

City Assessor's Annual Assessment Update Effective April 1, 2025



New single residence neighborhood with 60 homes on Wildwood Drive & Firefly Lane off of Lancaster/Essex.



The purpose of this presentation is to inform real estate owners of how the real estate market has changed over the past year in Bangor and how the Assessing department has changed assessed values to track “the market”. The goal when making changes is for each property’s assessed value to be very near its market value.



- Quality Market Information
- Supply and Demand Changes
- Inflation in Market Prices
- Equality Adjustments
- Fair and Equitable Assessments



Maine's Official
Assessment Date
is **April 1st**
Each Year

The City's fiscal year runs from
July 1, 2025 to June 30, 2026.

This period is called **Fiscal Year 2026.**

How is the mill (tax) rate determined

On an annual basis, the city's Finance Director reports to the Assessor *just* the dollar amount that needs to be raised/collected from the local property tax, on both personal property and real estate. This collection will fund:

- the city and local schools*
- TIF fund operations
- the Overlay amount
- the apportionment for Penobscot County, which Penobscot County requests in a report provided directly to the City.

The municipal mill (tax) rate when applied to your property value will cover all four amounts.

*The amount to be raised for the city and school budgets has already been reduced by all the other funds expected to be collected over the fiscal year from school funding, car registrations, permits, fees, state and federal grants, etc.

How is the mill (tax) rate determined (Continued)

For Example, For the Fiscal Year 2026:

The total taxable amount of Property in the City is \$4,018,285,500.00.

The amount to be raised with taxes is \$74,105,551.00.

The amount we received from Maine Reimbursements is \$2,981,898.00.

The actual tax for the commitment then ended up being \$71,123,653.35. This figure is then divided by the city's total taxable value of \$4,018,285,500.

Formula: $\$71,123,653.35 / \$4,018,285,500.00 = 0.017699$ or rounded to 0.0177

Mill (tax) rate expressed in \$/\$1,000 of net valuation or \$17.70/\$1,000

2025 MUNICIPAL TAX RATE CALCULATION FORM

Municipality: Bangor

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

1. Total taxable value of real estate	1	\$3,815,616,500 <small>(from page 1, line 8)</small>
2. Total taxable value of personal property	2	\$202,669,000 <small>(from page 1, line 10)</small>
3. Total taxable value of real estate and personal property (Line 1 plus line 2)	3	\$4,018,285,500 <small>(from page 1, line 11)</small>
4a. Total exempt value for all homestead exemptions granted	4a	\$128,470,900 <small>(from Page 1, line 14f)</small>
4b. Homestead exemption reimbursement value	4b	\$97,637,884
5a. Total exempt value of all BETE qualified property	5a	\$156,381,300 <small>(from page 2, line 15c)</small>
5b. BETE exemption reimbursement value	5b	\$92,808,944
6. Total valuation base (Line 3 + line 4b + line 5b)	6	\$4,208,732,328

ASSESSMENTS

7. County tax	7	\$5,171,827.00
8. Municipal appropriation	8	\$46,524,357.00
9. TIF financial plan amount	9	\$4,312,592 <small>(must match page 2, line 18c + 18d)</small>
10. Local education appropriation	10	\$30,409,511.00
11. Total appropriations (Add lines 7 through 10)	11	\$86,418,287.00

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	\$12,312,736.00
13. Other revenues: (All other revenues that have been formally appropriated to reduce the commitment such as excise tax revenue, T.G. reimbursement, renewable energy reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	\$0.00
14. Total deductions (Line 12 plus line 13)	14	\$12,312,736.00

15. Net to be raised by local property tax rate (Line 11 minus line 14) **15** **\$74,105,551.00**

	A	B	C	
16.	\$74,105,551.00 <small>(Amount from line 15)</small>	x 1.05	= \$77,810,828.55	Maximum Allowable Tax
17.	\$74,105,551.00 <small>(Amount from line 15)</small>	= \$4,208,732,328 <small>(Amount from line 6)</small>	= 0.01761	Minimum Tax Rate
18.	\$77,810,828.55 <small>(Amount from line 16)</small>	= \$4,208,732,328 <small>(Amount from line 6)</small>	= 0.01849	Maximum Tax Rate
19.	\$4,018,285,500.00 <small>(Amount from line 3)</small>	x 0.01770 <small>(Selected Rate)</small>	= \$71,123,653.35 <small>(Enter on page 1, line 13)</small>	Tax for Commitment
20.	\$74,105,551.00 <small>(Amount from line 15)</small>	x 0.05	= \$3,705,277.55	Maximum Overlay
21.	\$97,637,884 <small>(Amount from line 4b)</small>	x 0.01770 <small>(Selected Rate)</small>	= \$1,728,190.55 <small>(Enter on line 8, Assessment Warrant)</small>	Homestead Reimbursement
22.	\$92,808,944 <small>(Amount from line 5b)</small>	x 0.01770 <small>(Selected Rate)</small>	= \$1,642,718.31 <small>(Enter on line 9, Assessment Warrant)</small>	BETE Reimbursement
23.	\$74,494,562.21 <small>(Line 19 plus lines 21 and 22)</small>	- \$74,105,551.00 <small>(Amount from line 15)</small>	= \$389,011.21 <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.

Example: tax due for a single-residence home

Individual tax bills are based on the property's taxable assessed value multiplied by the City's mill (tax) rate .

For example:

Properties land value:	\$ 35,000
<u>Properties building or improvement value:</u>	<u>\$215,000</u>
Total Assessed Value:	\$250,000
Less Homestead exemption:	-\$25,000
Less Veteran exemption:	0
<u>Less Legally-blind or Renewable energy:</u>	<u>0</u>
Taxable assessed value:	\$225,000
Tax due:	\$225,000 times 0.0177 equals \$3,982.50

FY2026

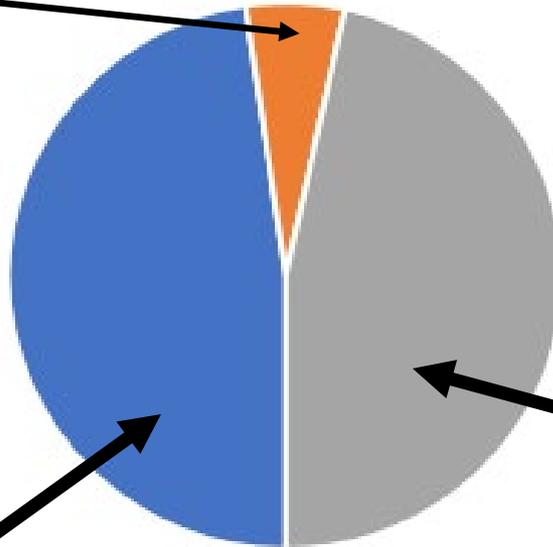
Who pays what share of property taxes in Bangor?

