011	012	165,000	122,700	0.74	11
93	U	7	2022	16541	348	002	087	233,000	173,400	0.74	11
94	U	4	2023	16793	341	025	038	249,900	186,100	0.74	11
95	R	10	2022	16648	192	R04	030	395,900	296,200	0.75	10
96	R	11	2022	16684	161	046	174	340,000	254,700	0.75	10
97	U	7	2022	16540	172	046	106-A	320,000	239,900	0.75	10
98	U	5	2023	16821	297	R46	045	400,000	300,500	0.75	10
99	U	8	2022	16582	31	052	082	208,000	156,400	0.75	10
100	U	7	2022	16544	165	024	082-A	220,000	165,500	0.75	10
101	R	4	2023	16793	70	R004	033	385,000	289,700	0.75	10
102	U	6	2023	16865	18	047	125	208,000	156,600	0.75	10

103	U	7	2022	16558	206	014	114	312,000	235,200	0.75	10
104	U	11	2022	16691	139	046	154	175,000	132,000	0.75	10
105	R	2	2023	16752	145	R04	032	394,900	299,000	0.76	9
106	U	7	2022	16542	237	011	059	226,500	171,700	0.76	9
107	U	9	2022	16615	34	R70	048	425,000	322,600	0.76	9
108	R	12	2022	16715	156	046	043	165,000	125,400	0.76	9
109	U	1	2023	16728	66	064	181	137,500	104,500	0.76	9
110	U	5	2023	16815	202	R46	049	300,000	228,500	0.76	9
111	R	6	2023	16838	77	052	024	275,000	209,900	0.76	9
112	U	11	2022	16688	256	052	067	300,000	229,000	0.76	9
113	R	8	2022	16606	152	R04	024	390,000	296,900	0.76	9
114	U	9	2022	16641	326	047	295	115,000	87,900	0.76	9
115	U	11	2022	16682	213	013	086	260,000	199,000	0.77	8
116	R	5	2023	16814	293	048	005	320,000	245,200	0.77	8
117	U	4	2023	16810	337	R70	058	423,000	324,500	0.77	8
118	U	10	2022	16661	110	047	067	289,900	222,400	0.77	8
119	U	5	2023	16835	48	066	009-B	209,000	160,500	0.77	8
120	R	3	2023	16781	304	R46	007-A	285,000	219,000	0.77	8
121	U	1	2023	16739	222	R33	003-A	245,000	188,900	0.77	8
122	R	8	2022	16602	20	R11	016-A	537,000	414,900	0.77	8
123	U	9	2022	16621	287	R42	216	210,000	162,700	0.77	8
124	U	11	2022	16693	108	R45	051	260,000	201,600	0.78	7
125	U	2	2023	16758	164	013	063	195,000	151,300	0.78	7
126	U	5	2023	16817	337	R36	013	575,000	446,800	0.78	7
127	R	11	2022	16683	348	R11	016-D	380,000	295,600	0.78	7
128	U	9	2022	16635	337	039	070	198,000	154,200	0.78	7
129	U	8	2022	16578	298	020	048	290,900	227,100	0.78	7
130	U	8	2022	16586	244	013	111	220,000	171,800	0.78	7
131	R	6	2023	16839	329	023	003	324,000	253,500	0.78	7
132	R	7	2022	16561	174	R04	029	396,000	310,100	0.78	7
133	U	10	2022	16662	118	R71	025	424,000	332,700	0.78	7
134	U	3	2023	16782	77	065	152	280,000	220,500	0.79	6
135	R	9	2022	16629	59	024	017	280,000	220,600	0.79	6
136	R	12	2022	16700	107	048	185	220,000	173,700	0.79	6
137	U	10	2022	16642	63	052	097	263,900	208,700	0.79	6
138	R	8	2022	16571	79	R14	002-G	412,000	326,300	0.79	6
139	U	1	2023	16725	348	R42	254	219,900	174,200	0.79	6
140	R	3	2023	16770	21	R03	004	180,000	142,700	0.79	6
141	U	8	2022	16584	35	R45	036	370,000	293,500	0.79	6
142	U	7	2022	16537	281	047	198	289,900	230,100	0.79	6
143	U	12	2022	16707	238	064	123	140,000	111,600	0.80	5
144	U	2	2023	16751	261	064	170	137,500	109,900	0.80	5
145	R	10	2022	16651	260	048	163-A	184,000	147,200	0.80	5
146	U	9	2022	16623	74	053	137	190,000	152,900	0.80	5
147	U	9	2022	16622	22	022	065	680,000	547,300	0.80	5
148	U	6	2023	16838	290	037	172	340,000	273,900	0.81	4
149	R	4	2023	16799	126	032	132	260,000	210,000	0.81	4
150	U	3	2023	16772	42	R42	120	226,000	182,600	0.81	4
151	R	10	2022	16673	117	R43	009-F	430,000	348,000	0.81	4
152	U	2	2023	16753	32	038	055	535,000	433,600	0.81	4
153	U	7	2022	16568	42	R42	116	200,000	162,300	0.81	4
154	U	12	2022	16702	297	046	077	193,000	156,700	0.81	4
155	R	7	2022	16568	151	R01	006F	637,000	518,700	0.81	4
156	U	6	2023	16860	89	048	088	223,000	181,600	0.81	4
157	R	10	2022	16662	326	R01	005	100,000	81,500	0.82	3
158	U	3	2023	16783	293	002	046-A	345,000	281,200	0.82	3
159	U	7	2022	16571	334	R42	154	193,000	157,600	0.82	3
160	U	12	2022	16708	278	037	058	365,000	298,200	0.82	3

