

# 2025

## Assessor's Annual Report

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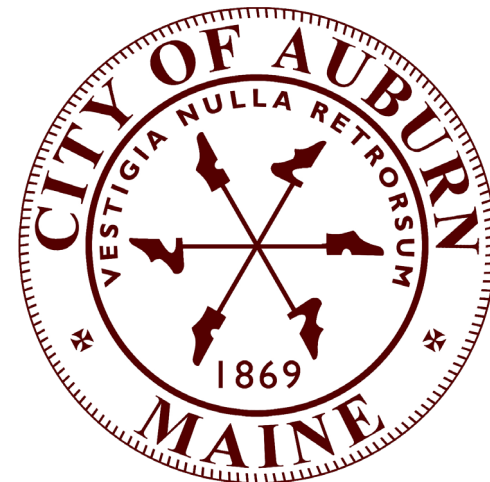
The definitive duty of property tax assessors is to annually ascertain as accurately as possible the nature, amount and value of all taxable property as of April 1.

Karen Scammon, CMA-4 Assessor

Joseph St. Peter, CMA-4 Deputy Assessor

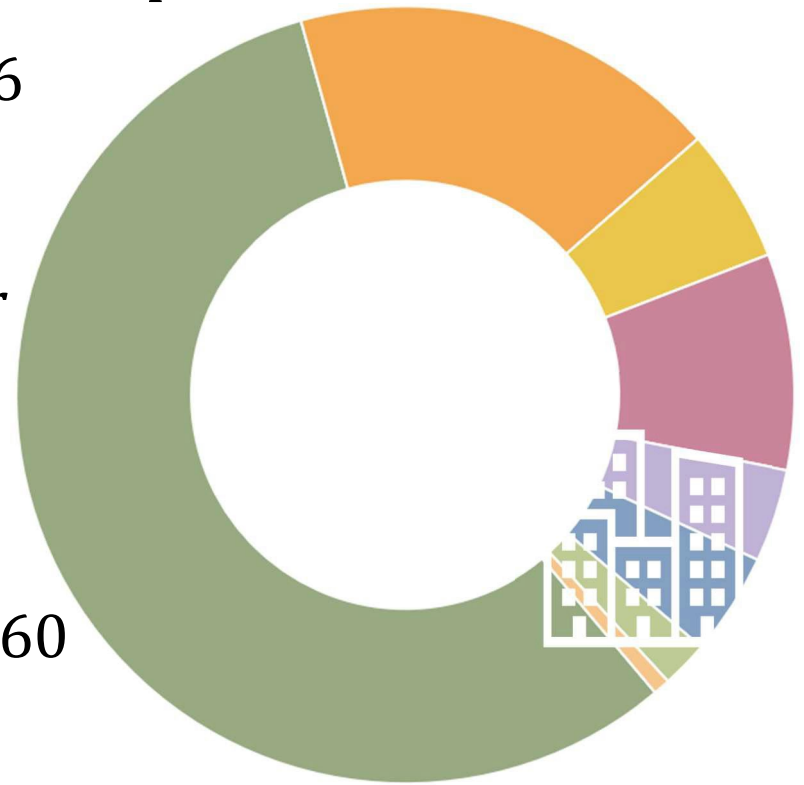
Azadeh Mashhadi, CMA-2 Appraiser

