



# Meets & Bounds

May 2018

Maine Association of Assessing Officers

## President's Message



Dear MAAO Members,

Spring is finally here! The snow has melted, the temperatures have improved and the golf courses are open! Oh yeah, and mud and black fly seasons are here as well!

The MAAO Board has been working hard to provide you with top notch educational opportunities again this year. The Annual Northern Maine Spring Meeting was recently held in Caribou. Lewis Cousins put on a great event! The Annual Board of Assessment Review Workshop as held May 1<sup>st</sup> at MMA in Augusta. Sally Daggett and Bill Dale always do a tremendous job on this workshop. The educational offerings for the 2018 Fall Conference have also been finalized. Speakers and topics include Travis Roy, "Being Safe in the Field", Joel Moser and team from Bernstein Shur "Dark Stores, 706-A, Defending Large Appeals (redux), Updates from the Field", Gary McCabe "Affordable Rent

Restricted Property Valuation" (approved for Advanced Level CMA Credits), and Kate Dufour and MRS "Legislative Updates". We are also working on a program with the Maine Chapter IAAO for the MMA Convention; stay tuned!

Please feel free to contact the MAAO Board of Directors with any questions or concerns. My email address is [bhealey@lewistonmaine.gov](mailto:bhealey@lewistonmaine.gov)

As always, be well and stay safe!!

Bill Healey, MAAO President

### MAAO Board Meetings 2018

Aug. 10	10:00 a.m.	MMA - Augusta
Dec. 7	10:00 a.m.	MMA - Augusta

### Corson GIS Solutions

Web Mapping &  
Database Solutions



Portland ME  
[info@CorsonGIS.com](mailto:info@CorsonGIS.com)  
[www.CorsonGIS.com](http://www.CorsonGIS.com)



### Maineland CONSULTANTS

Maine's Real Property Experts since 1986

(207) 774-6226

Maineland's team of eleven appraisers is dedicated to providing our clients with reliable commercial & residential appraisals.

David Harrigan, #CG124, Principal  
30 Exchange Street • Portland, ME 04101  
[www.mainelandconsultants.com](http://www.mainelandconsultants.com)

## MAAO BOARD

### PRESIDENT

William Healey, Jr, City of Lewiston  
Phone: 513-3122  
E-mail: bhealey@lewistonmaine.gov

### VICE PRESIDENT

Tammy Brown, Town of North Haven  
Phone: 867-4433  
E-mail: tammybrown4139@aol.com

### SECRETARY

Tammy Brown, Town of North Haven  
Phone: 867-4433  
E-mail: tammybrown4139@aol.com

### TREASURER

Martine Painchaud, Town of Eliot  
Phone: 439-1813  
E-mail: mpainchaud@eliotme.org

### FIRST PAST PRESIDENT

Ruth Birtz, Town of Lincoln  
Phone: 794-3372 Fax: 794-2606  
E-mail: assessor@lincolnmaine.org

### SECOND PAST PRESIDENT

Rick Mace, Town of York  
Phone: 363-1005  
E-mail: rmace@yorkmaine.org

### DIRECTORS

Dan Robinson  
Phone: 985-2102, ext 1333  
E-mail: drobinson@kennebunkmaine.us

Roger Hoy  
Phone: 724-7475  
E-mail: mhoy5@roadrunner.com

John Wentworth, Town of Harrison  
Phone: 583-2241  
E-mail: jwentworth@harrisonmaine.org

Martine Painchaud, Town of Eliot  
Phone: 439-1813  
E-mail: mpainchaud@eliotme.org

Deborah Turner, Town of Harpswell  
Phone: 833-5771  
E-mail: dturner@town.harpswell.me.us

Travis Roy, City of Old Town  
Phone: 827-3965 Fax: 827-3966  
E-mail: troy@old-town.org

Darryl McKenney, Town of Waldoboro  
Phone: 832-5369  
E-mail: assessor@waldoboromaine.org

Lewis Cousins, City of Presque Isle  
Phone: 760-2714  
E-mail: lcousins@presqueisleme.us

Craig Skelton, Town of South Berwick  
Phone: 384-3010 Fax: 384-3303  
E-mail: cskelton@sbmaine.us

## Member Profile: Katie Haley



After being asked by John Wentworth to write up a member profile and agreeing, I panicked since I am not one to bring attention to myself. It seems that as an assessor and code enforcement officer, I should have a better ability to say no!