4.9%

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

COMMERCIAL &
INDUSTRIAL LAND,
STRUCTURES AND
BUSINESS
PERSONAL
PROPERTY

46.3%



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

48.8%

Source: City Assessor calculations based on a mill rate (tax rate) of \$17.70/\$1,000.

How have Tax Shares Shifted Over Time?

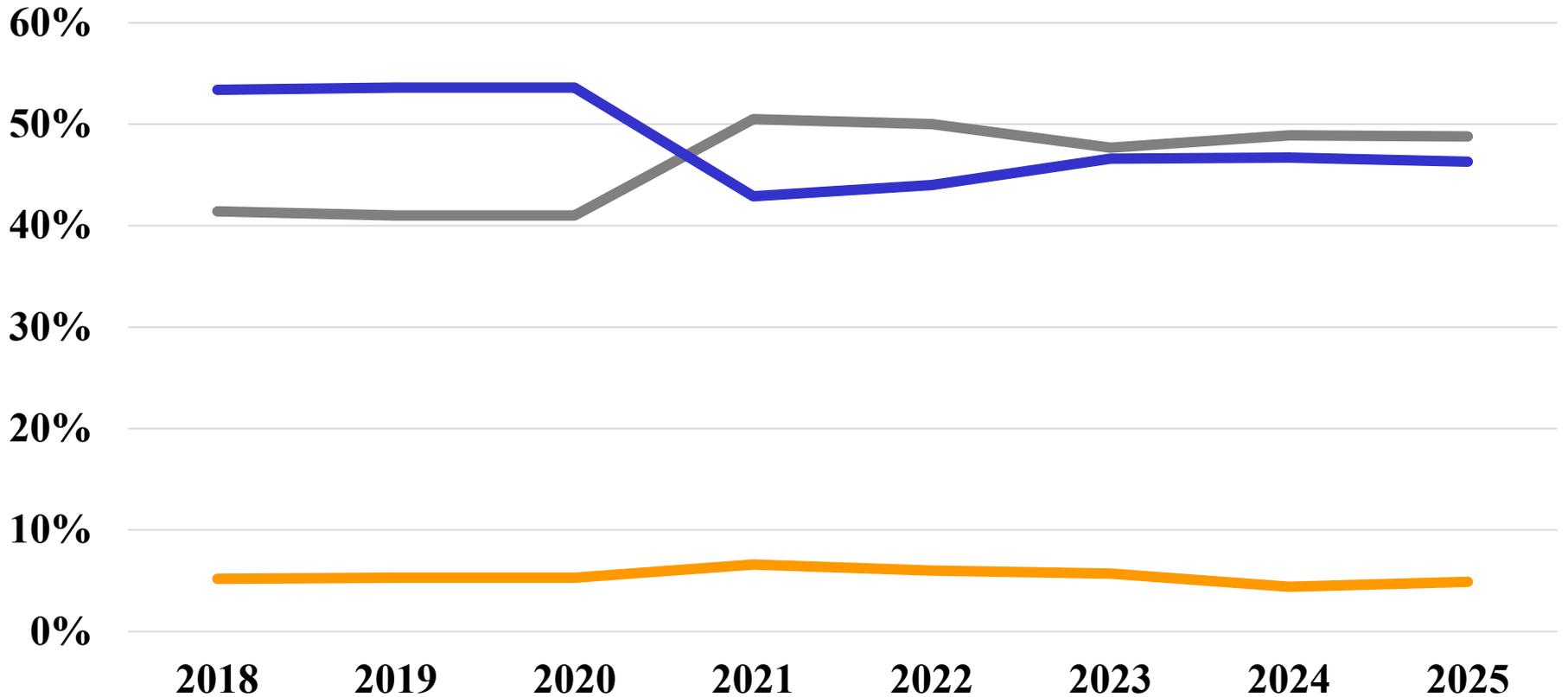
Over the last 8 years, who pays what share of the property taxes in Bangor has shifted.

Eight years ago, the Commercial & Industrial Land, Structures, and Business Personal Property paid the largest share of taxes.

Now Residential 1-4 Family Homes, Condos, PUDs, Mobile Homes, and Residential Vacant Land pay the largest share by a thin margin.

Homestead, BETE, & Renewable Energy Reimbursements from the state have been steady over that time frame.

Property Tax Shares Over the Last 8 Years



— Homestead, BETE, & Renewable Energy Reimbursement from the State of Maine

— Residential 1-4 Family Homes, Condos, PUDs, Mobile Homes, and Residential Vacant Land

— Commercial & Industrial Land, Structures, and Business Personal Property

Individual Exemptions

For more information on property tax exemptions like homestead, veteran, legally-blind or renewable energy, please contact the Assessing Department at (207) 992-4209.

An exemption will reduce the amount you have to pay in property taxes.

Individual Exemptions

<u>Type</u>	<u>Amount</u>	<u>Tax Savings</u>
• Homestead	\$25,000	up to \$442.50
• Veteran	\$ 6,000	up to \$106.20
• Blind	\$ 4,000	up to \$70.80
• Solar or Renewable exemptions vary in contributory value, with the exemption matching the contributory value and not the original cost.		

Bangor's Mill (Tax) Rate

Last Year's Rate

This Year's Rate

\$18.55  \$17.70

A decrease of 85 cents or about 5%.

The same tax rate is used for all classes of property, both real and personal.

Frequently asked questions from the public

In my community/neighborhood, I privately pay for things like: road plowing and maintenance, trash pickup, etc.

Or, I private pay for a child's private K thru 12 education.

Is there a state statute which would allow the city to apply a lower mill (tax) rate for my property tax calculation since I use fewer city services?