Connor Doberstein, CMA Appraiser



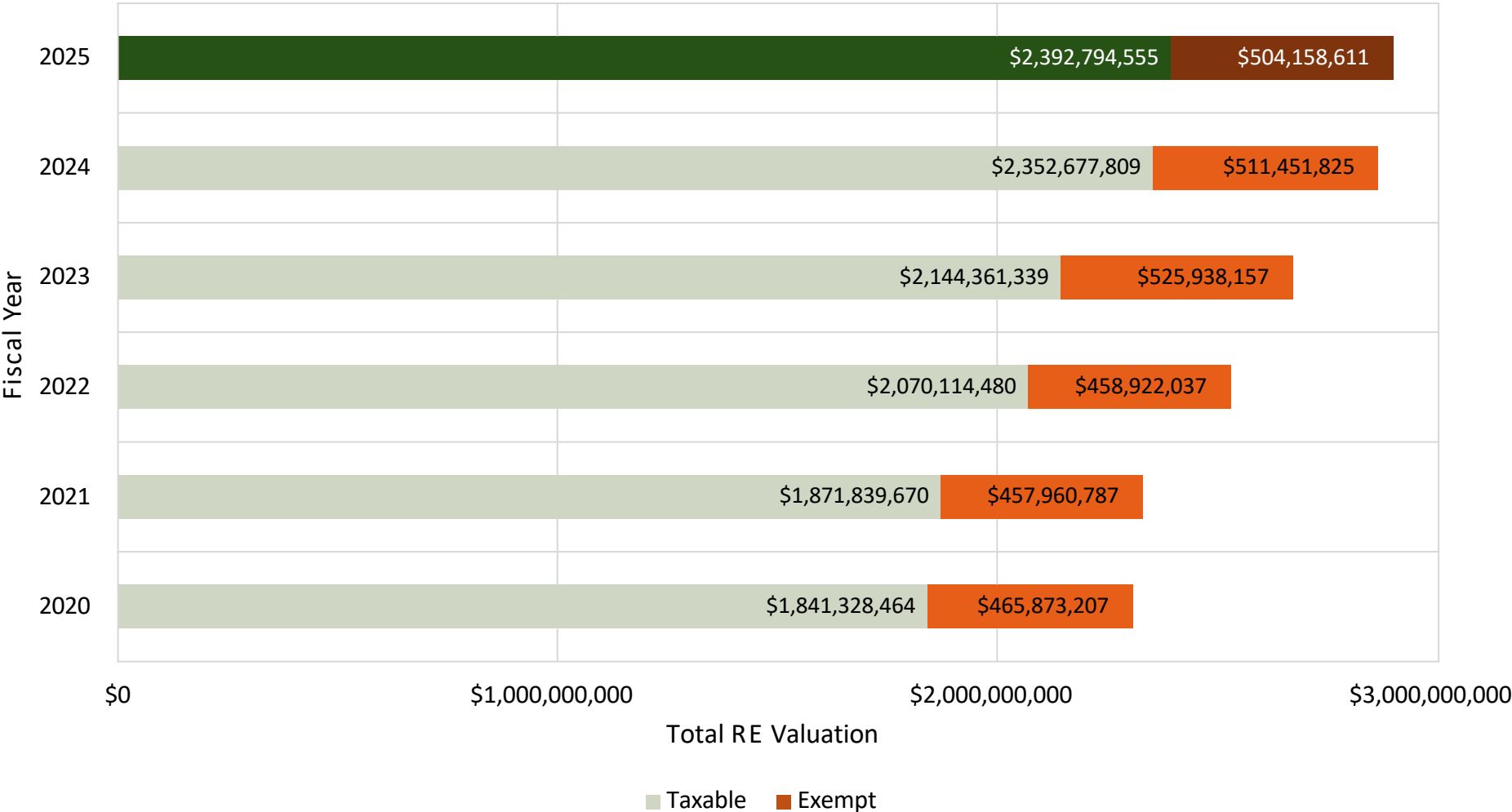
# Commitment 2025

- ◆ Commitment Date: July 15, 2025
- ◆ Assessment Date: April 1, 2025
  - All property is assessed as it exists on April 1st
- ◆ Abatement Deadline: January 16, 2026
- ◆ Certified Ratio: 85%
  - Homestead exemption: \$21,250 *or* \$486.20 in tax dollars
- ◆ Mil Rate: \$22.88
- ◆ Total tax to be collected: \$56,965,814.60