While becoming a tax assessor was somewhat inadvertent I have found that I quite like the work and the daily challenges. When I get home from work, my boyfriend will ask about my day; my typical response is "it was fine". Although occasionally I will start telling stories about the interactions that I have had with people or things I saw while doing an inspection.

To me the experiences are just another day; to him they are often hysterical or crazy and more deserving than my initial ho-hum response.

I started college at University of Maine at Orono in the Parks, Recreation and Tourism program, primarily because it sounded fun. Within 2 years I transferred to University of Maine at Farmington, primarily so I could ski at Sugarloaf 4 days a week. I ended up

with a dual major in Environmental Policy and Geography and lots of time skiing under my belt.

I worked as a concrete, soils, and asphalt technician for the first few years out of college. I realized that despite the fact that I loved being outdoors every day, I needed to stop chasing concrete mixers around for a living. I then found a job as a planner at an engineering/landscape architecture company. In an effort to find employment more local to Fryeburg, I began applying for Code Enforcement positions and stumbled into the Fryeburg CEO position. Fast forward a couple of years to when my Town Manager called me into her office and gave me two options; I could become a part-time CEO or I would agree to also become the assessor. Since working just part time was not an option, I have been the Assessors Agent in Fryeburg for approximately 4 years now and the CEO for 9.

My free time is spent rock climbing, hiking, motorcycling, skiing, or planning my next vacation to do any one of those activities. I am fortunate to work and live in the midst of the mountains and lakes. I can leave work in the afternoon and get a climb in at Cathedral Ledge in New Hampshire or can hike up Pleasant Mountain in Bridgton. I can ski at Shawnee Peak for a few hours in the morning and still get a few hours of work in. So while being an assessor was not initially my life's ambition, it is working out pretty good for me!

I want to thank 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 this position. ▲

## Assessors to Launch Food Drive Campaign

The scuttle-but around the water cooler these days has been about the Thanks For Giving food drive that we hope assessors will become involved with statewide. Joe Merry, Jim Thomas, Kerry Leichtman and Craig Skelton are promoting the idea first started by Gina Merry, Assessor in the Town of Lyman, to help their local food pantry. Gina was the assessor there from 2007 until she lost her battle with cancer in 2016.

First held on Election Tuesday in November of 2012, the food drive has grown and residents are now speaking proudly of their community's involvement with the effort. During my interview with Joe, he expressed his belief that his wife's idea was just too good not to take beyond the Lyman Town Line!

The plan is to seek donations of non-perishable food items and cash for local pantries but we believe the motto "Get your CAN to the polls" will have a twofold benefit to communities. Joe has duplicated Gina's poster and we hope to come up with a little funding to print and laminate posters and other materials to get the "can" rolling so to speak! The idea is to provide materials that will make the "Thanks for Giving" theme more recognizable and easy to promote.

We will be asking assessors to start a conversation with their local Town/City Clerk and also network with their local or regional food banks to outline the idea. A more detailed outline and materials will be made available in the coming months to those who are interested in getting involved.

This will be a huge positive in the Public Relations department for Assessors Joe says. ▲



Get your **CAN** to the polls!  
Assessing Departments across the State are holding "Thanks for Giving" food drives to benefit local food pantries.



Bring non-perishable food items and/or cash donations to the polls on **Election Tuesday** in November or during absentee voting. Every dollar raised equals three dollars to the pantry.

**THE WARREN GROUP**  
Real Estate & Financial Information Since 1872

**LINDA MacDONALD**  
ACQUISITIONS COORDINATOR

Direct: 617-896-5319  
Main: 800-356-8805 Fax: 617-428-5120  
lmacdonald@thewarrengroup.com

280 Summer Street  
Boston, MA 02210-1131  
www.thewarrengroup.com

*Publisher of*  
BANKER & TRADESMAN | THE COMMERCIAL RECORD

 **MainStreetGIS**  
GIS is easy.

Web GIS      Your new site can be online in days!  
Tax Mapping      Please call for a free demo.