No, at this time one does not exist. All tax bills use \$17.70/\$1,000 of taxable valuation.

Code of Ordinances 28-11 Assessor

A. Appointment and qualification. The City's single Assessor shall be appointed by order of the City Council for a term not to exceed five years. No person shall be appointed to the office unless, at the time of appointment, he or she has been certified as a professional Assessor for the State Bureau of Taxation in accordance with 36 M.R.S.A. § 310 et seq., as amended. See Certified Maine Assessor Certificate #516.

B. Powers and duties. The City's single Assessor shall exercise all powers and duties of Municipal Tax Assessor under the Constitution and the laws of the State of Maine. The Assessor shall also serve as department head of the City's Assessing Department and shall supervise the work of any Assistant Assessors and clerical staff of the Assessing Department.

Assessed Value

- The assessed value, or tax-assessed value, is a property's determined valuation used to calculate the appropriate amount of property tax.
- The value considers the sales of similar homes, square footage, condition, quality and current real estate market conditions to name just a few.

Sale Period



- Real estate sales which occurred from **July 2023** thru **June 2024** received the most weight in our analyses; over 441 sales were considered.

What is a property's Sales Ratio?



- Sales Ratio = $\frac{\text{Total Assessed Value}}{\text{Sale Price}}$
(divided by)
- If a property's total assessed value before exemptions is \$250,000 and it sells for \$357,000, the sale ratio is about 70% or undervalued by 30%.
- If a property's total assessed value before exemptions is \$300,000 and it sells for \$270,000, the sale ratio is about 110% or overvalued by 10%.

Objectives



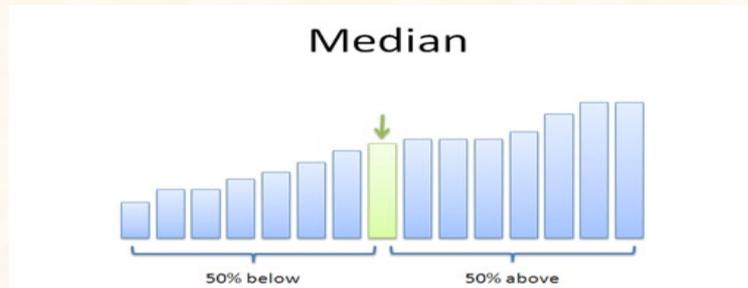
- City policy says overall sales ratio should be about 100%. As the market changes, so will the assessed values in an effort to improve equity. The target ratio was 91% for the April 1, 2025 adjustments.
- Assessor proposes to make valuation changes by neighborhood (location) and by property type or characteristic. Changes are necessary because some ratio studies showed a median ratio either below 91% or above 103%.
- As adjustments are made and the median ratio moves toward 91%, equity improves.

Single-Residence Home Sales (includes Condo/PUD properties)

■ Average Sale Price ■ Median Sale Price



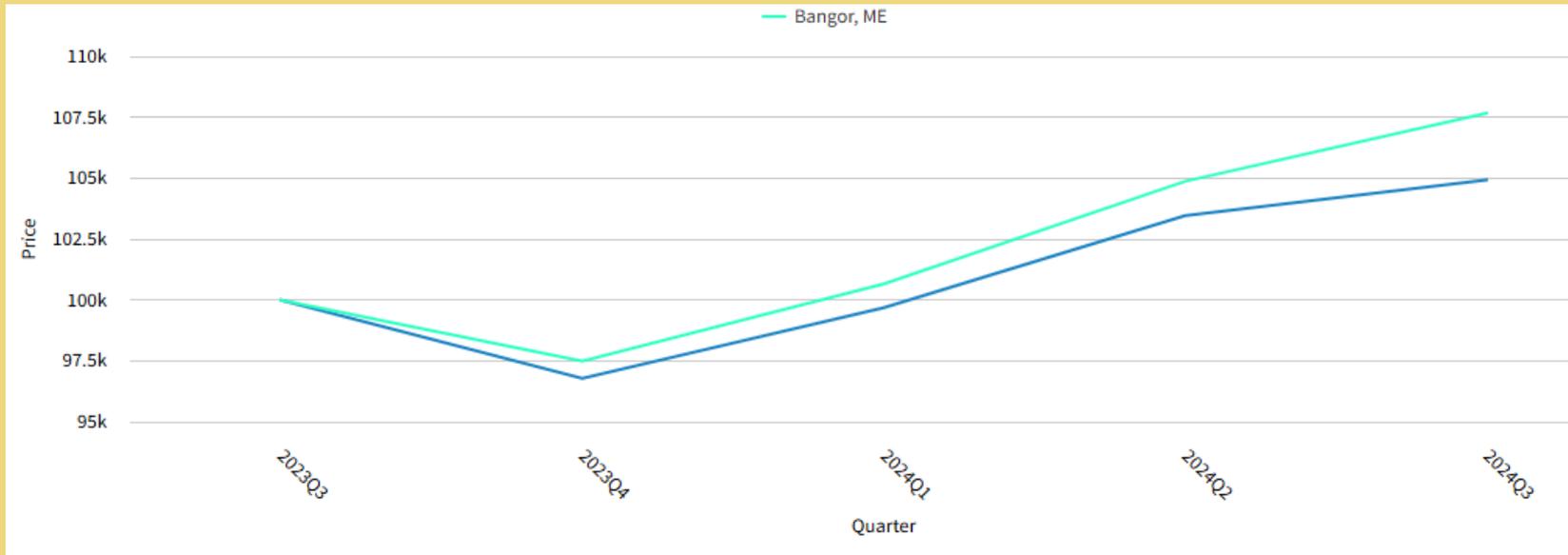
Median sale price (MSP) for a single-residence home in Bangor, during calendar year 2024, was \$270,000, a Year over Year (YOY) increase of 1.4%.



The MSP indicates that half of the homes were sold for more and half sold for less.

Notable Market Trends for Penobscot County

Below is a chart showing what was produced by the Federal Housing Finance Agency Home Price Index Calculator reported a **7.67% price increase for the Bangor MSA** for the period 3rd Qtr. (July to Sept.) of 2023 to the 3rd Qtr. (July to Sept.) of 2024.



