



# Meets & Bounds

April 2006

Maine Association of Assessing Officers

## President's Message

Winter is over, April is here and assessors are busy preparing for this year's commitment. Your Executive Board has been busy, too. Since the last issue in January, we met twice at MMA. Joan Kiszely and her MMA staff have exceeded our expectations. Agendas are mailed, minutes are taken, decisions are followed through, renewal notices are mailed, dues collected, problem solving suggestions are made, etc.

The Board is very excited about the new location for our Fall seminar at Spruce Point Inn in Boothbay Harbor. We hope you are, too. Dan Robinson, Education Chair, reported the educational offerings are nearly complete. More information will be forthcoming in our July issue.

The Legislature is wrestling with numerous issues that will affect our work, primarily the Working Waterfront amendment language and the repeal of the Personal Property tax. Many of you have provided feedback to MMA. Please continue to do so. Our input is necessary and vital. Every Friday (when the Legislature is in session) the Legislative Bulletin link and LD Update list link will be sent to the MAAO listserv. Be sure to get your email added to the MAAO listserv by contacting [jholt@memun.org](mailto:jholt@memun.org) (Jeri Holt, Resource Center Manager). And don't forget to visit our website at [www.maineassessors.org](http://www.maineassessors.org).

Special thanks go to Judy Mathiau for reminding us that it's MEETS & BOUNDS not METES & BOUNDS.

Finally, I would be remiss if I didn't acknowledge

the hard work your Board Members have done so far this year. Many changes have been implemented and more are in the works. Your Board has accepted the challenge and our meetings have been very productive. We have some fantastic new ideas for improving our Association that will hopefully come to fruition. I know I am excited; I hope you will be as well. ▲

Sincerely,  
William Healey, MAAO President

### 2006 Executive Board Meeting Dates

May 26th at Spruce Point Inn,  
Boothbay Harbor

July 21st & November 9th at MMA in  
Augusta

### 2007 DUES

Regular Membership:	\$20/person
Associate Membership:	\$20/person
Subscribing Membership:	\$200/business*
Municipal Membership:	\$40/municipality**

\*Includes all employees

\*\*Includes Boards of Assessors & Elected Municipal Officials

Please visit our website at [www.maineassessors.org](http://www.maineassessors.org) for more information and membership application form.

## MAAO EXECUTIVE BOARD

### President

William Healey, Jr.  
829-2204 or 846-4971 x448  
bhealey@cumberlandmaine.com

### Vice President

Anne Gregory  
781-5253  
agregory@town.falmouth.me.us

### Secretary/Treasurer

Martine Painchaud  
439-1813  
mpainchaud@eliotme.org

### First Past President

Elizabeth Bowdoin  
848-3485  
assessor@hermon.net

### Second Past President

Lillian Smith  
992-4214  
lillian.smith@bgrme.org

### Two Year Directors

Lona LaFrancis  
North District  
llafrancis@presqueisleme.us

Tammy Brown  
Eastern District  
867-4433  
tammybrown4139@aol.com

Amanda Simpson  
West District  
655-4742  
amanda.simpson@raymondmaine.org

Darryl McKenney  
832-5369  
assessor@waldoboromaine.org

Daniel Robinson  
South District  
985-4852 ext. 310  
DRobinson@kennebunk.maine.org

### One Year Directors

Joe Grube  
784-2951 ext. 236  
jgrube@ci.lewiston.me.us

Steve LeMay  
slemay@mf.net

Roger Hoy  
Central District  
725-6650  
rhoy@brunswickme.org

Lisa Morin  
626-2320  
lisa@ci.augusta.me.us

## Member Profile

▲ By Beth Bowdoin



Steve LeMay's interest in assessing began in the 1970's when his native city of Lewiston completed a revaluation. He was unemployed due to a plant closing and, luckily, the federal Trade Readjustment Act enabled him to enroll in CMVTI's Property Taxation program. In 1982, Steve LeMay, along with Darryl McKenney and Elizabeth Sawyer, graduated with an associate's degree in Property Taxation. In August of 1985, he was hired by Maine Revenue Services to assist in the Unorganized Territories' revaluation of 22,000

parcels! In those days all data collection, sketching and assessment calculation was done in pencil on cards.