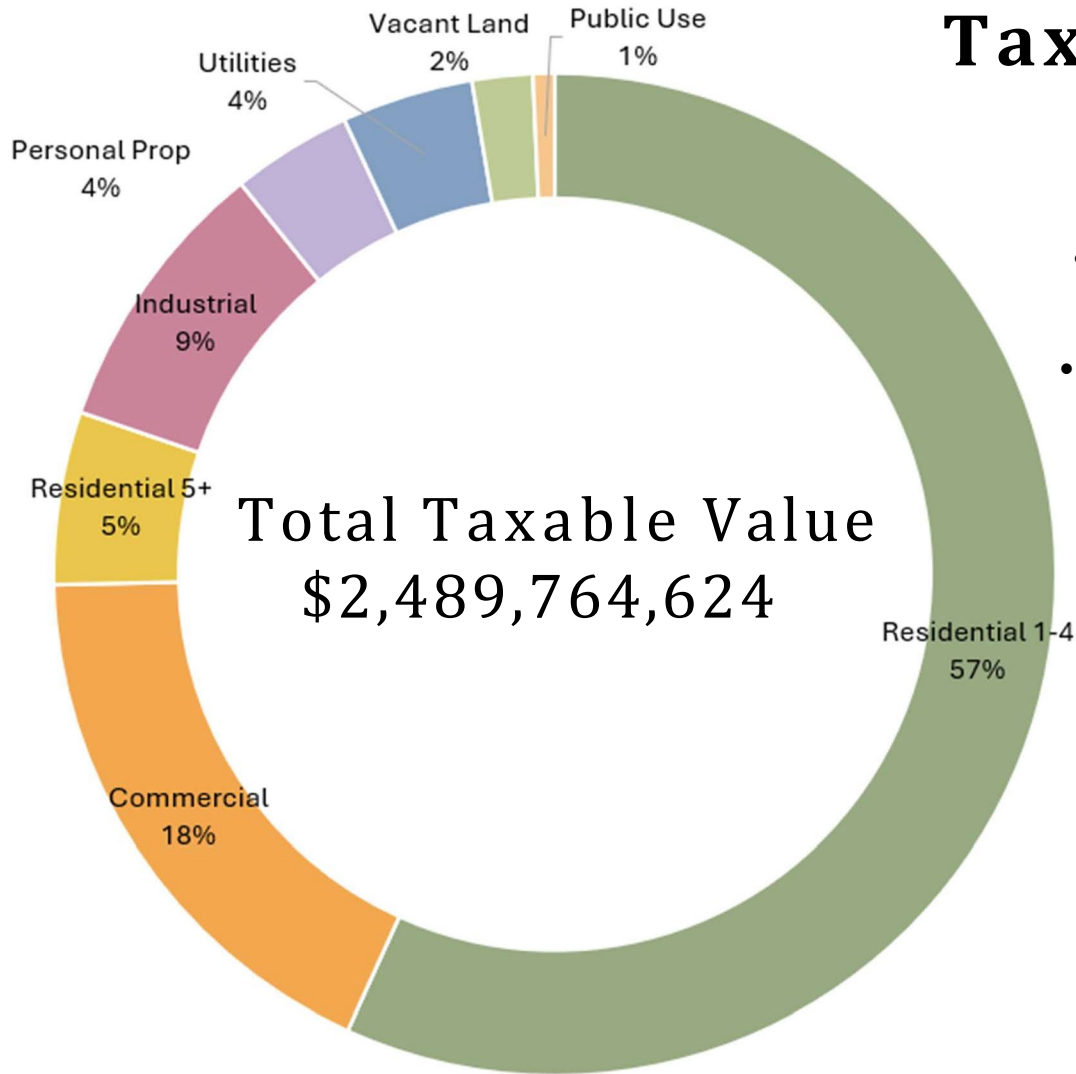


- The total valuation of Auburn’s real estate increased by \$32,823,532 to **\$2,896,953,166** over the past year.
- This increase in value can be largely attributed to the **newly constructed apartment buildings and commercial properties**: Mt. Auburn Apartments and Stable Ridge Apartments, ExtraSpace Storage, and the Agren Appliance Warehouse.