Online Property Information

www.mainstreetgis.com 888-827-6612 info@mainstreetgis.com



**Eastern Appraisal & Consulting, Inc.**  
Valuation & Advisory Services  
H. Randolph Glennon, III, CRE, MAI, MBA  
President

Two Monument Square, Portland, Maine 04101  
(207) 772-1112 • Fax (207) 772-0829

Web site: www.easternac.com • Email: rglennon@easternac.com

## Meet Gina Geary Merry



Although Gina is no longer with us, we thought it important to introduce you to the person who started the Thanks for Giving Food Drive first held on Election Tuesday in November 2012.

Gina was the assessor in Lyman and served there from 2007 until she lost her battle with cancer I 2016. She met her husband Joe on their first day of college in 1977. From that moment on,

they were rarely apart and soon became soul mates. Married in 1983, Gina's sense of humor was clearly evident when instead of a traditional wedding vow of "I do," Gina shouted a resounding "You Betcha!"

No matter the circumstance, Gina greeted each day with a beaming smile and a cheerfully sung "good morning." Which is something Joe confides he misses the most. Gina was a voracious reader and especially enjoyed early morning walks, time spent at the beach and gardening. She was a fantastic cook and a joy to share meals with.

Gina was competitive and a true sports fan. She loved participating in sports as well as cheering on her favorite players and teams. March Madness was a particular favorite. Thanksgivings spent around family, food and football were her most cherished memories.

Professionally, Gina achieved her designated Real Estate Broker's license, Certified Appraisal license and was part owner of Merriland Appraisal Service. She continued on to obtain her CMA. She served as the Town of Lyman's tax assessor for eight years and loved her work so much; she would fight her way into the office on days it appeared she was too ill to move. Believe it or not, she even worked from her hospital room during an extended stay.

Gina didn't require much because she felt she had everything. She believed deeply in giving back and served on a number of boards giving of her time often. For two years in a row, she was a top fundraiser at Mary's Walk in Saco. She helped start Lyman's annual food drive which her husband Joe is now taking on the road statewide.

Gina is sadly missed by her husband, family and countless folks in the assessing and appraisal field that knew her. The Town of Lyman dedicated their 2015 Annual Report to her and continues to hold the annual food drive in her honor.

You will be hearing more about the Thanks for Giving food drive in the coming months as we hope you will join Joe Merry and the assessing community in expansion of the food drive in which we hope we all can "Get your CAN to the polls." ▲

## MAAO Secretaries Report

▲ By Tammy L. Brown

Peepers are peeping, trees and flowers are beginning to boom, spring must have finally arrived, with all that comes a busy season in our assessing offices.

The MAAO Board met on May 4, 2018, at MMA in Augusta. Board members reported on tasks within their committees that they have been working on. As a follow up to last year's ethics course, MAAO has been working on some updates to its By Laws. These changes come from conversations with **Clifton F. Guthrie, who taught** the Ethic Course at MAAO's Fall Conference last year. He had some suggestions on how we could change some of the language in our By Laws to represent a more positive document. You can expect to see that draft arrive to your inboxes the next few weeks. We intend to vote on the amendments at our MAAO Annual Fall Conference in September.

Speaking of the MAAO Fall Conference, Bill has done a great job lining up speakers and topics for this year's conference. I know he spoke about the conference line up in his presidents message. We are excited to be able to offer a course that can be considered for the advanced assessor training.

We are also accepting nominations for the 2018 Assessor of the Year Award. If you know of a deserving Assessor who goes above and beyond in their daily work in the Assessing profession and community, please consider nominating them for this award. If you have made a nomination in the past and would like that person to be considered for this year's award please contact Rick Mace at [rmace@yorkmaine.org](mailto:rmace@yorkmaine.org). The applications for scholarship and Assessor of the Year can be found within this newsletter.