161	U	2	2023	16761	138	057	036	205,000	167,500	0.82	3
162	U	4	2023	16806	172	K42	015	157,000	128,300	0.82	3
163	R	7	2022	16548	322	037	072	209,000	170,800	0.82	3
164	U	12	2022	16706	152	R24	098	206,000	168,500	0.82	3
165	U	3	2023	16776	148	R35	001	290,000	237,400	0.82	3
166	U	10	2022	16653	231	064	120	142,000	116,500	0.82	3
167	U	12	2022	16719	125	034	194	180,000	147,800	0.82	3
168	U	5	2023	16826	184	R14	107	235,000	193,000	0.82	3
169	U	10	2022	16666	84	034	033	220,000	180,800	0.82	3
170	U	10	2022	16676	313	034	063	226,000	186,000	0.82	3
171	U	12	2022	16709	78	047	282	246,900	203,800	0.83	2
172	R	4	2023	16799	335	R46	007-D	271,500	224,200	0.83	2
173	U	1	2023	16745	186	002	051	155,000	128,100	0.83	2
174	U	7	2022	16551	153	053	101-A	192,000	159,200	0.83	2
175	U	5	2023	16831	189	R14	120	391,005	324,300	0.83	2
176	R	1	2023	16741	124	048	228	168,400	139,700	0.83	2
177	U	7	2022	16556	26	059	019	380,000	316,200	0.83	2
178	R	3	2023	16788	327	R12	008-A	335,000	278,800	0.83	2
179	U	10	2022	16665	49	046	105	241,500	201,100	0.83	2
180	U	8	2022	16596	98	067	045	266,000	221,700	0.83	2
181	R	7	2022	16566	333	017	040	183,000	153,000	0.84	1
182	U	9	2022	16620	256	R45	026	280,000	234,500	0.84	1
183	U	8	2022	16589	110	029	079	489,000	409,700	0.84	1
184	U	8	2022	16580	41	R48	051	220,000	184,400	0.84	1
185	U	10	2022	16661	321	K42	094	185,000	155,500	0.84	1
186	R	3	2023	16777	37	R04	023	395,000	332,300	0.84	1
187	U	8	2022	16593	43	044	034	239,000	201,100	0.84	1
188	R	9	2022	16616	325	R05	014-D	342,000	288,300	0.84	1
189	R	12	2022	16713	1	R23	008-C	167,500	141,800	0.85	
190	U	7	2022	16558	224	053	143A	209,000	177,100	0.85	
191	U	11	2022	16683	84	064	016	185,000	157,800	0.85	
192	U	1	2023	16747	57	020	064	165,000	140,800	0.85	
193	U	6	2023	16839	89	R70	094	435,000	372,300	0.86	1
194	U	11	2022	16690	228	010	045	230,000	196,900	0.86	1
195	R	6	2023	16864	33	040	121	189,000	162,100	0.86	1
196	U	7	2022	16542	251	017	020	171,500	147,300	0.86	1
197	U	8	2022	16587	97	R56	003-J	189,900	163,200	0.86	1
198	R	11	2022	16694	325	R52	001-H	600,000	515,700	0.86	1
199	R	7	2022	16537	55	033	079	295,000	253,600	0.86	1
200	U	2	2023	16760	220	067	005	285,000	245,200	0.86	1
201	U	12	2022	16721	24	065	082	380,000	327,400	0.86	1
202	U	3	2023	16775	34	R42	129	161,400	139,100	0.86	1
203	U	7	2022	16559	196	024	118	215,000	185,400	0.86	1
204	U	2	2023	16757	39	007	106	280,000	242,400	0.87	2
205	U	4	2023	16803	303	052	165	228,000	197,500	0.87	2
206	R	9	2022	16621	8	032	173	230,000	199,800	0.87	2
207	U	8	2022	16592	111	054	015	230,000	200,000	0.87	2
208	R	7	2022	16576	332	R52	001	435,000	378,800	0.87	2
209	U	11	2022	16701	159	023	054	245,000	213,500	0.87	2
210	R	11	2022	16699	215	039	143	275,000	240,100	0.87	2
211	U	12	2022	16718	199	038	067	265,000	231,400	0.87	2
212	U	2	2023	16760	178	031	014	267,500	233,700	0.87	2
213	U	3	2023	16785	132	020	026	397,900	347,900	0.87	2
214	U	11	2022	16695	346	015	055	310,000	271,100	0.87	2
215	R	7	2022	16564	291	024	061	235,000	205,900	0.88	3
216	U	8	2022	16585	170	R40	045	330,000	289,200	0.88	3
217	R	1	2023	16734	291	035	096	235,000	206,000	0.88	3
218	U	8	2022	16586	53	R45	053	300,000	263,400	0.88	3
219	R	1	2023	16729	86	R52	037	649,000	571,500	0.88	3

