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CMA

COVERING MAINE ASSESSING

NEWSLETTER
FOR THE MAINE
CHAPTER OF
IAAO



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LETTER FROM THE PRESIDENT

Greetings Everyone,

Summer is officially here! I don't want to jinx anything, but I feel like this summer is shaping up to be the best we've had in the past few years. People are out and about and gathering together without the threat of "you know what" ruining a good time. Zoom meetings are okay and worked in the absence of being able to meet in person, but it certainly cannot replace personal interaction. I am very excited we will be back at Property Tax School this year! It will be great to actually see all of you in person and be able to talk, laugh, have some fun and of course learn something new. Watch out Belfast-here we come! We also have the international IAAO conference in Boston coming up in August. I truly hope many of you will be able to attend. In all the years I have been in this profession, this is my first international conference. I'm not really sure what to expect but I do know it will be a fantastic opportunity to network with others in the profession that have come from across the country and around the world. The conference will offer amazing educational sessions that will allow us to not only advance our own skills but bring back and share our newfound knowledge with all of those around us.

But summer can't be all about attending tax school and conferences, we all need to get out there and have some fun. Whatever the summer of 2022 brings for you I hope it involves getting back to some pre-covid normalcy. Take time to enjoy your family and friends, stay healthy, read this great newsletter, and most importantly do something that makes you happy. Enjoy your summer,

Karen Scammon, CMA-4, President Maine Chapter IAAO

Spring Meeting Recap

Nick Cloutier, Education Committee Chair

On June 9th, the ME Chapter IAAO hosted its second educational event of 2022. Given the past two years of extreme market conditions and falling ratios, it was only fitting that the theme of this year's Spring Meeting was "Certifying Below 100%." We all gained some valuable insight to better prepare us to [yada-yada... talk about how this is a highly relevant issue right now]. A huge thank you shout out to [name presenters and how cool/smart they all are]. For nearly two years now, we've largely had to forgo in-person events... [obligatory mention of how zoom is a helpful tool, yada-yada... but in-person is WAY better].

All right... It's looking like I'm stuck in a rut here. This is only the second or third event I've had to recap and I'm already at a loss for how to write something that I'd actually want to read myself. Rather than continue on this well-meaning, but boringly predictable trajectory, I will go out on a limb and write about the ME Chapter Spring Meeting in the form of an abbreviated, allegorical piece of fiction, loosely-based on a story a few of you may be familiar with.

"There's No Place Like Zoom..."

Once upon a time, the real estate market was caught up in extreme conditions, just like a farmhouse wind-swept by a massive tornado. The supply of available properties was at an all-time low, while at the very same time, competing buyers were full of demand, low interest rates, and cash offers.

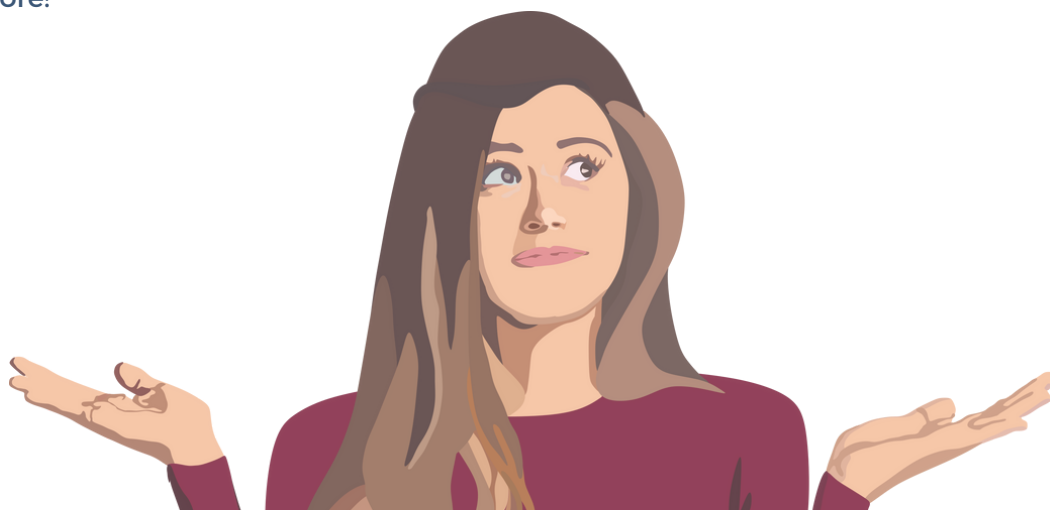
[Cue sound effect: the thunderous thud of rapidly falling ratios]. The Maine Assessing community found itself in a new, larger-than-life situation that was both at once impressive and troubling. On our journey for guidance to commit when certifying below 100%, we meet several interesting characters and trustworthy companions along the way.

First, we meet Jim Thomas, the "Good Assessor of the South", a benevolent character who generously helps-us-help-ourselves with shared wisdom, dry wit humor, and magical spreadsheets to boost our confidence and skills for the tasks ahead.