## Taxable and Exempt RE Valuation Totals



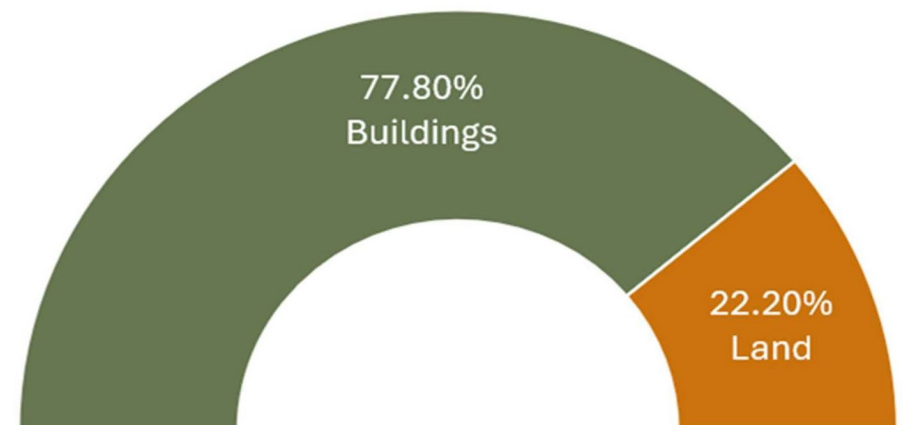
## Taxable Values (including Personal Property)



**9,483**  
parcels

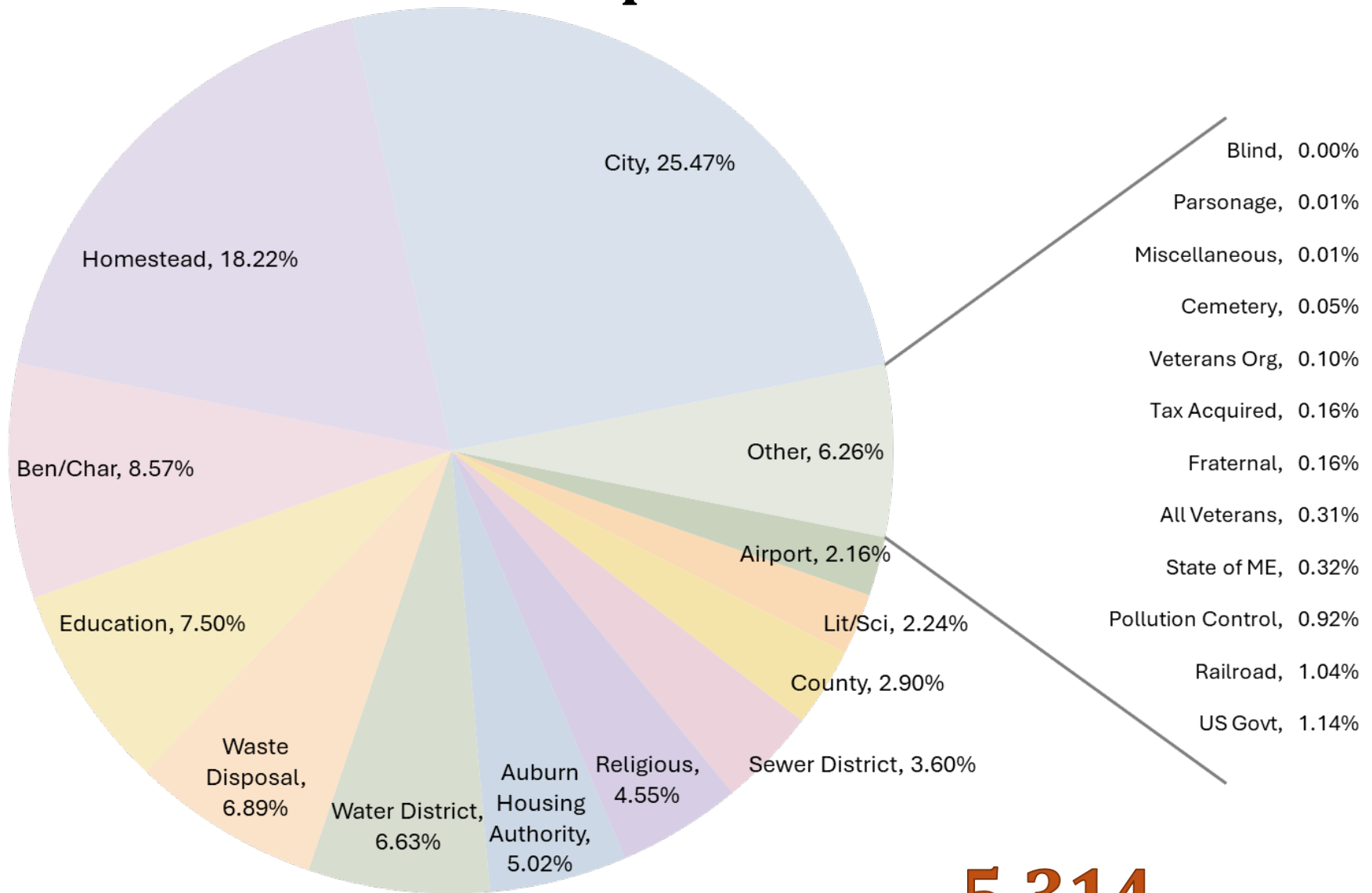
- **Residential 1-4 Unit** real estate still makes up the majority of our valuation base.
- The assessed value of **buildings far surpasses** the assessed value of land.

