



MEETS & BOUNDS

February 2024

Maine Association of Assessing Officers

www.maineassessors.org

Good Day,

Such an honor to be named President of MAAO. The last time anyone from Presque Isle held the seat was in 1963, Gerald Clark was the assessor several years and one of the folks responsible for the creation of MAAO, he went on to become our City Manager.

The MAAO Board of Directors has been busy planning for our educational and networking contributions for 2024. In conjunction with the Me Chapter of IAAO, Central Maine Assessors, and Maine Revenue Services offerings there is sure to be an abundance and great diversity of educational opportunities available. The schedule of MAAO events is included in this newsletter. Noteworthy is the venue location change of the Fall Conference from the Sebasco Resort to Sunday River.

The MAAO Board of Directors look forward to continue working with and supporting the Me Chapter of IAAO, Central Maine Assessors Association, and Maine Revenue as we all work toward the common goals of promoting and facilitating professionalism, uniform administration of tax laws, ethical standards, and networking opportunities for the assessing community statewide.

The Board strives to balance top quality educational offerings and costs, as each year's educational plans are formulated. Membership fee's

and course registrations are our two main sources of operational revenue and both are subject to increased prices as the years go by, the board does work hard to keep costs to a minimum.

MAAO would like to express true appreciation for the wonderful reception given on February 1st for Mr. William (Bill) Healey Jr. in honor of his successful election as IAAO Vice President. It could not have been better organized and orchestrated. Assessors representing the entire state, from Eliot to Paris to Madawaska were in attendance as well as Representatives from Me Revenue, everyone present enjoyed the evening immensely. Joe St. Peter, Karen Scammon, Kerry Leichtman, and Travis Roy were the main organizers, well done folks.

In closing, the MAAO Board of Directors is always open to any ideas for new means to achieve our goals. If you have something to share please do let us know.

Regards,

Lewis Cousins, MAAO President



2024 BOARD OF DIRECTORS

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NEWSLETTER

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TECHNOLOGY COMMITTEE

Taylor Burns, Chair

MAAO Secretaries Report

MAAO Board met on January 26, 2024, after the previous scheduled meeting needed to be postponed due to weather. This was the first meeting of the new year. Our President Lewis Cousins welcomed new board members Dean Prindle to the MAAO Board.

The Board reviewed the 2024 Budget to set forth a 2024 budget that reflected the needs of our membership.

Committee elections were held and below are the list of current committees and the people who chairs and co-chairs each committee.

If you would like to assist with a committee and the chair or co-chair has not contacted you, please feel free to reach out to them. We welcome your input with these committees.

We hope you were able to take advantage of the educational offerings that our Education Committee put together in 2023. Our goal for 2024 continues to be how we can best assist you with your assessing & educational needs. Bill Healey, Jr, Lewis Cousins and the educational committee have been working hard on behalf of us all on the educational offerings for 2024.

Our Annual Northern Maine Spring Workshop is set for April 19th. This will be an in person/zoom hybrid workshop. Lewis Cousins has done a fantastic job with this year's educational offerings. Be on the lookout for the information for this workshop, it will be coming

your way soon.

A Board of Assessment Review workshop is scheduled for May 8th at MMA in Augusta. This session will be presented by Mark Bower and Benjamin McCall, Jensen Baird Attorneys at Law.

Bill Healey, Jr. is putting the final touches on this year's MAAO Fall Conference agenda. Once that agenda has been finalized, we will include it in our next publication of Meets & Bounds.

Bill Healey, Jr has also lined up David Cornell to teach the Advanced Excel Workshop. This workshop will be held on November 8th at MMA in Augusta. A notice will be sent via our Listserv when registration is open for this workshop. There will be limited seating available.

The start of another new year also brings us to collecting nominations for this years Assessor of the Year Award and Legacy Award. If you know someone who goes above and beyond in his or her community in the Assessing field please take the time to recognize their contributions by nominating them for Assessor of the Year or the Legacy Award. The Assessor of the Year and Legacy Award criteria and application can be found within this issue of our newsletter.

The board would like to remind our membership that MAAO has scholarships available for upcoming educational offerings. It is a simple application that must be filed 60 days before the educational offering you would like to attend. The application can also be found within this edition of our newsletter.

The next scheduled board meeting is March 10th at 11:00 a.m. at MMA in Augusta. If you have anything you would like to share or have the board take up, please contact any board member and they will be happy to assist you.

