

April 2021

Judy Mathiau, Editor

### Chapter President Judy Mathiau

The Maine Chapter Executive Board has truly persevered during the Pandemic. We did not sit back and wait for the world to return to any type of normalcy. We stepped it up and provided our members with even more opportunities for continuing education and networking.

We thank YOU for submitting the surveys following each meeting! Your feedback helps us in making sure that we are meeting your needs!

Over the past 14 months, all but one Chapter meeting was offered free to our membership because we were able to provide meetings virtually at no cost and the generosity of our well loved speakers topped the charts! We had record breaking attendance at every one!

We are making plans for our Fall Annual meeting and fingers crossed, hope to have it in person!

Our next **FREE** Chapter meeting will be April 13th starting at 6:30 p.m. By now, you would have received the invite and registration form. For those of you who have attended PTI in the past, you most likely also attended the Chapter's evening campfire sessions and outdoor games. We hope that this meeting will provide you with the same amount of networking fun and trivia takeaways, so please sign up!

**See page 6 for the registration form.**

**(1.5 hours continuing education credit)**

### Maine News

Both the towns of **Lyman** and **Orono** are looking for a tax assessor or assessing services. For more information, visit [memun.org](http://memun.org).

At the **Rockport** town meeting in June, voters will have an opportunity to weigh in on whether they favor an ordinance for regulating short-term rentals.

The **COVID Stimulus Bill** will provide over 500 million to Maine municipalities, which will provide additional revenue over the next two years.

In **Fort Fairfield**, taxpayers are upset with the new assessments stemming from a 2020 revaluation. The first comprehensive reval in 22 years. The angst is not solely on the new values, but the 20% increase in the budget.

**Mid-Maine towns** are submitting letters to the Maine Department of Marine Resources in opposition of an amendment set forth to expand the protection of fish species. If the *Kennebec River Management Plan* amendment passes, several hydro-dams would have to be removed at some time in the near future.

Past Chapter President **Wade Rainey** has retired from his position as the West Paris town manager.

In **Pittston**, the Town warrant includes a town-wide revaluation at a cost of \$200,000, to be spread out over the next 3 years.





## JATA Program

A brand new brochure with new mentors listed! They are waiting for your call.



Log onto  
[www.mechapteriaao.org](http://www.mechapteriaao.org)

## REQUEST FOR OLD MAPS

**Executive Board member  
and Chapter Historian  
Darryl McKenney  
is looking for any old  
Maine maps you may have.**

**Please contact Darryl at  
207-832-5369 ext. 302**

**[waldoboroassessor@gmail.com](mailto:waldoboroassessor@gmail.com)**

**Since the governor's state of  
emergency declaration is still in effect,  
the extended due dates for current use  
applications and exemption  
applications also apply to the  
2021 applications.**

## The 2021 IAAO Conference August 29—September 1st.

If you sign up to be a volunteer and serve at least 8 hours, you may be eligible for a reduced conference registration.

To volunteer, fill out the online form at  
<https://illinoisiaao.org/volunteer-form/>



## IAAO TALKING POINTS

**Kerry Leichtman & Karen Scammon  
IAAO Representatives**

IAAO is committed to meaningful growth and improvement. We continue to increase the resources and services available to enhance your knowledge. Here is what is happening at IAAO:

- Debra McGuire, MBA, IOM, CAE, joined IAAO in January as Executive Director. She previously served as Founder and CEO of Association Interim Solutions in Dallas.
- The 87<sup>th</sup> Annual International Conference on Assessment Administration is set for Aug. 29 to Sept. 1, 2021 in Chicago and registration opens in April.
- Members of the IAAO Strategic Planning Task Force met in March in Kansas City to work on updating the Association's strategy and will submit a plan to the Board to review at the April board meeting.
- Information for candidates interested in running for the IAAO Board of Directors will be released this spring and candidates must submit applications by July 2.
- IAAO continues to offer monthly webinars and the April 16<sup>th</sup> webinar will be on "Performance Management: Essential in a Crisis." The May 14<sup>th</sup> webinar will be on "Defining and Measuring Obsolescence in Personal Property" and the June 4<sup>th</sup> webinar will be on "What is Going Down in Commercial Real Estate."
- Limited access to the BOMA Experience Exchange Reports (EER) office market database is now available. Contact the IAAO Librarian at [library@iaao.org](mailto:library@iaao.org) for details about accessing the database.
- Two Instructor Evaluation Workshops (IEW) will be offered in 2021 and applications are now being accepted for anyone interested in auditioning to become an IAAO instructor.