220	R	10	2022	16660	156	R30	005-B	150,000	132,200	0.88	3
221	U	11	2022	16696	289	R42	011	178,800	157,600	0.88	3
222	U	7	2022	16553	71	056	069	490,000	432,100	0.88	3
223	U	8	2022	16591	336	R34	006-J	260,000	229,400	0.88	3
224	R	9	2022	16611	314	026	032	200,000	176,500	0.88	3
225	U	8	2022	16587	349	016	041	239,900	212,000	0.88	3
226	U	5	2023	16834	147	019	007-C	639,000	565,600	0.89	4
227	U	11	2022	16674	78	034	012	190,000	168,700	0.89	4
228	U	8	2022	16595	1	037	125	250,000	222,900	0.89	4
229	U	9	2022	16622	128	R48	023	340,000	303,200	0.89	4
230	U	10	2022	16648	219	051	001-B	236,900	212,000	0.89	4
231	U	10	2022	16661	80	015	084	226,000	202,700	0.90	5
232	U	2	2023	16747	17	032	095	425,000	382,400	0.90	5
233	U	7	2022	16568	221	021	009	190,000	171,000	0.90	5
234	U	7	2022	16570	8	013	050	165,000	148,500	0.90	5
235	U	4	2023	16793	3	039	099	212,850	191,900	0.90	5
236	U	3	2023	16782	275	R35	032	180,000	162,300	0.90	5
237	U	2	2023	16748	15	R70	066	380,000	342,800	0.90	5
238	U	5	2023	16833	281	025	050	230,900	208,600	0.90	5
239	U	12	2022	16706	36	007	102	306,500	277,700	0.91	6
240	R	6	2023	16865	287	038	084	340,000	308,800	0.91	6
241	U	5	2023	16836	99	047	234	340,000	309,300	0.91	6
242	U	10	2022	16650	109	R42	141	144,600	131,700	0.91	6
243	R	1	2023	16739	108	R11	016-F	572,000	522,400	0.91	6
244	R	6	2023	16885	153	012	099	227,500	208,800	0.92	7
245	R	11	2022	16699	54	032	118	145,000	133,100	0.92	7
246	U	8	2022	16598	252	007	033	195,000	179,100	0.92	7
247	U	1	2023	16733	133	R25	009	399,000	367,100	0.92	7
248	U	6	2023	16857	126	024	094	205,000	188,700	0.92	7
249	U	10	2022	16668	168	R23	051	287,500	265,600	0.92	7
250	R	8	2022	16579	215	047	053	189,000	175,200	0.93	8
251	U	12	2022	16705	224	048	016	210,000	194,700	0.93	8
252	U	11	2022	16684	69	029	085-A	389,000	360,700	0.93	8
253	R	11	2022	16700	115	048	039	300,000	278,700	0.93	8
254	U	10	2022	16655	188	035	002-B	160,000	148,800	0.93	8
255	R	3	2023	16795	105	R12	008	121,500	113,300	0.93	8
256	U	8	2022	16618	19	069	019	185,000	172,600	0.93	8
257	U	5	2023	16832	167	005	021	187,500	175,300	0.93	8
258	U	1	2023	16742	329	021	080	170,000	159,000	0.94	9
259	R	2	2023	16757	56	040	100	225,888	211,700	0.94	9
260	U	3	2023	16788	276	030	087-A	355,000	333,000	0.94	9
261	U	12	2022	16715	117	038	028	390,000	366,100	0.94	9
262	U	3	2023	16790	6	K42	019	225,000	211,400	0.94	9
263	U	1	2023	16753	189	012	059	226,000	212,700	0.94	9
264	U	3	2023	16787	172	R14	006-A	170,000	160,000	0.94	9
265	R	1	2023	16739	152	021	074	540,000	509,400	0.94	9
266	U	11	2022	16699	7	057	077	400,000	378,200	0.95	10
267	U	7	2022	16561	223	047	294	155,000	146,700	0.95	10
268	U	4	2023	16794	161	053	065	264,900	250,900	0.95	10
269	U	8	2022	16598	342	R71	022-A	379,900	360,200	0.95	10
270	U	10	2022	16659	2	058	012-A	329,000	312,000	0.95	10
271	R	9	2022	16612	334	030	007	179,900	171,000	0.95	10
272	U	6	2023	16862	158	067	033	280,000	266,600	0.95	10
273	U	10	2022	16650	242	055	124	184,000	175,200	0.95	10
274	U	3	2023	16804	344	038	005	700,000	667,500	0.95	10
275	U	3	2023	16780	76	070	048	350,000	330,800	0.95	10
276	U	6	2023	16839	54	R55	141	232,000	222,300	0.96	11
277	U	11	2022	16705	348	030	058	242,500	232,400	0.96	11
278	R	10	2022	16651	272	039	168	150,000	144,200	0.96	11