Throughout the years, Steve was assigned to Excise Tax, Commercial Forestry Excise Tax, Real Estate Transfer Tax and mapping for the UT. He replaced Earl Leeman as Property Appraiser II and is currently responsible for State Valuation in Aroostook, Penobscot and Washington counties for 66 towns and property inspections for the UT in the county.

Fortunately, he loves his work as there's lots to do in the UT with 2500+ deeds and 730 maps to process and maintain annually with a statutory deadline of July 1st for commitment. Steve enjoys solving problems in an entertaining way. His sense of humor is appreciated by those who've had the pleasure of interacting with him throughout the years.

Steve and Gail, the love of his life, live in Caribou. They enjoy traveling to Halifax. Steve enjoys working in his vegetable garden and feeding their "pets," the moose, deer, bear and red squirrels. ▲

**Lil Smith will be soliciting ads for the 2007 newsletters and calendar. Mailings will go out the first of June. Members knowing of any business that may want to place an ad contact Lil at [Lillian.smith@bgrme.org](mailto:Lillian.smith@bgrme.org) or 992-4214 with info.**



## Happenings in Our World

▲ By District Directors

**Lou Durgin** was hired by MRS as an Appraiser. He'll be working with Steve LeMay in the North region.

**Harold Grant** retired from Corinth in September after 27 years of service. He will continue as the Assessor for Hudson.

**Travis Gould** of Ripley was hired as the Assessor for Corinth in November.

**Roseanne Maurice**, the Assessor in South Berwick since August, will also be the Assessor for North Berwick, in which she started in January 2006.

**Jerry Daigle** retired from North Berwick in December 2005.

**Beth Newcomb** was hired as the Assessor for Arundel in September.

**Justin Hennessey** is the new Assistant Assessor in Topsham. He previously worked for the Sewell Company.

**Bert Taylor** is the new Assessor for South Thomaston.

**Bill Van Tuinen** was hired by Dover as the Assessor and will be in the office every Tuesday.

**Dave Sawyer** and his staff will complete an in-house revaluation for 2006 in Windham. The conversion of records from NDS to VISION is completed along with most of the property inspections. Notices will be mailed in June, followed by the beloved "informal hearings." Commitment date is scheduled for August 18th. ▲

## Request for Feedback

▲ By Anne Gregory

Beth Bowdoin wants your opinion on the taxation of Snowmobile Clubs. Are buildings, land and personal property owned by Snowmobile Clubs and operated for the benefit of their membership exempt from property tax? If the land is deeded to the town and leased back to the club, would it be exempt?

Please email or call Beth at [assessor@hermon.net](mailto:assessor@hermon.net) or 848-3485 (fax #848-3316). Your responses will be printed in the next newsletter. Would you like a regular column covering assessing questions and answers? ▲

**tyler|clt**

**Property appraisers needed.**

Excellent opportunities for advancement. Tyler Technologies' CLT Division is the nation's leader in property mass appraisal, assessment services and related technology.

Contact Jim Keenan at [recruitment@cltco.com](mailto:recruitment@cltco.com) or 1-800-800-CLT1 Ext. 1935. Tyler Technologies is an Equal Opportunity Employer.

## Membership Questions?

Please contact the  
Training & Affiliate Dept.  
at MMA 1-800-452-8786

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

## Mark Your Calendars!

### FALL SEMINAR

New time! September 13-15, 2006

New place! Spruce Point Inn, Boothbay Harbor

Check it out at: [www.sprucepointinn.com](http://www.sprucepointinn.com)

**Mainland  
CONSULTANTS**

Real Estate and Appraisals  
Environmental Services  
Flood Determinations  
Mortgage Inspections

774-6226 • FAX 774-2503

admin@mainlandconsultants.com  
**30 Exchange Street, Portland, ME 04101**



## 2006 Committee Members

### EDUCATION

Dan Robinson, Chr  
Lona LaFrancis  
Tammy Brown  
Amanda Simpson  
Roger Hoy  
Anne Gregory  
Bill Healey  
Lillian Smith

### LEGISLATIVE

Steve LeMay, Chr  
Bill Healey

### MEMBERSHIP

Martine Painchaud, Chr

### AUDIT/FINANCE

Elizabeth Bowdoin, Chr  
Martine Painchaud  
Bill Healey

### ETHICS

Joe Grube, Chr  
Darryl McKenney

### CALENDAR/ADVERTISERS

Lillian Smith, Chr

### NEWSLETTER

Anne Gregory, Chr  
Lona LaFrances  
Tammy Brown  
Amanda Simpson  
Daniel Robinson  
Roger Hoy