<https://www.fhfa.gov/data/hpi/datasets?tab=hpi-calculator>

Price appreciation indicated by repeat sales in Bangor
during period January 2023 to March 2025

<u>Property Type</u>	<u># of Sales</u>	<u>Median Annualized Appreciation Rate</u>
Single Residence	13 sales	8.7% increase
Condo/PUD home	5 sales	8.9% increase
Mobile Homes in Parks	no repeat sales	
Multi-Unit Apartment Bldg.	5 sales	19.6% increase
Residential Vacant Parcels	2 sales	22.1% increase
Commercial/Industrial	1 sale	59.4% increase

Is my assessment equitable?

There are two very good methods of determining this.

First, compare your property value to similar properties that sold in Bangor over the previous year, between April 2024 to March 2025.

Second, if no recent sales are available, compare your assessed value to other similar properties that are thought to be comparable.

Remember, very few properties are exactly alike.

The next few slides show a small number of properties that have sold twice over the past few years. Please note the % change and the time period.

Union St



Single Family

Sold 1/2023
for \$165,000

Sold 11/2023
for \$195,000

+ 18.2%
increase over
10 months

Westland Street



Single Family

Sold 8/2023
for \$219,000

Sold 8/2024
for \$232,500

+ 6.2%
increase over
12 months

French St



Single Family

Sold 5/2023
for \$320,000

Sold 11/2024
for \$375,000

+ 17.2%
increase over
18 months

Kenduskeag Ave



Single Family

Sold 12/2023
for \$470,000

Sold 6/2024
for \$500,000

+ 6.3%
increase over
6 months

Ohio St



Condo/PUD

Sold 6/2023
for \$ 247,500

Sold 4/2024
for \$269,911

+ 9% increase
over 10
months

Market Street



8 Unit

Sold 1/2024
for \$550,000

Sold 10/2024
for \$625,000

+ 13.6%
increase over
10 months

Summary of Market Appreciation

The previous slides provided an indication of the direction of change in market appreciation over the period from calendar year 2023 to calendar year 2025. Below are the annualized percentage change appreciation rates.

<u>Property type</u>	<u>% Chg./Year</u>
Single-family	8.7%
Condo/PUD	8.9%
Multi-unit (small)	19.6%
Manufactured home in park	no repeat sales

Neighborhood specific adjustments were built into this year's assessed values to correct either under-valuation or over-valuation, in a few cases.

Sales from **July of 2023** thru **June of 2025**, a one-year study period, were considered and informed us of the need to make neighborhood adjustments for equity purposes.

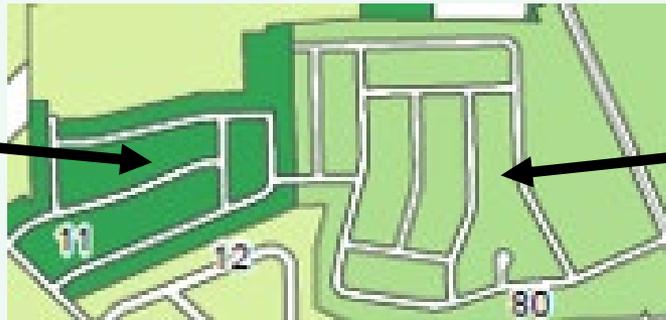


What is a neighborhood and why are there neighborhood specific adjustments.

Kenduskeag

Gardens

Map



Bangor

Gardens

Map

A residential neighborhood is a grouping of like properties that are impacted by similar location and market forces.

We previously covered the development of a sales ratio statistics and here we develop one for each neighborhood. If the neighborhood's median sales ratio is below 91% or above 103%, a neighborhood adjustment either up or down is considered. In a few slides the impacted neighborhoods are described along with the percentage changes.

The following summarizes the city-wide adjustments which were made effective April 1, 2025.

An increase to **all** residential building and outbuilding values.

SFamily Residential properties increased 2% + a Nbhd Adj.

SFamily Condo/PUD properties increased 2% + a Nbhd Adj.

Two-unit properties increased 6.5% + a Nbhd Adj.

3 or more units increased 10.7% + a Nbhd Adj.

Manufactured homes in Parks increased about 6.5%

There was an increase to **all** commercial and industrial property values, at various percentages. The depreciated building values are based on Marshall Valuation Service 2023 replacement cost data, plus a city adjustment of +6%. Overall, these two classes of property saw increases that ranged from 1% to 10%.

The next three slides show all of the residential properties grouped by neighborhood. A neighborhood is a city-defined area with properties having similar characteristics such

as:

location, use, style, and age.

City's nbhd code #, nbhd name or streets in the nbhd, median % increase in value and property count.

Residential Nbhd's Adjusted

Residential	Neighborhood Name	Median % Change	# of Properties
86	Bolling, Langley, Mitchell	10.05%	48
78	Randolph, Maxwell & Bolling	9.53%	93
94	Vine, Hammond, East & Fourth	9.50%	711
92	Webster & Mt. View	9.23%	215
42	Mt. Hope, Essex, Parkview & Garland	9.22%	915
41	Pine, Garland, East Summer, Willow & Fruit	9.05%	332
67	Orchard Hills Pkwy Townhouses	9.00%	100
84	Nelson, Smith & Bower	8.96%	77
18	Fawn & Yankee	8.92%	87
8	Drew, Molly & Shannon	8.90%	90
35	Yale, Juniper, Howard & Dartmouth	8.90%	339
80	Norfolk, Montgomery & Leighton	8.90%	177
33	Greenfield & Labarca	8.55%	17
44	Howard & Garland	8.54%	62
69	Morning Side Condo/PUD	8.41%	23
9	Briarwood, Whisper & Ellis Court	8.19%	160
76	Reinzo and Joan's Hill	8.12%	14
102	Sable Ridge Condo/PUD	8.01%	44
107	Wellesley, Brighton & Lyons Ledge	7.84%	43
108	Church Woods - Skyline	7.78%	29
70	Outer Union, Essex, Burleigh & Chase Rd	7.68%	724
75	Chestnut, Partridge & Walden Parke	7.56%	64
118	Fieldstone Estates	7.45%	8
55	Sun Birch Community	6.94%	352
15	Streamside Lane	6.73%	30
56	Sun Holiday Community	6.64%	164
61	Cedar Falls Community	6.28%	69
47	Center St, Jefferson, Leighton	6.26%	285
63	Streamside formerly Prays Community	6.23%	19