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MAAO Profile – Cindy Namer



Well, it's my 1-year anniversary of being a member of the Maine MAAO Board and that means it is finally time for me to do my member profile! I'm actually glad I waited until now because my first year has been an experience of listening and learning, similar to my encounters with all of the other

assessors that have taken the time over the past few years to provide me with guidance and assistance as I have learned "how to be a good assessor". I actually have to thank Vern Zeigler, a longtime family friend, for getting me involved in the assessing world.

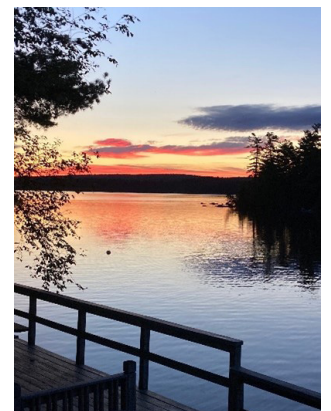
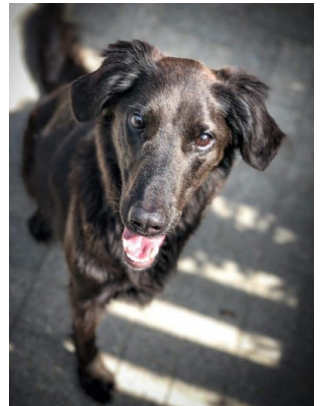
In 1989 I began my career in the public sector working for Maine State Housing Authority that lasted 30 years. I started working in the multi-family division, as a program compliance assistant and over the years transitioned to risk assessment, supported housing projects and tax-credit development and finally ending with the Director of Homeless Initiatives for the entire state. It was a very rewarding career but after 30 years of state and federal government, it was time for me to make a change.....don't ask me why Vern talked me into assessing, but I'm glad he did. Before working at the state housing authority, I also worked as a paralegal and title searcher, real estate agent and even held a position as a Selectperson in my small town of Bowdoin, where we were both selectmen and assessors. So, with encouragement from Vern, I signed up for Maine Revenue Tax School in August 2019, attended classes all week and took the test, passing on the first try, and there my assessing story begins....

Instead of going right back to the 8-5, five-day work week, I decided to take the consulting path and Shining Star Enterprises, LLC was established. I immediately connected with many of the local assessing groups, Central Maine Assessing, Mid-coast Maine Assessing, etc., where I meet some of the best assessors and mentors that welcomed me and guided me through the challenges of being an assessing agent. I landed my first contact with Vision doing field work for a revaluation but that was cut short with a few months when COVID-19 was in full swing. I finally landed my first assessing gig when the Town of Paris accepted my RFP for assessing agent services in July of 2021. I am start-

ing my 4th year with Paris as my primary client, but I have also recently worked with the Town of Bowdoin and Bowdoinham over the last year as they transition to filing their Assessor positions. It seems that all of these assignments have been an opportunity for me to step in and help them re-invent and re-organize the Assessor's office, since all of these towns had long standing assessors (most of them were also Code Enforcement Officers) and were in need of an Assessor with a new style and project management approach. So, it's been fun to see the transformation, especially in light of all the new changes for assessing.

With my background in public service, I guess it has been natural for me to want to work closely with the taxpayers and help them understand the role of the Assessor....I'm not the bad guy, but here to help them and make sure their property is assessed appropriately and fairly. With the real estate market craziness, I actually had to do a market adjustment during my first Tax Commitment and I made sure that the what, when, how and why's were communicated to all parties involved, which ended up more successful than anticipated. That said, I won't be retiring from my new assessing career anytime soon.

In the meantime, I will continue to reside in Bowdoin with my precious 3-legged rescue girl Zoie and my partner Scott. I enjoy spending lots of time at the lake in the summer and travelling to my condo in Florida for an extended stay in November/December. I have lived in Maine my entire life growing up in Waterville and later living in the Portland area before building my home in Bowdoin. I hold an Associates Degree in Paralegal Studies and a Bachelor's Degree in Business and Public Administration from the University of Maine, as well as various Certifications in Leadership Development and Project Management.