### SCHOLARSHIP

Martine Painchaud, Chr  
Joe Grube  
Roger Hoy  
Bill Healey

### LIBRARY

Lillian Smith, Chr  
Tammy Brown  
Elizabeth Bowdoin

## Maine Revenue Services (MRS) Property Tax Division Contact Information

Mon thru Fri 8am to 5pm

*To meet your needs, we welcome suggestions and comments*

David Ledew	Director of the Property Tax Division	287-4790
Mike Rogers	Supervisor of Municipal Services	287-4787
Judy Mathiau	Chief of Training & Certification	287-4786
Jeff Kendall	Property Appraiser I/ Municipal Reimbursement	287-6939
Lorraine Tukey	Elderly Deferred Tax Accounts	287-2014
Jeff Glazier	Main Receptionist/Mailings	287-2013
Linda Lucas	Transfer Tax Forms/Excise Tax Assistance	287-2012


### MRS Field Representatives

Jeff Kendall	Waldo County
Judy Mathiau	Knox County
Mike Rogers	95 Corridor of Cumberland County & Northern Oxford County
Nancy Weeks	Lincoln, Kennebec County & Mid Coast Area
Jon Carrell	Central Maine, portions of Oxford County & Hancock Counties
Steve Lemay	Aroostook County
Lou Durgin	Northern Penobscot & Northern Washington Counties
Jim Robinson	Piscataquis County
Donny Tibbetts	Penobscot & Southeastern Somerset Counties
Bill Skinner	Downeast area
Roland Moreau	Southern & Central Maine
Tom Walker	Northern Franklin & Somerset Counties

## Scholarships

▲ By Martine Painchaud

Each year, MAAO awards two scholarships: one to attend the Property Tax School and one for the Fall Seminar. If you would like to be considered for a scholarship, please complete the enclosed application and mail it to Martine Painchaud, MAAO Secretary/Treasurer, 1010 Burnt Mill Road, Wells, ME 04090, before May 1, 2006. ▲




**MAINE VALUATION COMPANY**  
COMMERCIAL REAL ESTATE APPRAISAL, REVIEW AND CONSULTING

MARK L. PLOURDE, MAI  
P.O. BOX 599 • STANDISH • MAINE 04084  
207-642-3336 • FAX 207-642-3989 • info@mainevaluation.com  
PORTLAND • AUGUSTA/WATERVILLE • CAMDEN/ROCKLAND • BANGOR • CARIBOU

### POSITION AVAILABLE

MAI or advanced associate is wanted for leading, regional firm providing real estate valuation and advisory services. Excellent client base and assignments. Need strong analytical, written and verbal skills. Exceptional career opportunity for effective, ambitious and committed professional desired growth. Attractive compensation incentives. Reply to Randolph Glennon, MAI, CRE, Eastern Appraisal & Consulting, Inc., Two Monument Square, Portland, ME 04101. Visit [www.easternac.com](http://www.easternac.com) for info regarding firm.



Making a Difference for Maine's communities.

- Long-Term Borrowing
- Cost Effective Financing
- Free Reliable Financial Advice
- Lower Costs of Issuance

Call us when you need capital financing for your next project.  
Let us put our AAA Credit Rating to Work for You.  
3 University Drive • P.O. Box 2268 • Augusta, ME • 04338-2268 • (207) 622-9386 • [www.mmbb.com](http://www.mmbb.com)

## What's Up at Maine Revenue Services

▲ By Dave Ledew, Judy Mathiau, Bob Doiron and Steve LeMay

After 29 years of service, Richard "Dick" Faucher retired from MRS in February but not from the assessing field. On March 1st, he was hired by Pittston for one day a week. His email address is [rfauchercma197@aol.com](mailto:rfauchercma197@aol.com). Judy Mathiau is now the Chief of Training and Certification. Her email address is [Judy.G.Mathiau@maine.gov](mailto:Judy.G.Mathiau@maine.gov). After many, many years in the field, Mike Rogers is the new Supervisor of Municipal Services. His email address is [Michael.Rogers@maine.gov](mailto:Michael.Rogers@maine.gov). Jeff Lunsford was hired as a Property Appraiser I for the UT section. Jeff will assist with office and field work.