## Assessed Real Estate Values



Total Assessed Value  
\$2,896,953,167

# Real Estate Exemptions

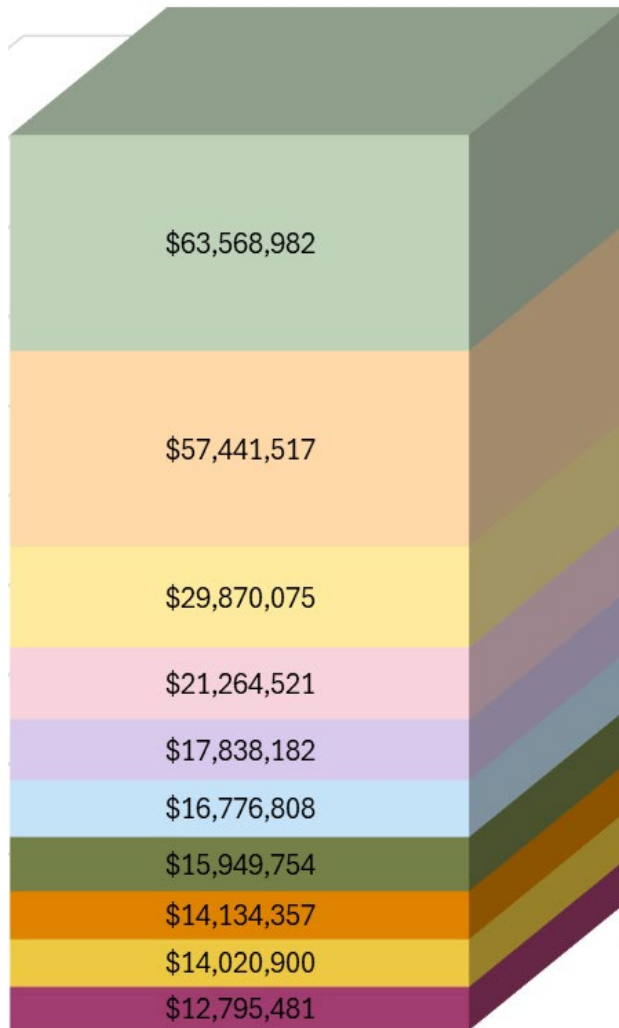


**5,314** total exemptions

- The total value of all real estate exemptions is **\$504,158,611**.
- We will be reimbursed **\$1,597,107** by the state for Homestead exemptions.