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MAAO Meeting/Training Calendar 2024

Date	Day	Time	Event	Location
January 12	Friday	11 a.m.	Board Meeting	MMA Augusta
March 8	Friday	11 a.m.	Board Meeting	MMA Augusta
April 19	Friday	See Brochure	Northern Maine Spring Workshop	Northern Maine Development Commission, Caribou & Zoom webinar
May 8	Wednesday	4:30 p.m.	Board of Assessment Review	MMA Augusta & Zoom webinar
May 10	Friday	11 a.m.	Board Meeting	MMA Augusta
August 9	Friday	11 a.m.	Board Meeting	MMA Augusta
September 18-20	Wednesday, Thursday, Friday	See Brochure	Fall Conference & Annual Meeting	Sunday River
October 2 & 3	Wednesday & Thursday	See Brochure	MMA Annual Convention	Augusta Civic Center
November 8	Friday	See Brochure	Advanced Excel Training	MMA Augusta
December 13	Friday	11 a.m.	Board Meeting	MMA Augusta

All dates and locations are subject to change.

MAINE ASSOCIATION OF ASSESSING OFFICERS ASSESSOR OF THE YEAR AWARD

The Award

The Assessor of the Year Award is sponsored annually by the Maine Association of Assessing Officers Association (MAAO) to recognize professional and dedicated service by an Assessor to his/her profession and community.

Nominating Process/Presentation of Award:

- 1) The selection committee shall be appointed by the MAAO Board of Directors. It may consist of the following:
 - The Chair of the Awards and Scholarship Committee, the Awards and Scholarship Committee members and the MAAO Executive Board members.
 - Immediate past recipient of the Assessor of the Year award.
- 2) The Committee shall solicit nominations from MAAO members and affiliates.
Deadline for nominations to be submitted will be August 09, 2024. Nominations will be submitted on the official MAAO Assessor of the Year Nomination Form.
- 3) The Committee shall not disclose the name of the recipient before the Awards Ceremony.
- 4) The Award will be given during the MAAO Fall Conference Annual meeting in September.

Criteria:

Nominees for this award shall meet the following criteria:

- 1) Nominee must hold the title of Assessor for his/her municipality and be a current CMA.
- 2) Nominee provides service and contribution beyond just that of the municipality in which he/she serves by active participation in various Assessing organizations.
- 3) Quality and consistency of work product
- 4) Nominee is recognized as an Assessor who displays characteristics of integrity and leadership.
- 5) Nominee shall have at least three years experience as an Assessor.
- 6) Nominee is not eligible if they have been a previous recipient of the Assessor of the Year Award.

Additional Information

For additional information, please contact Melissa White at MMA at 1-800-452-8786 or 623-8428.



MAINE ASSOCIATION OF ASSESSING OFFICERS 2024 ASSESSOR OF THE YEAR AWARD NOMINATION

Nominee's Name: _____

Municipality: _____

Mailing Address: _____ Telephone: _____

Nominee's Position: _____

Date of Original Certification as an Assessor: _____

Date or Year Nominee began work as an Assessor _____ (Must have served as an Assessor for at least 3 years)

Please answer questions below and attach additional sheets if necessary.

1. Please provide examples of the Nominee's leadership, service, and contribution to the Assessor's profession. List any participation in or awards given that were associated with any State, New England, or International organizations.
2. Please provide examples of the Nominee's dedication toward the community they serve and describe their efforts to promote the cause of good local government.
3. Please give a brief synopsis on the quality and consistency of work product.

Please attach all supporting documentation (newspaper articles, letters, letters of recommendation, resume, etc.) with this nomination form and submit to:

MAAO - Assessor of the Year Award
C/O MMA, 60 Community Drive
Augusta, ME 04330.
Deadline is August 11, 2023

Nomination submitted by: _____

Title: _____

Mailing Address: _____

MAAO Scholarship Eligibility Requirements

Applicants must:

1. Be a current member of MAAO and in good standing.
2. Demonstrate a need for academic and financial assistance.
3. Submit the required application form to be received by the Scholarship Education Committee Chair 60 days prior to the event you plan on using the scholarship for. Applications will not be accepted if not received by the deadline.

Scholarship Conditions:

1. Scholarship recipients are ineligible to apply for another award for three (3) years Unless no other applications have been received and/or monies are available. This decision will be left to the discretion of the Board.
2. Must apply timely and on appropriate form to be considered for the present year.
3. Use the scholarship by 12/31 of each year.
4. Shall write a summary stating length of time in assessing field.
5. Qualifying educational course work is defined as granting a minimum of 16 hours assessment by which a letter or certificate of completion can demonstrate examination success and the assignment of full credit. Continuing Education Units for licensure renewal other than Certified Maine Assessor and Certified Assessing Technician do not meet the scholarship conditions.
6. Successful applicants who subsequently decline the scholarship must reapply for future consideration.
7. Applicants must certify that no other tuition or course materials reimbursements has been awarded, nor will be sought, from any other source (e.g., county, state, local jurisdiction, or other educational or professional body), unless the scholarship does not fully cover the entire amount of the course and will receive the balance.
8. An application must be submitted with an original signature.
9. The name of the school or sponsoring organization must be submitted with the scholarship application.
10. Applicants are limited to one application per calendar year.
11. Only one (1) scholarship to be given to an Individual every three (3) years. Unless no other applications have been received and/or monies are available. This decision will be left to the discretion of the Board.
12. The MAAO Board reserves the right to reject or accept courses that are acceptable for the scholarship.

