

OCTOBER 2022

# CMA

## COVERING MAINE ASSESSING

NEWSLETTER  
FOR THE MAINE  
CHAPTER OF  
IAAO



### INSIDE THE ISSUE:

2022 IAAO CONFERENCE  
RECAP & PHOTOS - 2

MEMBER SPOTLIGHT - 7

MAINE CHAPTER NEWS - 8

UPCOMING TRAINING - 9

CONTACT INFO - 9



## LETTER FROM THE PRESIDENT

Greetings Chapter Members and Friends,

What a whirlwind summer. As assessors we all know how busy the spring and summer months are and this year was certainly no exception. Many of us were making valuation adjustments to keep up with this out of control market. And then it seems out of the blue comes a new tax stabilization program to deal with. I don't think any of us saw that one coming. I could write pages and pages of issues with that program, but that's another day. Suffice it to say as assessors I hope we will all work together and get involved in amending this program so at least it makes sense and works as it was intended.

On a brighter subject, I attended my first IAAO international conference in Boston and saw quite a few of you there. Maine was well represented. I enjoyed meeting and talking with all of you and others in our profession. I realize it doesn't matter whether you are from across the county or around the world (I met some very nice people from South Korea) assessing is assessing and we all deal with basically the same situations, just sometimes in different ways. I was fortunate enough to attend and if you ever get the opportunity the experience makes it worth it.

The summer of 2022 is now behind us. Fall has arrived in beautiful fashion. I love Fall. Usually, it is a little slower in the life of this appraiser. Fall is my time to do the projects that there was no time for in the Spring and Summer months. Well, I'm not sure what is happening, but things have not slowed down. I have spoken to many of you, and it appears this year is just going to go down in the books as one of the busiest ever. But as always, we are a tough bunch and will get through it. No matter how busy you are do not let this gorgeous Fall weather pass you by. Get out and do some of those great Fall activities and do it sooner than later. We all know what's coming.....

Best,  
Karen

# IAAO CONFERENCE 2022



This years conference took place August 28 - 31 in Boston, Massachusetts. There were approx. 70 sessions provided over the four days, and close to 50 Exhibitors. I don't think I could count the number of attendees if I tried but people were from all over the country, an probably world.

We did count a list of attendees from Maine and we thought it was about 20.

Even an ex-pat Emily Behn was there!

As a first time attendee I had the pleasure of being a conference volunteer. The best part of being a volunteer was meeting assessors and other appraisers from across the country. Our first volunteering duty was helping attendees check in for the conference.

Molli and I worked with two Appraisers from LA County. They were hilarious and seemingly very smart. One of them, Allen Joley was preparing for an IAAO Webinar that he just put on, on Wednesday Sept. 28. I believe if you go to the IAAO website you can view it as a recorded meeting. The course was about the lease of government-owned property that is assessable in California.

Allen also shared how their county works hard to train appraisers, even outside of the States requirements. It was fantastic hearing about the number of people who work in their office and pace of work.

While there Kerry had the honor of accepting an award for Bill Brunelle! Bill wrote an article for Fair & Equitable.

If anyone has questions about attending, what its like, what to do, etc., please feel free to reach out to any of us!

Don't worry we all successfully made it on and off the T to go find a delicious dinner and some pastries!

Best,

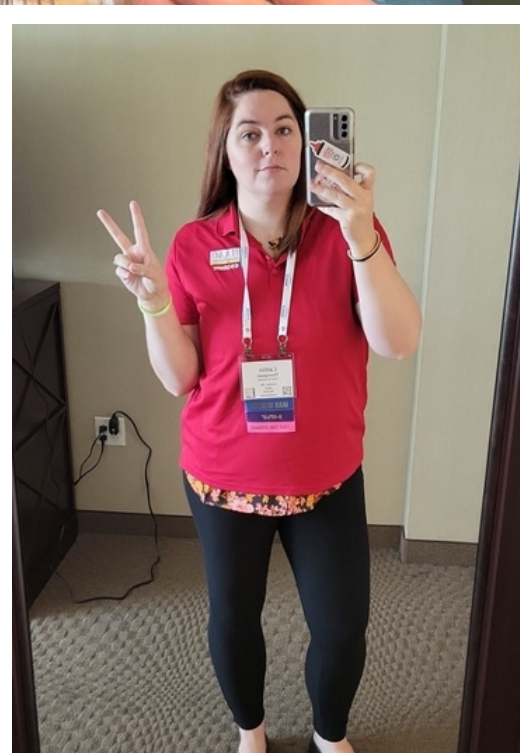
Caitlin Thompson

Camden, Rockport, Rockland



















# MEMBER SPOTLIGHT

## BILL BRUNELLE

### ON TOPIC questions

- **When did you become an Assessor? Why?** I started working for the Property Tax Division in January, 2014. I was looking for a change and Dave Ledew had a need for someone with my skills.
- **What did you do before becoming an Assessor?** I worked in the Income Tax Division of Maine Revenue Services. Before that, I spent a bunch of years in the restaurant business.
- **If you have worked in other municipalities previously - where?** I was a tennis court monitor one summer for the Town of Cape Elizabeth, but that was a long time ago and obviously not related to assessing.
- **If you could choose anyone as a mentor, who would you choose?** Jon Favreau. He seems like a nice guy and he is incredibly talented. I bet he'd be a good mentor.
- **What's one thing - work related or not - you learned in the past month?** Abraham Lincoln very nearly wasn't reelected.
- **What is the best advice you have ever received?** Not assessing-specific, but someone once told me to write to your audience, not above or below.
- **What's some advice you'd like to pass on to other Assessors?** Never stop learning.
- **What's your favorite Assessing topic you like to discuss, why?** The income approach to valuation, because of all the math!