Residential Nbhd's Adjusted

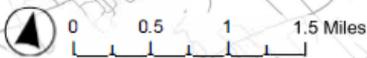
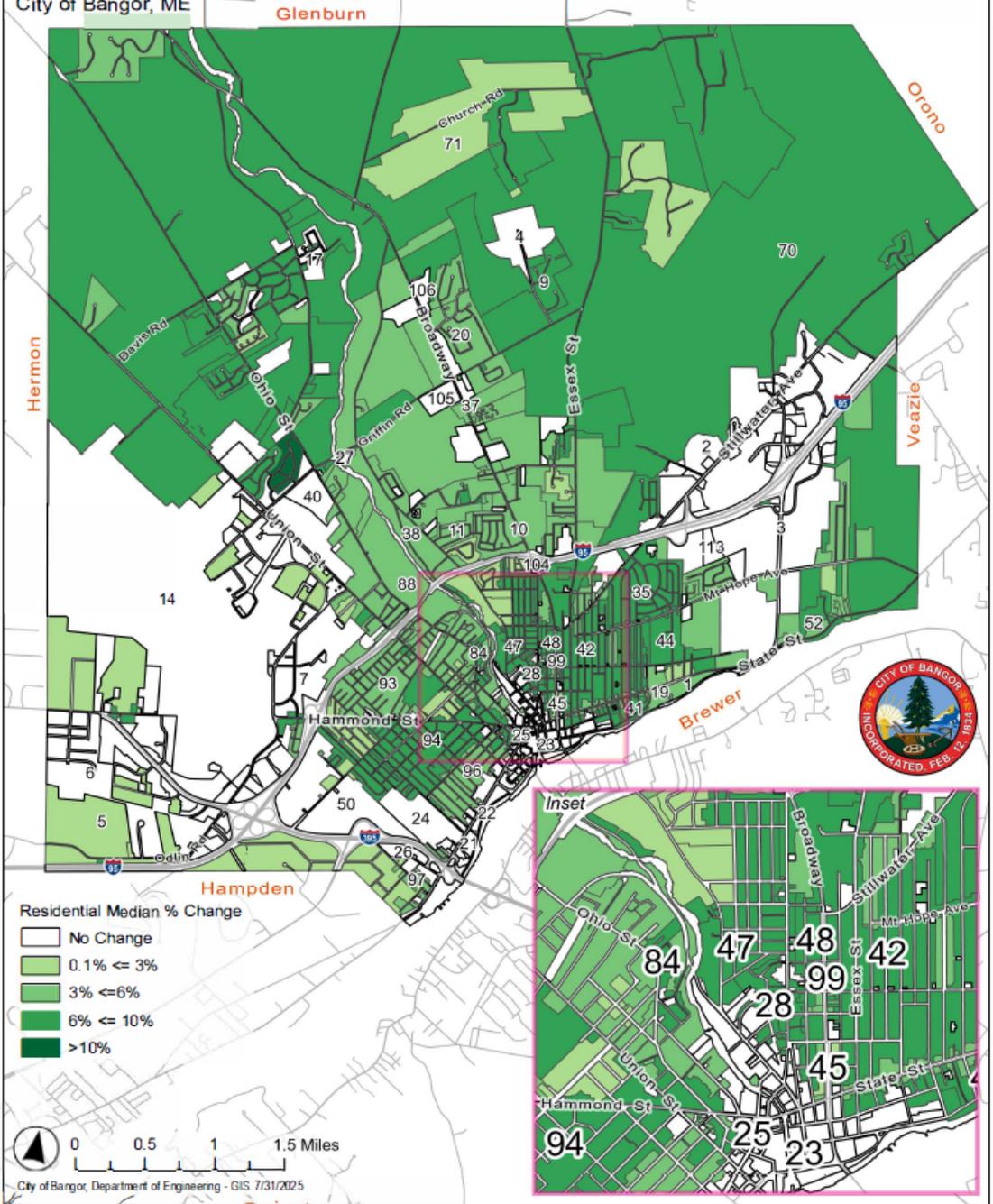
Residential	Neighborhood Name	Median % Change	# of Properties
53	State, Young & Hogan	6.12%	16
110	Village Woods Condo/PUD	6.11%	24
98	Fairways	6.09%	18
48	Congress, South Park, French & Garland	6.04%	81
112	Garrison Way Condo/PUD	6.02%	8
20	Judson Heights	5.98%	156
16	Mt. Hope, Rolling & Virginia	5.93%	77
39	Griffin Rd & Kenduskeag Ave	5.92%	45
109	Lupine Meadows	5.90%	12
117	McPherson & Kenduskeag	5.86%	7
101	Lasalle, Deer Pond and Hillview	5.78%	72
114	Meadow Farm Condo/PUD	5.72%	45
93	Hannibal, Stone, Rutland & Union	5.67%	782
29	Vance & Kira	5.51%	14
77	Bean Estates	5.41%	11
36	Dewitt, Clark & Essex St	5.40%	94
51	Elm St. Forest Ave above Stillwater	5.37%	122
111	Riverwalk Village Condo/PUD	5.33%	8
73	Pine Ledge, Hornbeam & Patrick	5.31%	47
46	Lancaster, Watchmaker & North French	5.07%	67
10	Bangor Gardens	4.92%	251
37	Broadway near Bangor High	4.68%	28
30	Mt. Hope	4.50%	23
115	Knoll Crest Street off outer Union	4.30%	15
32	Brentwood, Hempstead & Saratoga	4.15%	66
52	State, Young & Hogan	3.78%	28
103	Sussex Pines Cardinal & Starling	3.77%	56
96	Walter, Warren, Sanford	3.66%	503
54	Dirigo Dr, Blue Hill West	3.46%	138