279	U	8	2022	16589	174	064	201	120,000	115,500	0.96	11
280	U	4	2023	16800	56	067	018	575,000	553,700	0.96	11
281	U	3	2023	16783	205	056	195	253,000	245,400	0.97	12
282	U	8	2022	16602	139	034	051	161,000	156,200	0.97	12
283	U	4	2023	16805	141	016	069	825,000	801,000	0.97	12
284	R	8	2022	16586	183	R57	009	725,000	705,100	0.97	12
285	U	11	2022	16697	293	037	132	317,500	308,800	0.97	12
286	R	6	2023	16845	48	040	080	89,500	87,100	0.97	12
287	U	8	2022	16594	16	056	191	295,000	287,200	0.97	12
288	U	6	2023	16851	174	070	023	510,000	496,800	0.97	12
289	U	8	2022	16578	139	R70	098	400,000	391,200	0.98	13
290	R	9	2022	16626	47	039	116	385,000	376,700	0.98	13
291	U	8	2022	16600	62	006	062	155,000	151,900	0.98	13
292	U	5	2023	16820	228	R63	014	220,000	215,800	0.98	13
293	U	12	2022	16704	233	024	097	194,000	191,000	0.98	13
294	U	2	2023	16747	249	013	184	153,250	150,900	0.98	13
295	U	2	2023	16762	57	006	101	180,000	177,300	0.99	14
296	U	10	2022	16652	281	R42	122	110,000	109,500	1.00	15
297	U	6	2023	16840	96	052	031	110,000	109,600	1.00	15
298	U	7	2022	16562	200	047	039	165,000	164,600	1.00	15
299	U	8	2022	16579	271	017	025	120,000	119,800	1.00	15
300	R	10	2022	16670	39	041	048	160,000	160,300	1.00	15
301	R	2	2023	16747	5	025	010	135,000	135,700	1.01	16
302	U	12	2022	16704	158	034	145	199,900	201,100	1.01	16
303	R	11	2022	16692	196	039	066-A	207,000	208,300	1.01	16
304	U	6	2023	16864	35	054	141	135,000	136,100	1.01	16
305	U	2	2023	16748	66	012	100	177,000	179,200	1.01	16
306	U	8	2022	16591	86	053	142	160,000	162,300	1.01	16
307	U	2	2023	16747	300	013	147	153,250	156,000	1.02	17
308	U	9	2022	16624	263	016	061	650,000	663,900	1.02	17
309	R	6	2023	16842	74	023	091-A	240,000	245,600	1.02	17
310	U	12	2022	16709	204	033	057	194,000	198,800	1.02	17
311	R	3	2023	16786	302	038	108	200,000	205,300	1.03	18
312	U	12	2022	16716	343	047	111-A	195,000	200,200	1.03	18
313	U	9	2022	16622	195	037	150	272,900	280,300	1.03	18
314	U	8	2022	16586	115	054	069	125,000	129,000	1.03	18
315	U	7	2022	16561	134	040	081	138,000	142,500	1.03	18
316	R	8	2022	16598	74	048	273	175,000	180,900	1.03	18
317	U	2	2023	16758	32	057	061	367,000	380,200	1.04	19
318	U	6	2023	16844	171	035	002-A	205,000	212,500	1.04	19
319	U	2	2023	16754	202	024	122	108,900	113,200	1.04	19
320	R	8	2022	16597	18	068	003-B	325,000	338,100	1.04	19
321	R	2	2023	16750	29	047	084	268,000	279,400	1.04	19
322	R	5	2023	16835	112	034	015	180,000	187,800	1.04	19
323	R	12	2022	16724	188	048	036	292,000	307,300	1.05	20
324	U	12	2022	16703	30	034	136	190,000	200,000	1.05	20
325	U	11	2022	16699	99	R34	027	258,000	273,400	1.06	21
326	R	3	2023	16787	1	R36	016	745,000	790,100	1.06	21
327	U	1	2023	16745	124	065	089	251,500	267,400	1.06	21
328	U	1	2023	16740	302	048	102	180,000	191,800	1.07	22
329	R	3	2023	16775	300	025	140-A	165,777	178,000	1.07	22
330	R	4	2023	16789	1	R31	008-A	207,000	224,900	1.09	24
331	U	11	2022	16684	257	062	105	319,000	347,000	1.09	24
332	U	6	2023	16838	340	023	005	345,000	377,200	1.09	24
333	U	11	2022	16699	1	014	094	160,000	176,300	1.10	25
334	U	6	2023	16855	72	053	091-C	160,000	176,400	1.10	25
335	R	1	2023	16746	313	034	034	180,000	199,500	1.11	26
336	U	7	2022	16561	60	062	014	447,000	498,700	1.12	27