**[www.iaao.org](http://www.iaao.org)**





## **Cumberland County Regional Assessing Ben Thompson, Assessor/Director**

*I became the Director two years ago upon Renee Lachapelle's retirement. Currently we provide assessing services for the following towns: Baldwin, Casco, Falmouth, Gorham, North Yarmouth, and Yarmouth.*

*We just finished a revaluation in Baldwin for 2020 and currently have Falmouth and Gorham underway for 2022.*

*Recently, we hired a new staff member Cathy Starck, Appraiser and we promoted Elizabeth Bragdon from Admin Assistant to Appraiser.*



Cathy



Elizabeth

[www.cumberlandcounty.org/311/Regional-Assessing](http://www.cumberlandcounty.org/311/Regional-Assessing)

# MAINE PROPERTY TAX INSTITUTE, 2021

*presented by*

**The Maine Property Tax Division and The Maine Chapter of IAAO**

online, April 13-14, 2021

**Low-End Residential Properties  
Valuation of Mobile Home Parks**

Instructor: Stephen White

Cost: \$100 (\$85 for members of Maine Chapter IAAO)



## About the courses:

- **Low-End Residential Properties:** The purpose of this workshop is to provide assistance in the valuation of low-end and difficult residential properties that often create valuation issues. It is not unusual that these types of properties when sold have a sales ratio considerably higher than 1.00 and a very regressive PRD (Price-Related Differential). Discussion and data will center on lower valued residential properties and income and value associated with rental properties. The workshop will conclude with definitions and value issues on manufactured homes, modular homes and odd and unusual homes.
- **Valuation of Mobile Home Parks:** This one-day workshop is designed to provide historical and current data to assist in the valuation of manufactured home parks. The purpose of the workshop is to provide guidance and suggestions on the process of data analysis and valuation of manufactured home parks or communities. Information from various sources and areas of the United States are used to help establish processes and procedures. Some of the sources include links to the FannieMae database to find properties in your jurisdiction that have FannieMae loans and some appraisal information associated with the loan. Additional updated expense ratios and forms for collecting property characteristics for valuation purposes. All three approaches to value will be discussed and examples given.

**CONTACT ANDREA LUBEJKO FOR MORE INFORMATION.**

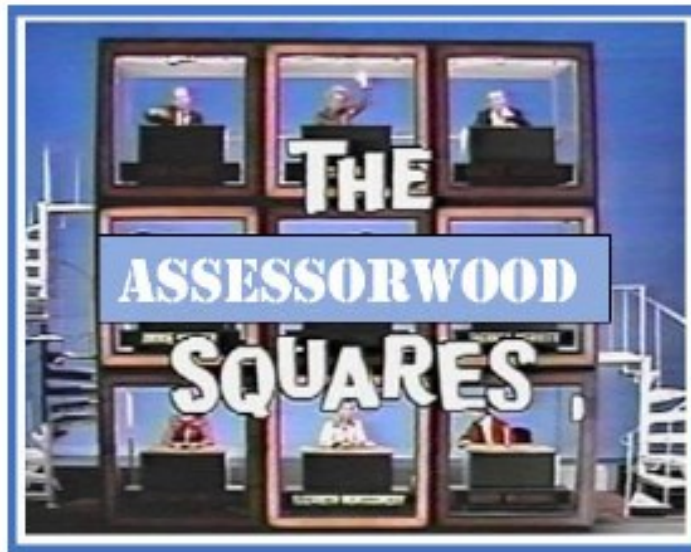
**[Andrea.lubejko@maine.gov](mailto:Andrea.lubejko@maine.gov)**

## **State of Maine Chapter of the IAAO Executive Board**

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**STATE OF MAINE CHAPTER  
INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS**



**Tuesday, April 13, 2021  
6:30pm  
via Zoom**

**REGISTRATION**

*Attendance at this meeting will provide 1.5 credit hours toward CMA recertification.*

**State of Maine Chapter IAAO Meeting – April 13, 2021**

Attendee \_\_\_\_\_  
CMA # \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
E-Mail \_\_\_\_\_ Phone \_\_\_\_\_

Are you interested in being a game contestant through a random selection? Y\_\_ N\_\_

Please e-mail registration to Julie [jethridge@yorkmaine.org](mailto:jethridge@yorkmaine.org)