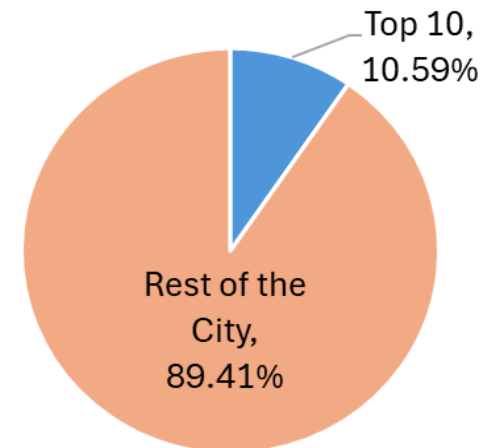


# Top 10 Taxpayers

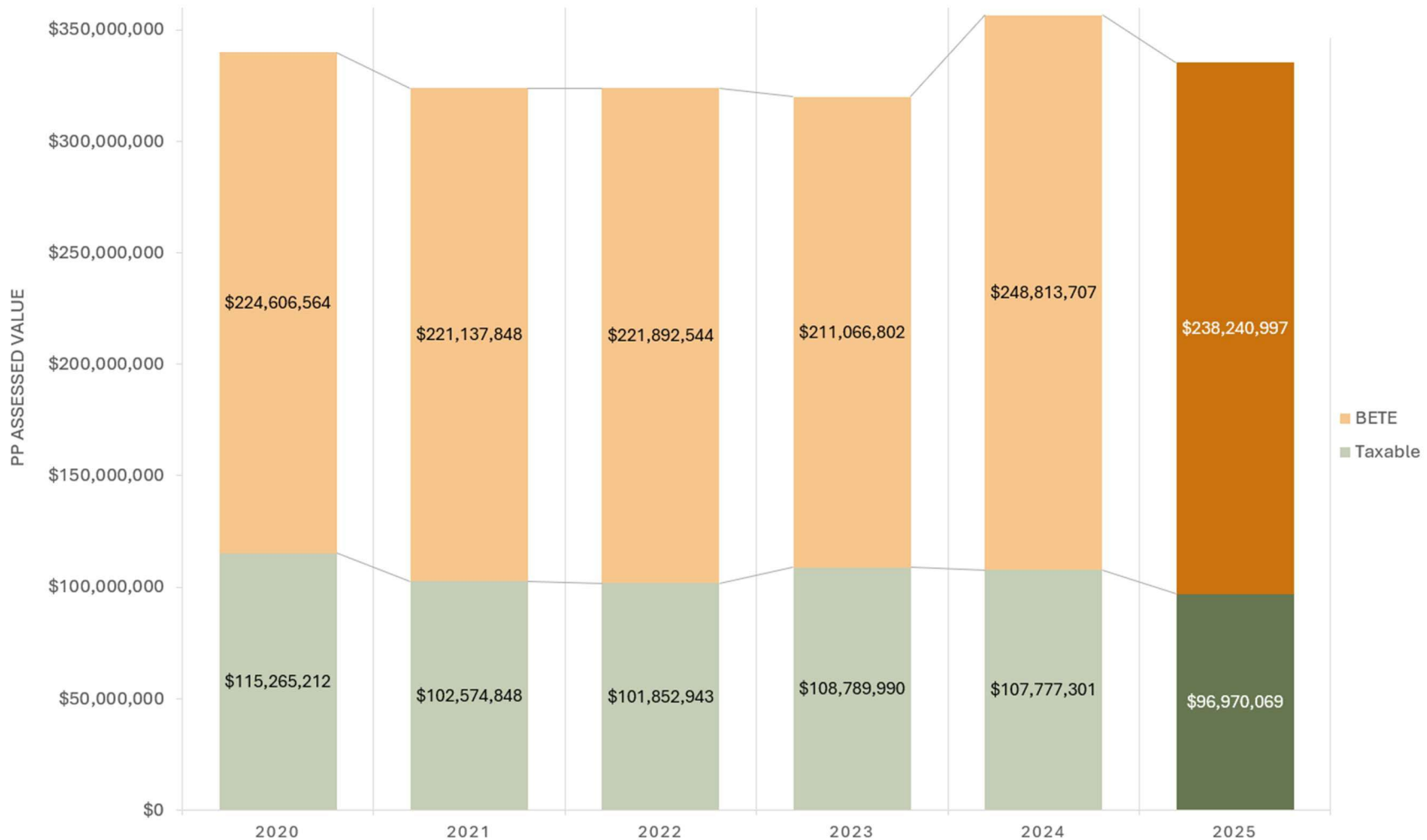


	Business	RE Taxable	PP Taxable	Total
1	Tambrands	\$48,322,400	\$15,246,582	\$63,568,982
2	Central Maine Power	\$54,297,050	\$3,144,467	\$57,441,517
3	Brookfield White Pine Hydro	\$29,870,075	\$0	\$29,870,075
4	Pioneer Plastics	\$13,570,200	\$7,694,321	\$21,264,521
5	Northern Utilities Inc.	\$17,798,804	\$39,378	\$17,838,182
6	Walmart	\$14,904,500	\$1,872,308	\$16,776,808
7	Auburn Plaza	\$15,921,700	\$28,054	\$15,949,754
8	Angstrom Fiber	\$9,542,800	\$4,591,557	\$14,134,357
9	EVP Auburn	\$14,020,900	\$0	\$14,020,900
10	Lowes	\$11,555,300	\$1,240,181	\$12,795,481