The next scheduled board meeting is August 3rd at 10:00 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. ▲

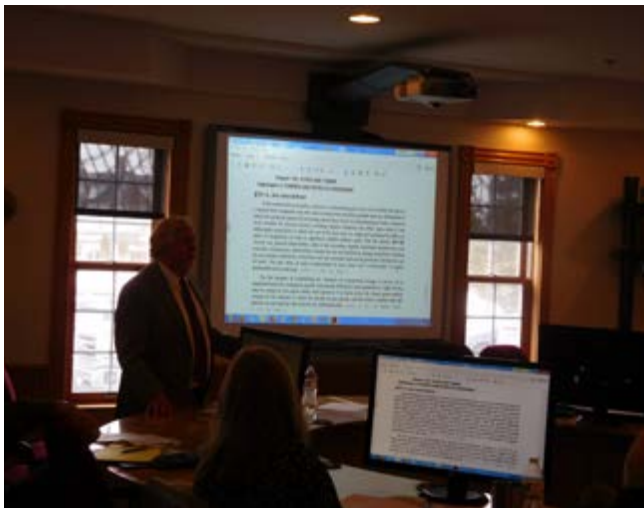
## MAAO Northern Maine Activity

The annual Northern Maine MAAO Spring Workshop was held on April 20, 2018 at Northern Maine Development Commission in Caribou. The 22 attendees were all CMA's or in training to become a CMA.

Presentations included a review of the Petrin V Scarborough case and decision as it currently stands by Presque Isle Attorney Alan Harding. Attorney Harding did impress upon those in attendance that each deeded parcel needs to carry a value that would fairly represent just value for the lot described. Lots can be combined but it must be by deed in order to treat the additional area as anything other than a base lot.

In the absence of the second scheduled speaker Lewis Cousins gave a live demonstration on the smartboard of the Presque Isle website and CAI GIS capabilities along with a demonstration of the new search and print functions of the Aroostook County Registry of Deeds (south).

After the soup and sandwich lunch from Cindy's Sub



Attorney Harding presenting Petrin vs Town of Scarborough.



Attendees of the Northern Maine Spring workshop.

Shop, Maine Revenue Service's Steven "Joe" Salley gave a power point presentation the changes to the BETE Law and their impact on assessors. The divide between retail and service was discussed in great detail. The importance of using the two steps to determine if a location is considered retail was made clear. First, the customer has to be physically present for the purpose of purchasing a tangible item, and second and equally important is that the tangible item has been purchased at a retail sales facility. All service providers from Dr. Offices to

Finishing off the day was Maine Revenue Service's Laurie Thomas with a Power Point presentation on the electronic RETT web offering available to municipalities. Any municipality may now access or search their RETT documents much faster than before through this service. There was also a discussion of completing the Municipal Valuation Return on-line.

MAAO would like to say Thank You to all the professionals who found the time and had the interest to attend or make presentations for the Northern Maine Assessors. The Board continually strives to provide quality educational opportunities to all assessors. Also, special thanks to Northern Maine Development Commission who provides their conference room and "Smart Board System" free of charge to the municipalities.

Respectfully, Lewis Cousins



Once again we would like to remind you that MAAO is able to offer scholarships towards any accredited assessors courses.

If you would like to apply please fill out the application for scholarship and send to:

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

or email to [rmace@yorkmaine.org](mailto:rmace@yorkmaine.org).

The deadline is 60 days prior to the event you intend to use the scholarship for.



## 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 MMA members and affiliates. **Deadline for nominations to be submitted will be July 10, 2018.** 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 Joan Kiszely at MMA at 1-800-452-8786 or in the Augusta area at 623-8428.



**MAINE ASSOCIATION OF ASSESSING OFFICERS  
2018 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 July 10, 2018.

Nomination submitted by: \_\_\_\_\_

Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_



# Meets & Bounds

## MAAO MAY 2018 NEWSLETTER

[www.maineassessors.org](http://www.maineassessors.org)

MEETS & BOUNDS-MAAO  
LOCAL GOVERNMENT CENTER  
60 COMMUNITY DR  
AUGUSTA ME 04330