### OFF THE WALL fun questions

- **What did you want to be growing up?** An astronaut, a pilot, a famous author, and a few others
- **What's something you can't live without?** Aside from essential needs such as food, sleep, and air? I suppose books are right up there.
- **What's the last book you read?** Lincoln by David Herbert Donald
- **Do you have any pets?** Not at the moment.
- **Have a hobby?** I have a few, but the one that interests most people is winemaking.
- **Favorite vacation spot?** Seattle, but I do love a good warm beach, too.
- **Favorite food and why?** Lobster, pizza, and jambalaya (I can't pick just one), because they are delicious and they each evoke wonderful memories.
- **What are you currently binge watching?** The Boys, Worth It, and Bob's Burgers
- **If you could trade places with anyone for a day, who would it be and why?** There are a lot of people I'd like to hang out with for a day, but I can't think of anyone else I'd want to be.
- **If there's something you want us to know about you please tell!** I own 77 cookbooks.



# MAINE CHAPTER NEWS

## **The Maine Chapter Annual Meeting** **Thursday November 17th**

**We will have the regular business meeting followed by 4 hours of training. Thanks to our previous survey answers we think we've got a very good line up for you guys! Sign up sheet to follow shortly!**



**The Maine Chapter is in search of some amazing photos! We are looking for new and old photos so if you've got some favorites pull them out and send us a copy!**

In an attempt to not discuss the market and its lack of ease - Clint has shared a story from Cape Elizabeth

Only in Cape Elizabeth, the names and address will be kept anonymous out of respect, but there was a home for sale in Cape. It was a tired, outdated cape style home with an assessed value of \$300K. The MLS listing had photos, mostly of the exterior as it was situated in a nice neighborhood, good sized lot.

The home was purchased by a person from California, they saw the listing and made an all-cash offer of \$1,245,000 American dollars, also foregoing the home inspection! Now, granted we are doing a town-wide revaluation and our current ratio is about 65%, so a full-price offer of around \$600-625K would be more realistic.

The CA buyer was SO surprised when they arrived at the residence and walked inside, the kitchen was original from the 1970's, complete with harvest gold appliances and deep shag carpet in the living room!

Immediately, she called me in the Assessing Office to discuss what she should do.... I told her she could politely ask for some of her monies back from the seller, but I doubt if they would go for that. I told her that she should appreciate the fact that in the state of Maine we do NOT reset the assessments based on the selling price, so there's THAT, I told her.

This is just another example of how crazy the real estate market can be, especially if you are from "away".

Clinton J. Swett, Cape Elizabeth





## UPCOMING TRAININGS

**CMA Exam - November 9**

**MeIAAO Annual Meeting - November 17**

**Mid-Coast Assessors - TBD**

It appears that our peers have and are beginning to retire! This new series will be called - "Who's Retired Now" a place where we can say thank you to all the knowledge, and networking. Or maybe they jumped ship and are now Town Managers? The first group of retirees and jumpers are:

**Bob Konczal - Jim Thomas - Martine Painchaud - Rick Mace - Natalie Andrews**

## Maine Chapter Executive Board

<b>Karen Scammon</b>	President	<a href="mailto:kscammon@auburnmaine.gov">kscammon@auburnmaine.gov</a>
<b>Darryl McKenney</b>	Vice President	<a href="mailto:assessor@waldoboromaine.org">assessor@waldoboromaine.org</a>
<b>Clinton Swett</b>	Treasurer	<a href="mailto:clinton.swett@capeelizabeth.org">clinton.swett@capeelizabeth.org</a>
<b>Julie Ethridge</b>	Secretary	<a href="mailto:jethridge@yorkmaine.org">jethridge@yorkmaine.org</a>
<b>Judy Mathiau</b>	Past President	<a href="mailto:jmathiau@winslow-me.gov">jmathiau@winslow-me.gov</a>
<b>Kerry Leichtman</b>	IAAO Rep	<a href="mailto:assessor@rockportmaine.gov">assessor@rockportmaine.gov</a>
<b>Caitlin Thompson</b>	Director	<a href="mailto:cthompson@camdenmaine.gov">cthompson@camdenmaine.gov</a>
<b>Brent Martin</b>	Director	<a href="mailto:bmartin@eliotme.org">bmartin@eliotme.org</a>
<b>Natalie Andrews</b>	Director	<a href="mailto:assessor@norwaymaine.com">assessor@norwaymaine.com</a>
<b>Nick Cloutier</b>	Director	<a href="mailto:ncloutier@scarboroughmaine.org">ncloutier@scarboroughmaine.org</a>
<b>Joe St. Peter</b>	Director	<a href="mailto:jstpeter@auburnmaine.gov">jstpeter@auburnmaine.gov</a>