- Approximately **33% of our taxable personal property** value belongs to the top ten taxpayers.
- 10.59% of the **total assessed value** of the city is attributable to the top ten taxpayers.



# Personal Property – BETE vs. Taxable



- We will be reimbursed **\$2,963,503** by the state for BETE exemptions
- Our BETE assessed value is **higher** than '20, '21, '22, and '23.
  - Despite taxable value being lower, the total value is commensurate with previous years.

**1,042** personal  
property accounts

# Single- Family Re-Sales

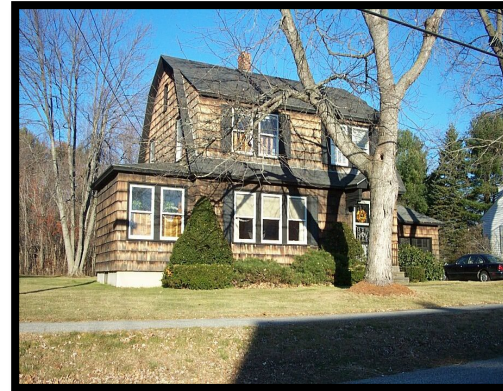
86 Poliquin Ave.



+30.23%

12/1/2023: \$220,000  
5/29/2025: \$286,500

223 Lake St.



+18.33%

7/7/2023: \$300,000  
3/24/2025: \$355,000

774 West Auburn Rd.



+23.29%

7/17/2024: \$292,000  
10/31/2024: \$360,000

48 Lubear Way



+9.75%

4/26/2024: \$410,000  
8/25/2025: \$450,000

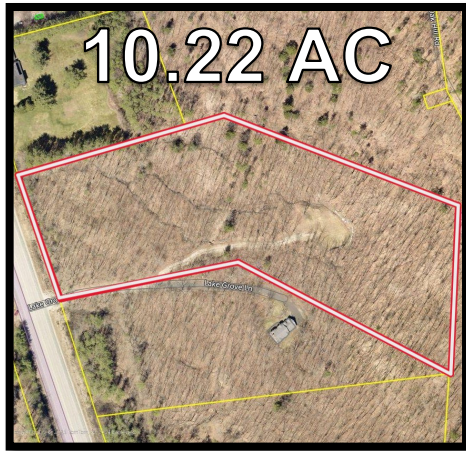


# Single Family Re-Sales

Address	Style	1st Sale Price	1st Sale Date	2nd Sale Price	2nd Sale Date	% Change
1600 Pownal Rd.	Cape	\$239,900	5/16/2023	\$269,000	4/25/2024	12.13%
83 Eighth St.	Ranch	\$175,000	8/18/2023	\$240,000	7/2/2024	37.14%
85 Old Farm Hl.	Cape	\$273,000	1/29/2024	\$310,000	7/12/2024	13.55%
78 Pride Rd.	Cape	\$220,000	8/24/2023	\$265,000	8/12/2024	20.45%
87 Coachman Ave.	Colonial	\$515,000	1/27/2023	\$600,000	8/12/2024	16.50%
774 West Auburn Rd.	Cape	\$292,000	7/17/2024	\$360,000	10/31/2024	23.29%
647 Beech Hill Rd.	Ranch	\$390,000	3/31/2023	\$415,000	11/15/2024	6.41%
276 Gamage Ave.	Cape	\$270,000	3/24/2023	\$320,000	11/22/2024	18.52%
40 South Main St.	Cape	\$175,000	5/22/2023	\$225,000	12/23/2024	28.57%
12 Sunset Ave.	Ranch	\$320,000	7/14/2023	\$336,000	2/7/2025	5.00%
35 Marian Dr.	Colonial	\$415,000	5/26/2023	\$427,000	3/7/2025	2.89%
223 Lake St.	Gambrel	\$300,000	7/7/2023	\$355,000	3/24/2025	18.33%
86 Poliquin Ave.	Gambrel	\$220,000	12/1/2023	\$286,500	5/29/2025	30.23%
10 Beckett St.	Colonial	330,000	1/19/2024	\$390,000	5/29/2025	18.18%
48 Lubear Way	Colonial	\$410,000	4/26/2024	\$450,000	8/25/2025	9.75%