337	U	1	2023	16732	106	014	078	145,000	162,400	1.12	27
338	U	7	2022	16567	152	R42	112	228,800	257,000	1.12	27
339	U	10	2022	16669	183	051	199	220,000	249,500	1.13	28
340	U	7	2022	16552	337	032	171	35,000	39,800	1.14	29
341	R	6	2023	16838	187	035	107	185,000	211,300	1.14	29
342	R	7	2022	16556	46	047	115	212,000	243,300	1.15	30
343	U	8	2022	16570	160	021	039	242,100	281,000	1.16	31
344	U	8	2022	16579	187	035	121	155,000	180,800	1.17	32
345	R	10	2022	16651	274	017	038	180,000	212,600	1.18	33
346	U	11	2022	16686	271	051	021	200,000	237,700	1.19	34
347	U	11	2022	16675	220	038	035	169,900	202,300	1.19	34
348	U	9	2022	16637	83	023	052	135,000	161,000	1.19	34
349	U	5	2023	16828	99	R35	010	125,000	153,000	1.22	37
350	R	10	2022	16659	4	023	056	165,000	202,100	1.22	37
351	U	12	2022	16717	323	015	075	325,000	399,000	1.23	38
352	R	10	2022	16678	332	032	057	110,000	135,100	1.23	38
353	U	12	2022	16705	94	007	061	295,000	366,400	1.24	39
354	R	10	2022	16686	28	047	205	170,000	211,200	1.24	39
355	U	2	2023	16763	337	053	225	136,250	170,500	1.25	40
356	U	8	2022	16599	62	064	183	80,000	101,700	1.27	42
357	U	6	2023	16840	249	R35	045	145,000	187,000	1.29	44
358	U	11	2022	16692	49	048	073	250,000	323,100	1.29	44
359	U	12	2022	16717	17	R42	020	140,000	181,300	1.30	45
360	R	10	2022	16669	119	059	010	625,000	816,000	1.31	46
361	R	9	2022	16649	75	048	042	156,000	205,300	1.32	47
362	U	6	2023	16853	244	014	126	110,000	145,200	1.32	47
363	R	10	2022	16663	198	032	103	164,150	220,000	1.34	49
364	U	10	2022	16656	62	R48	022	187,500	259,600	1.38	53
365	R	12	2022	16713	28	032	100	75,000	104,900	1.40	55
366	U	10	2022	16651	2	047	031	185,000	264,400	1.43	58