Reimbursement will cover only up to the amount of the registration fee(s).

IAAO courses, State related courses, and other related subjects pertaining to the assessment field in general including State, MAAO, NRAAO and IAAO conferences are accepted courses.



**Maine Association of Assessing Officers
Application for Scholarship**

The decision of awarding the amount and the number of scholarships is made by the MAAO Board of Directors.

Please print clearly. Application must be submitted 60 days prior to the event you plan on attending.

Name: _____

Municipality: _____ **Title:** _____

Address: _____

City, State and Zip Code: _____

E-Mail: _____

Telephone Number: _____

Location & Course Date: _____

I certify that the information furnished by me in this application is complete and accurate.

Signed: _____ **Date:** _____

On a separate sheet of paper, please state in your own words the reasons you believe you qualify to receive a scholarship:

Please return completed application to:

Maine Association of Assessing Officers
C/O Maine Municipal Association
60 Community Drive
Augusta, ME 04330

If you have any questions regarding the application process, contact Chelsea Carll at 1-800-452-8786.

Note: Selections will be made based on the application information received, funds available and eligibility. The Chair of the Scholarship Committee will notify all recipients and announce their names in the MAAO newsletter.



MAINE ASSOCIATION OF ASSESSING OFFICERS LEGACY AWARD

The Award

The Legacy award is sponsored annually by the Maine Association of Assessing Officers Association (MAAO) to recognize years of dedicated service and excellence as a Maine assessor. The recipient of the Legacy award has left a footprint in the Maine assessing community through education, leadership, service, and a track record of high ethical standards.

Selection Process/Presentation of Award:

- 1) The selection committee shall be appointed by the MAAO Board of Directors. It may consist of the following:
 - The Chair of the Awards and Scholarship Committee, the Awards and Scholarship Committee members and the MAAO Executive Board members.
 - Immediate past recipient of the Legacy award.
- 2) The Committee shall solicit nominations from MAAO members and affiliates. **Deadline for nominations to be submitted is August 09, 2024.** Nominations will be submitted on the official MAAO Legacy Award Form.
- 3) The Committee shall not disclose the name of the recipient before the Awards Ceremony.
- 4) The Award will be given during the MAAO Fall Conference Annual meeting in September.

Criteria:

Nominees for this award shall meet the following criteria:

- 1) Have held the title of Assessor and be a current or former CMA.
- 2) Is recognized as an Assessor who displays characteristics of integrity and leadership.
- 3) Shall have at least twenty years of experience as an Assessor.
- 4) Have a record of ongoing professional development and educational improvement.
- 5) Is or was once active in a professional association for assessing with a published code of ethics.
- 6) Have authored articles or other forms of organized, disseminated information related to assessing.

Additional Information

For additional information, please contact Chelsea Carll at MMA at 1-800-452-8786 or 623-8428.



MAINE ASSOCIATION OF ASSESSING OFFICERS 2024 LEGACY AWARD NOMINATION FORM

Nominee's Name: _____

Current or Former Municipality: _____

Mailing Address: _____ Telephone: _____

Nominee's Current or Former Position: _____

Date of Original Certification as an Assessor: _____

Date or Year Nominee began work as an Assessor _____ (Must have served as an Assessor for at least 20 years)

Please answer the following questions.

1. Why do you feel this Nominee should be this year's recipient of the Legacy Award?
Please see the Legacy Award Criteria for reference.
2. Please share a specific example of how this Nominee has impacted the Maine assessing community.
3. What articles or other forms of organized, disseminated information has this nominee authored? If available, please include with your submission.

Please attach any supporting documentation you feel necessary to support your nominee. Once completed, please submit to:

MAAO - Legacy Award
C/O MMA, 60 Community Drive
Augusta, ME 04330.
Deadline is August 11, 2023

Nomination submitted by: _____

Title: _____

Mailing Address: _____