Residential Nbhd's Adjusted

Residential	Neighborhood Name	Median % Change	# of Properties
38	Glenwood, Valley and Husson Ave.	3.37%	122
11	Kenduskeag Gardens	3.35%	101
89	Mildred, Nason & Gray St	3.29%	31
19	State, Broadway, Union	3.22%	36
88	Willowbrook Run	3.20%	225
49	Homeland Nbhd (wide Maple St)	3.17%	48
95	Fifteenth St, Beecher Park	3.16%	25
99	Broadway (historic section)	3.14%	18
64	Mallard Pond Condo/PUD	3.12%	13
1	Downtown Condo	3.11%	34
97	March, Thatcher, Dillingham	3.10%	84
68	Cortland Circle Capes	3.03%	51
83	Birchwood Ave, Apple, Peach	2.99%	42
100	Meadowbrook Ridge Condo/PUD	2.96%	46
81	Earl Ave, Warwick, Lemist	2.93%	46
91	Norway, Boutelle, Hammond	2.84%	148
12	Laurel Circle	2.66%	42
79	Clyde Rd	2.59%	33
82	Kenduskeag, Fountain, Montgomery	2.52%	29
5	Odlin Quarry	2.41%	1
87	Dunning Blvd	2.38%	13
90	W. Broadway, Pond St, Highland Ave	2.35%	45
85	Webster Ave., New York St.	2.29%	8
34	State, Howard, Bellevue	2.28%	20
66	Fox Hollow, Trillium, Whitetail	2.25%	35
13	Darling Park, Woodview	2.17%	19
71	Church Road, Linda's Way	2.16%	32
45	Historic Broadway	1.55%	10
58	Colonial Pines Community	-13.49%	30
		Total	9492