We then set out on a journey to find definitive answers from the Property Tax Wizard. When we meet Tony Pinette of MRS, we quickly discover that he is a normal person just like the rest of us! Far from mysterious smoke and mirrors, he answers our questions clearly, transparently, and with a highly collegial kindness that ensures us he wants to stay in touch and supportive for our future endeavors as well.

Finally, we journey alongside a relatable leading lady (Judy Mathiau) and three trustworthy friends (Jim Murphy Jr., Joe St. Peter, Clinton Swett). They display great courage to put themselves out there for the sake and benefit of all. They share their rich experiences to help us develop our brains to be a little smarter and more prepared. It is clear that all four are absolutely full of heart in their deep care for the betterment of the Assessing profession.

The conclusion of this story is yet to be determined, and whether or not these market conditions that brought us here were all just a fanciful dream, remains to be seen. But whatever happens, I've got a feeling were not in Kansas anymore!



MEMBER SPOTLIGHT

ANGELA COULOMBE

- **When did you become an Assessor? Why?** I passed my assessor's exam on May 3, 2022 and I did this because I knew the Town of Fort Kent will need an assessor and I have been working for the Town since December 2008 so it would be new challenge for me and I am very familiar with the town, the citizens and what is involved during the assessment process.
- **What did you do before becoming an Assessor?** I am the Certified Municipal Clerk / Registrar of Voters and still currently hold this position
- **If you are currently working as an Assessor - where?** Fort Kent
- **If you have worked in other municipalities previously - where?** Never worked for any other municipality.
- **If you could choose anyone as a mentor, who would you choose?** If I could choose anyone as a mentor especially in the assessing field it would be Randy Tarr (our previous assessor) and Tony Pinette who currently works for the State of Maine and is always there whenever I have questions.
- **What's one thing - work related or not - you learned in the past month?** The one thing I have learned over the past month is that we really need to stop and take time out for ourselves. Life is so busy - whether it is work or home - we are always so busy and I think we need to slow it down and enjoy the moment and the people we have in our lives.
- **What is the best advice you have ever received?** I have been told that it is a very rewarding career.
- **What's some advice you'd like to pass on to other Assessors?** I have been told that it is a very rewarding career.
- **What's your favorite Assessing topic you like to discuss, why?** I am not sure yet because I am so new at this -LOL

OFF THE WALL fun questions

- **What did you want to be growing up?** I wanted to be a beautician
- **What's something you can't live without?** My family
- **What's the last book you read?** All Your Perfects - Colleen Hoover
- **Do you have any pets?** Two cats and a dog
- **Have a hobby?** I enjoy reading and gardening
- **Favorite vacation spot?** Discovery Cove in Orlando Florida
- **Favorite food and why?** Pizza - the best comfort food ever!!
- **What are you currently binge watching?** Just finished Scandal
- **If you could trade places with anyone for a day, who would it be and why?** I really don't know.
- **If there's something you want us to know about you please tell!** These photos are from a recent trip to Washington DC with my daughter - it was wonderful!



MAINE NEWS

Job Opening!

The City of Old Town is adding a full time assessor! Anyone interested in more information should email Travis Roy troy@old-town.org

Hallowell officials explore ways to offset proposed budget increase

Most of the spending increase comes from a \$239,000 tax abatement the city must pay in the upcoming fiscal year to Granite Hill Estates, an apartment and assisted living complex for older adults at 60 Balsam Drive.

Assessor appeals court ruling on Hurricane Island's tax exempt status

Vacancies Effectively Shut Down Small Maine Town

A small town in Maine has effectively shut down because it no longer has a town clerk, code enforcement officer, assessor or animal control officer.

Camden, Rockport record substantial increase in residential property values

Facing tremendous backlog, state tax review board hopes for a turnaround

'Big box' retailers routinely appeal to the Board of Property Tax Review. Cities and towns can't get answers if the board fails to hear cases.

State Property Tax Deferral Program

loan program that can cover the annual property tax bills of Maine people who are ages 65 and older or are permanently disabled and who cannot afford to pay them on their own. The loan program allows Maine's most vulnerable community members to age in place and ensures that property taxes are still delivered to municipalities, requiring repayment of the loan once the property is sold or becomes part of an estate.

The application period for this program is January 1 through April 1. The 2022 filing period is over. The 2023 form will be posted on January 1, 2023.

LD 290 - An Act to Stabilize Property Taxes for Individuals 65 Years of Age or Older Who Own a Homestead for at Least 10 Years

Reminder - this bill was enacted and information/applications are yet to be disseminated from Maine Revenue Services

Please also pass along any news to share - we love celebrating and supporting our Assessing family all across the State!



UPCOMING TRAININGS

MRS Property Tax School - August 1-5

[Click here for the registration form](#)

IAAO Boston Conference

MRS hosted IAAO Course - TBD (fall)

Maine Chapter Executive Board

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