STATE OF MAINE Sales Ratio Analysis - 2025 State Valuation

Municipality: **Bangor**

County: **Penobscot (s)**

1 Year - Condominium Study

Weighted Avg. =	79%	=	6,499,300	/	8,221,277
Average Ratio =	78%	=	20.16	/	26
Avg. Deviation =	9	=	308	/	36
Quality Rating =	12	=	9	/	78%

Average Selling Price = \$228,369 2023

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	M	6 2023	16841	1	R24	009-B	247,500	142,900	0.58	20	
2	M	6 2023	16856	347	061	248	328,000	216,900	0.66	12	
3	M	7 2022	16569	191	R24	009-B	215,000	142,900	0.66	12	
4	M	3 2023	16770	96	061	021	203,000	136,400	0.67	11	
5	M	3 2023	16777	292	R41	040	211,500	142,600	0.67	11	
6	M	6 2023	16866	131	R24	009-B	204,000	138,900	0.68	10	
7	M	4 2023	16796	18	R22	008-D	300,000	207,800	0.69	9	
8	M	4 2023	16791	48	061	219	312,000	218,400	0.70	8	
9	M	9 2022	16634	125	R14	006-D	190,000	134,300	0.71	7	
10	M	8 2022	16613	97	061	020	203,000	148,000	0.73	5	
11	M	3 2023	16780	331	R22	008-D	279,900	205,500	0.73	5	
12	M	10 2022	16650	264	R22	008-D	250,000	184,100	0.74	4	
13	M	9 2022	16637	96	061	008	178,000	132,300	0.74	4	
14	M	11 2022	16686	289	061	002	195,000	146,900	0.75	3	
15	M	11 2022	16696	151	R45	001-L	205,000	155,000	0.76	2	
16	M	10 2022	16653	72	061	226	275,000	209,100	0.76	2	
17	M	6 2023	16839	212	R22	008-D	240,000	184,100	0.77	1	
18	M	10 2022	16656	241	061	204	277,000	214,500	0.77	1	
19	M	6 2023	16863	201	041	076	325,000	252,000	0.78		
20	M	6 2023	16843	3	R22	008-D	240,000	186,500	0.78		
21	M	3 2023	16787	98	061	100	180,000	139,900	0.78		
22	M	4 2023	16789	346	041	076	340,000	264,800	0.78		
23	M	9 2022	16630	328	R45	001-L	190,000	148,400	0.78		
24	M	8 2022	16573	190	061	010	181,000	142,400	0.79	1	
25	M	9 2022	16614	158	061	036	180,000	142,300	0.79	1	
26	M	7 2022	16566	53	R45	001-L	185,000	150,500	0.81	3	
27	M	8 2022	16581	273	061	079	170,000	142,500	0.84	6	
28	M	12 2022	16704	133	R34	030-B	200,000	168,900	0.84	6	
29	M	4 2023	16798	28	061	027	170,000	146,900	0.86	8	
30	M	8 2022	16603	109	R34	060	176,000	156,100	0.89	11	
31	M	11 2022	16684	260	061	091	155,000	141,000	0.91	13	
32	M	3 2023	16773	221	R41	054	140,000	133,100	0.95	17	
33	M	7 2022	16553	243	R71	028-D	370,000	375,800	1.02	24	
34	M	12 2022	16719	99	061	247	201,000	206,700	1.03	25	
35	M	7 2022	16572	159	R71	033	394,377	410,700	1.04	26	
36	M	12 2022	16724	310	R14	006-D	110,000	130,200	1.18	40	

STATE OF MAINE Sales Ratio Analysis - 2025 State Valuation

Municipality:

**Bangor**

County:

**Penobscot (s)**

1 Year - Commercial Study

Weighted Avg. =	89%	=	18,679,800	/	20,880,662
Average Ratio =	88%	=	14.1	/	16
Avg. Deviation =	9	=	213	/	24
Quality Rating =	10	=	9	/	88%