Select Neighborhood Codes - RESIDENTIAL FY2025

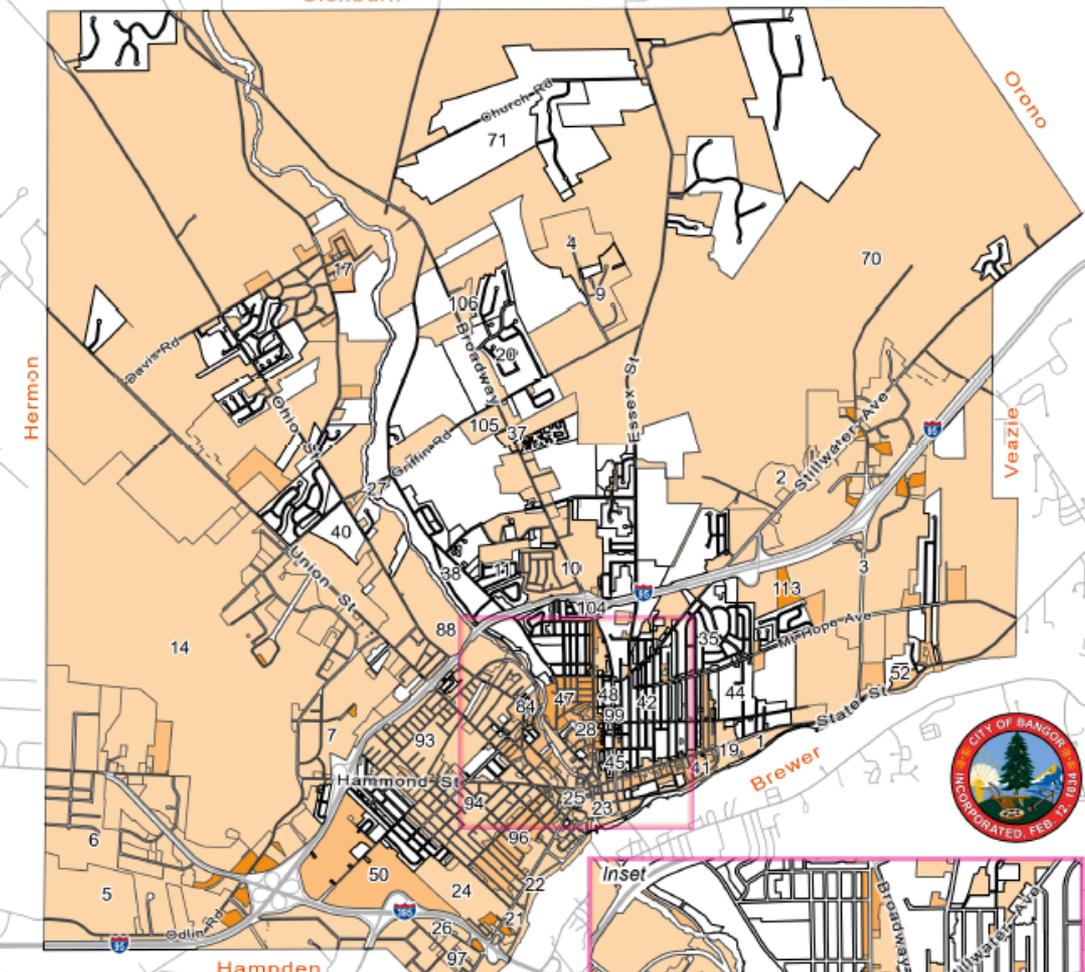
City of Bangor, ME



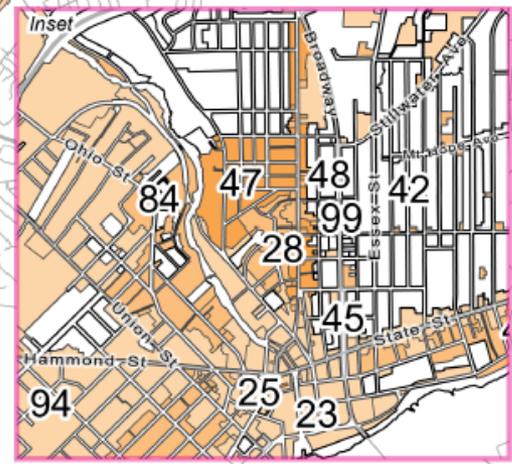
Commercial Industrial Nbhd's Adjusted

Commercial	Neighborhood Name	Median % Change	# of Properties
113	Hospitality Hotel/Motel	10.18%	23
47	Center St, Jefferson, Leighton	6.19%	11
41	Pine, Garland, East Summer, Willow & Fruit	5.36%	3
52	State, Young & Hogan	4.07%	2
96	Walter, Warren, Sanford	3.76%	27
28	Center, Cumberland	3.52%	13
50	Intown Nbhd Comm	3.15%	24
17	Pushaw, Shepherd & Airdale	3.04%	2
26	Farm, Thatcher	2.90%	4
6	Western Hammond St Commercial	2.73%	111
70	Outer Union, Essex, Burleigh & Chase Rd	2.63%	32
23	Washington, Exchange	2.50%	7
9	Briarwood, Whisper & Ellis Court	2.47%	18
94	Vine, Hammond, East & Fourth	2.46%	19
5	Oldin, Perry, Target Ind Cir, Godsoe	2.37%	118
88	Willowbrook Run	2.27%	1
7	Corporate Dr, Maine Ave	2.19%	56
37	Broadway near Bangor High	2.17%	4
22	Main, Larkin, Dutton	2.10%	17
4	Bomarc Commercial	1.99%	18
2	Stillwater Plaza - South Stillwater	1.80%	56
3	Hogan, Stillwater, Mt Hope	1.71%	144
93	Hannibal, Stone, Rutland & Union	1.68%	11
19	State, Broadway, Union	1.67%	35
25	Main, Franklin, Merchants, Hammond	1.66%	7
24	Main, Park, Union, Pleasant	1.62%	49
104	Broadway, Center	1.45%	7
10	Broadway, Husson	1.40%	39
14	Union, Maine, BIA	1.31%	42
106	Broadway, Commercial	1.27%	10
105	Broadway, Griffin	1.12%	15
21	Main, Dutton	1.00%	9
97	March, Thatcher, Dillingham	0.97%	12
20	Judson Heights	0.00%	4
42	Mt. Hope, Essex, Parkview & Garland	0.00%	9

Select Neighborhood Codes - COMMERCIAL/INDUSTRIAL/Large Apartment FY2026
 City of Bangor, ME



- Commercial Median % Change
- No Change
 - 0.1% <= 3%
 - 3% <= 6%
 - 6% <= 10%
 - > 10%



Bangor region economy – Employment

Employment statistics show total employment in the Bangor Statistical Area, as of June 2025, had decreased 0.3% since June 2024. The Level number of jobs was 74,400 or 0.3% lower than a year ago.

Our region's unemployment rate in May 2025 stood at 3.6%, an increase from the previous year's rate of 3%, an increase of 20%. Our region's May unemployment rate was higher than Maine's, Lewiston's and Portland's rates.

The region around Portland-South Portland had a rate of 2.8%.

Source: Federal Reserve of Boston Statistics for State of Maine dated July 23, 2025 – Bangor (NECTA) www.bostonfed.org/.../state-summaries.aspx

The next slide shows how taxable sales in Bangor have changed from calendar year **2023 to 2024** according to Maine Revenue Services.

The General Merchandise category saw the largest year over year (YOY) increase at **5.5%**

Bangor Economy – Taxable Sales in 2023 vs 2024

<u>Bangor's Annual Taxable Sales</u>			
(Calendar Year)	<u>Bangor 2023</u>	<u>Bangor 2024</u>	<u>Year over Year % Chg</u>
AUTO TRANSPORTATION	\$530,295,776	\$550,308,160	3.8%
BUILDING SUPPLY	\$282,869,632	\$279,179,776	-1.3%
BUSINESS OPERATING	\$115,491,936	\$118,610,976	2.7%
FOOD STORE	\$100,230,752	\$95,100,760	-5.1%
GENERAL MDSE.	\$351,870,368	\$371,314,944	5.5%
OTHER RETAIL	\$141,349,312	\$137,688,736	-2.6%
RESTAURANT	\$208,241,760	\$212,695,696	2.1%
<u>LODGING</u>	<u>\$63,661,680</u>	<u>\$61,963,580</u>	<u>-2.7%</u>
TOTAL	\$1,794,011,216	\$1,826,862,628	1.8%
PERSONAL CONSUMPTION	\$1,678,519,168	\$1,708,251,648	1.8%
Source: Maine Revenue Services			

The next slide shows that apartment buildings and other commercial/industrial properties also received increases to their property values.

<u>Commercial Occupancy Type</u>	<u>Value Increase</u>
Hotel and Motel	+10.2%*
Stg & Dist. Warehouse	+3.0%
Convenience Store	+1.8%
Service & Storage Garage	+2.2%
Office & Medical Office	+0.8%
Retail and Discount Store	+2.8%
Restaurant & Fast Food	+3.8%
Large Multi-Family Apartment	+2.8%

*The downward adjustment of 8% points that was previously applied to hotel and motel properties has been removed effective April 1, 2025.

<u>Comm/Ind % Change by Area</u>	<u>Median Value Increase</u>
Hammond & Maine Ave Area	+2.2%
Hogan/Stillwater Area	+1.8%
Broadway Retail Area	+1.4%
Union Street Retail Area	+1.3%
Odlin Road Mixed Area	+2.4%
Hammond Area Ind. Parks	+2.7%
Downtown Office & Retail	+1.7%
State Street Area	+2.5%

Were the adjustments necessary?

An assessing standard: All municipalities shall achieve the following standard pursuant to Title 36 Section 327. The assessment ratio standard is between 70% and 110%. 100% is the optimum level.

A deeper dive – there were 67 single residence properties that sold between January 1, 2025 and March 31, 2025. The sales analysis report showed a median ratio of just 87%.

Without the previously outlined adjustments, this ratio study finding of 87% would have been in the high 70's. Again, the goal of making valuation adjustments is to follow the market trends which will result in a ratio much closer to 100%.

The real estate market in Bangor is still seeing a modest upward trend in prices paid for new and existing homes, as well as apartment buildings according to MaineListings.com

The median days on market (DOM) over the past year has ranged from a low of 5 days to a high of 44 days.

Demand is strong due to Bangor's appeal, along with good rental history. This change has happened despite the high interest rates; with the 30-year fixed rate level at 6.338% according to Fannie Mae's website.



The next few slides show homes that
were constructed and finished by
April 1, 2025.

Included are the properties' general
location, building style and likely
assessed value.

New 29 Deer Pond Lane home on 0.29 acre subdivision lot



Sold on 7/7/2025 for \$459,900

Colonial

Assessed
Value

\$321,200 or
\$180/s.f.

New home at 6 Lilac Ave on a 0.52 acre lot.



Listed for sale for \$575,000

Ranch

Total Value
\$316,700
or \$192/s.f.