# Vacant Land Re-Sales

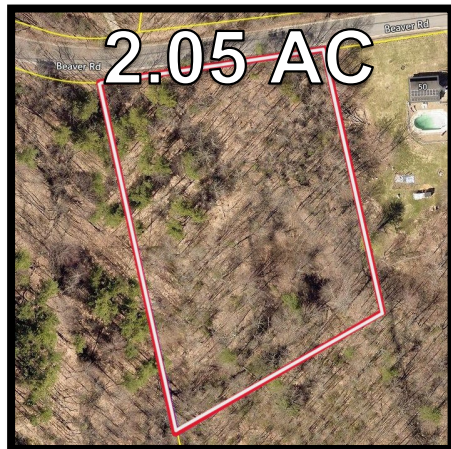
26 Lake Grove Ln.  
Rural Houselot



+54.54%

2/22/2023: \$55,000  
12/18/2024: \$84,999

Beaver Rd.  
Rural Houselot



+28.00%

3/6/2024: \$50,000  
10/22/2024: \$64,000

Penley Corner Rd.  
AG Land



+11.11%

1/6/2023: \$225,000  
5/10/2024: \$250,000

Sopers Mill Rd.  
AG Land



+48.00%

1/3/2024: \$125,000  
3/11/2024: \$185,000

# Vacant Land Re-Sales

Address	Style	Parcel Size	1 <sup>st</sup> Sale Price	1 <sup>st</sup> Sale Date	2 <sup>nd</sup> Sale Price	2 <sup>nd</sup> Sale Date	% Change
Sopers Mill Rd.	AG Land	44 ac	\$125,000	1/3/2024	\$185,000	3/11/2024	48.00%
Penley Corner Rd.	AG Land	35 ac	\$225,000	1/6/2023	\$250,000	5/10/2024	11.11%
Beaver Rd.	Rural Houselot	2.05 ac	\$50,000	3/6/2024	\$64,000	10/22/2024	28.00%
26 Lake Grove Ln.	Rural Houselot	10.22 ac	\$55,000	2/22/2023	\$84,999	12/18/2024	54.54%

# Multi- Family Re-Sales

132 Spring St.



+4.17

7/26/2024: \$480,000  
2/7/2025: \$500,000

30 Whitney St.



+26.00%

4/10/2024: \$275,000  
1/30/2025: \$346,500

37 Highland Ave.



+19.64%

6/28/2023: \$415,000  
6/12/2025: \$496,500

130 Seventh St.



+45.24%

1/20/2023: \$315,000  
6/5/2025: \$457,500



# Multi-Family Re-Sales

Address	Style	1 <sup>st</sup> Sale Price	1 <sup>st</sup> Sale Date	2 <sup>nd</sup> Sale Price	2 <sup>nd</sup> Sale Date	% Change
23 Taylor St.	2-Family	\$100,000	12/30/2024	\$145,000	1/27/2025	45.00%
30 Whitney St.	2-Family	\$275,000	4/10/2024	\$346,500	1/30/2025	26.00%
437 Court St.	3-Family	\$400,000	8/7/2023	\$450,000	7/25/2024	12.50%
155 Pleasant St.	3-Family	\$225,000	4/23/2024	\$375,000	9/27/2024	66.67%
130 Seventh St.	3-Family	\$315,000	1/20/2023	\$457,500	6/5/2025	45.24%
37 Highland Ave.	4-Family	\$415,000	6/28/2023	\$496,500	6/12/2025	19.64%
132 Spring St.	6-Family	\$480,000	7/26/2024	\$500,000	2/7/2025	4.17%