Average Selling Price = \$870,028 2023

Item No.	Class	Date of Sale Month	Date of Sale Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	C	5	2023	16832	117	R23	001-A		2,580,000	1,476,400	0.57	31
2	C	8	2022	16600	80	R10	018		1,000,000	723,700	0.72	16
3	C	10	2022	16651	276	049	054		413,000	326,300	0.79	9
4	C	3	2023	16769	193	037	084		425,000	341,000	0.80	8
5	C	3	2023	16791	134	034	148		400,000	324,600	0.81	7
6	C	6	2023	16858	220	053	078		225,222	186,200	0.83	5
7	C	3	2023	16781	151	R28	012		775,000	641,400	0.83	5
8	C	7	2022	16541	39	017	001		300,000	250,700	0.84	4
9	C	6	2023	16866	76	042	217		1,157,140	971,700	0.84	4
10	C	11	2022	16699	67	049	220		3,700,000	3,124,200	0.84	4
11	C	12	2022	16718	24	030	028		305,000	263,200	0.86	2
12	C	10	2022	16670	224	054	223		274,000	238,700	0.87	1
13	C	9	2022	16620	287	048	263		300,000	264,000	0.88	
14	C	10	2022	16656	193	049	044		325,000	286,000	0.88	
15	C	1	2023	16745	207	R41	039		6,150,000	5,455,900	0.89	1
16	C	10	2022	16651	254	035	156		390,000	353,100	0.91	3
17	C	1	2023	16736	79	057	058		895,000	832,700	0.93	5
18	C	11	2022	16699	255	049	055		475,000	453,600	0.95	7
19	C	10	2022	16653	46	013	158		395,000	380,800	0.96	8
20	C	3	2023	16791	1	013	157		510,000	501,800	0.98	10
21	C	5	2023	16826	112	R25	016		166,000	171,200	1.03	15
22	C	9	2022	16616	253	041	069		1,200,000	1,285,500	1.07	19
23	C	10	2022	16651	180	035	184		200,000	216,400	1.08	20
24	C	2	2023	16753	253	033	048		235,300	263,500	1.12	24

## Business Equipment Tax Exemption Audit

Municipality: Bangor

Date: 2/15/2024

County: Penobscot (s)

Municipal Official(s): Phil Drew - City Assessor

Municipal Valuation - 2023

2025 State Valuation

		<u>Yes</u>	<u>No</u>	<u>Comment(s)</u>
1. Are application(s) available for inspection?	<b>398 of 398</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
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:** BETE is administered in accordance with BETE tax law.

Signature: Byron D. Filbetts  
Field Rep.

Property Tax Division

**REPORT OF ASSESSMENT REVIEW**

**Municipality** Bangor **County** Penobscot (s)

**I. Valuation System**

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

**II. Assessment Records / Condition** Website w/VAL data Y/N  Web Address <http://www.bangormaine.gov/>

Valuation Book	<u>Very Good</u>	Tree Growth Forms	<u>Very Good</u>
Property Record Cards	<u>Very Good</u>	Farm Land Forms	<u>Very Good</u>
Veteran Exemption Forms	<u>Very Good</u>	Open Space Forms	<u>Not Applicable</u>
Homestead Exemption Forms	<u>Very Good</u>	Working Waterfront Forms	<u>Not Applicable</u>

**III. Supplements and Abatements**

Supplements: Number Made 8 Value Supplementec 1,661,600  
 Abatements: Number granted 28 Value Abated (43,403,820)  
 (excluding current use penalties)

**IV. Statistical Information**

Number of Parcels	<u>9,968</u>	Land Area	<u>21,300</u>
Taxable Acres	<u>19,589</u>	Bog/Swamp	<u>743</u>
Population (2020)	<u>31,753</u>		

**V. Assessment Standards**

Standards Ratio 99.95% = (2023 Municipal Valuation /2024 State Valuation)  
 Assessment Quality: Combined 15

Comments or Plans for Compliance: \_\_\_\_\_  
 \_\_\_\_\_

**VI. Audit Information**

Municipal Official providing data: Phil Drew - City Assessor  
 Date(s) of Field Audit: 2/15/2024

**VII. Office Review**

Recommended by: Byron D. Tibbetts  
 Field Rep  
 Checked by: KF 8.13.2024  
 Approved by: Tony Pinette 2/26/2024

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