New double-wide manufactured home at 65 Davis Road



Assessed
Value
Home only
\$98,000
or \$86/s.f.

Owner-occupied home

New four unit at 420 Hancock



Listed for sale for \$1,200,000

Ranch style

Assessed
Value

\$462,800

or \$115,700/
Unit

Each unit has
approximately
855 s.f.

What about the commercial and industrial buildings built or remodeled in Bangor?

Are they being assessed at reasonable values?

The answer is YES !

New Retail Bldg at 631 Hogan Road



Assessed
Value

\$1,083,200

or

\$330/s.f.

New Dealership at 688 Hogan Road



Increased in value by over \$4,500,000 or \$171/sf.
Value is for new building only.

Martel Garden Estates (Tiny Home Project) at 1337 Hammond Street



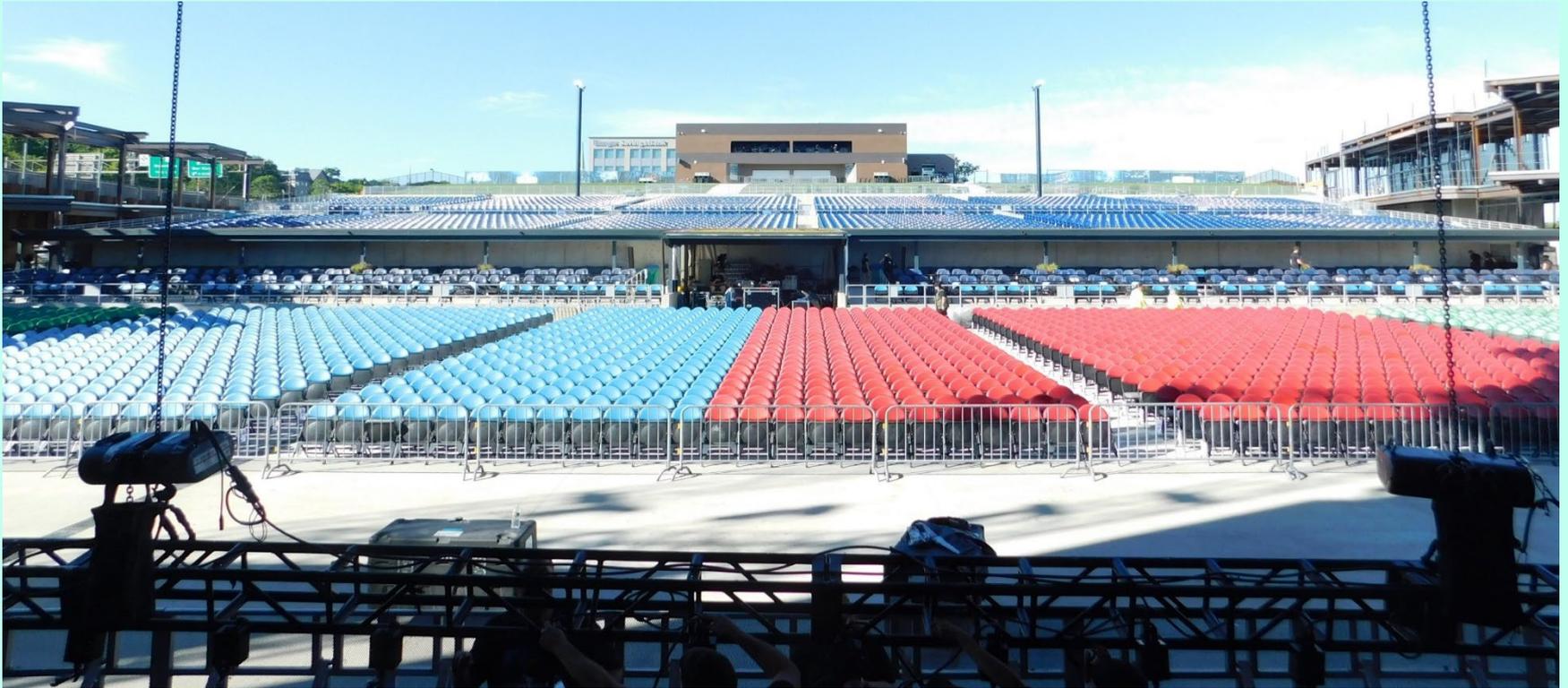
Completed the final 10 units for a grand total of 30.
Valued at \$73,000 per dwelling unit.

Motel remodel at 750 Hogan Road.



Increased in value by \$860,000.

Waterfront Concert venue continues to grow and improve.



Increased in value by another \$5 million
Total value now above \$17 million

Change in Bangor's housing stock over the past year.

6 new dwelling units were partially complete on April 1st.

78 new dwelling units have been completed.

23 older dwelling units or mobile homes were either demolished or removed.

Business Personal Property

While we are covering commercial properties, let's discuss the requirement for businesses and leasing companies to pay a local tax based their asset's total depreciated value. The taxable property includes, but is not limited to the following: Computers, point-of-sale equipment, copiers, office furniture, store fixtures, signs, trailers, machinery, manufacturing or processing equipment, gambling machines or devices, etc. Annually, the Assessing department provides a declaration form where each business can report their assets.

Business Personal Property Programs

For more information on:

BETE – Business Equipment Tax
Exemption or

BETR – Business Equipment Tax Rebate,

please contact the

Assessing Department at 992-4212.

An exemption or rebate will help reduce the amount you pay in actual tax dollars.

Business Personal Property Highlight

In 2024, businesses in Bangor purchased more than \$41.3 million dollars worth of machinery, equipment, computers, fixtures, furniture, etc. This group included 7,831 individual assets.

Due to the state of Maine BETE (Business Equipment Tax Exemption) Program, \$22.7 million dollars or just over 55% of the purchases were exempted at the local level. The remaining \$18.6 million dollars or 45% was taxable. Both helped lower the city's tax rate.

We welcome all questions and comments about this presentation.

Please call our office at 992-4209 or stop by to see us between
8:00 a.m. & 4:15 p.m. - M-F

We are located back in city hall at 73
Harlow Street.

This “Annual Assessment Update”
is also available on the
city assessor’s webpage. Please
read the February and June memos
which are also useful in
understanding this year’s
adjustments.

www.bangormaine.gov/assessing

Thank You!



The End