Director Dave Ledew is swamped with legislative issues this time of year. His draft language for the working waterfront (LD1972) constitutional amendment has been submitted to the Taxation Committee. As of March 27th, no action has been taken. Many Assessors responded to MMA's request for input, numerous workshop meetings were held, many hours were spent drafting language, etc. Dave was given his marching orders. Many more hours will be spent before April 1, 2007, trying to provide guidance to assessors on how to determine the current use value of working waterfront. The draft includes eight definitions, places the burden upon the Assessor to determine the current use value, has a penalty provision and gives the Assessor the authority to ask for supporting documentation.

The UT is completing an update for 2006 using its new CAMA system provided by MicroSolve. The software replicates the State's Assessment Manual. Field data collected by handheld PDAs will be downloaded so field review changes can be made while onsite. The PDA will have GPS and sketching capabilities along with a digital camera. Way to go, UT! ▲

## NEWS FROM OTHER ASSESSING ASSOCIATIONS

CMAAO – The Central Maine Association of Assessors held a planning meeting in January to schedule their 2006 yearly workshops. The dates and topics listed below were decided; however, please keep in mind due to finalizing speaker(s) and location sites, they may change. You may contact Garrett Robinson, Pres. at 876-3300 or Mary Hauger, Secretary at 468-3186 [murh@juno.com](mailto:murh@juno.com) for information. Notices will be sent as the date approaches on each workshop to CMAAO members electronically for those with email and snail mail to all others. The workshops are a luncheon meeting and held at a restaurant starting at noon and last for about two hours. You will receive credit hours towards your re-certification for attending any workshop. Your only expense to attend a luncheon workshop would be your lunch and dues fee if not already a member. The April Spring Seminar is an all day workshop with several topic/speakers. Your lunch and break refreshments are included with the registration fee.

### April 8, 2006: Spring Seminar, Jeff's Catering, Brewer

Topics: Review LD-1 and LD-1660, Creating &

following the paper trail, Appraisals vs. Assessments, Municipal Services Coordination, Abate-ments & Supplementals

### June 9, 2006: Digital Cameras, Fairfield

(What type to buy & how to use it effectively)

Presented by Clyde Dyar

### September 22, 2006: Solar Power Units, Hampden

### October 2006: Annual Meeting, MMA Convention

## HAMLIN ASSOCIATES, INC.

PROPERTY TAX ASSESSORS, CONSULTANTS & APPRAISERS

625 STATE HWY 150 PARKMAN, ME 04443  
PHONE 207-876-3300 FAX 207-876-3330

E lizabeth Morin, Pres Joshua Morin, C.M.A  
Travis Gould, C.M.A. Carroll Weeks Jr., Associate  
Pat Johnson, Associate

COMPLETE & COMPREHENSIVE ASSESSING/APPRaisal SERVICE

**Appraisal Vision V6 Providing New Power And Flexibility in CAMA Software**

## AERIAL SURVEY AND PHOTO, INC.

Precision Aerial Photography  
Digital Mapping  
GIS  
Municipal Parcel Maps  
Zoning and Planning Maps

Oblique Photography  
Photogrammetry  
Digital Ortho-Photography  
Photographic Reproductions  
Volume Determinations

546 AIRPORT ROAD, P.O. BOX 659, NORRIDGEWOCK, MAINE 04957  
TEL 207 634-2006 FAX 207 634-2008  
[www.aerialsurveyandphoto.com](http://www.aerialsurveyandphoto.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](http://www.easternac.com) • Email: [rglennon@easternac.com](mailto:rglennon@easternac.com)

## VISION APPRAISAL TECHNOLOGY

44 Bearfoot Road,  
Northboro, MA 01532  
Phone: 800-628-1013 Ext. 2

- Oracle 9i Database
- Graphical Sketch, Image and file Integration
- Over 300 Installations in 8 States
- Integrated Report/Query Functions
- Client/Server and Internet/Intranet User Interfaces
- Revaluation and Appraisal Consulting Services
- Single screen for field based data collection
- Internet Hosting Services
- GIS Functionality Embedded in CAMA Software
- Personal Property Services & Software

### Vision Appraisal Technology

Email: [marketing@visionappraisal.com](mailto:marketing@visionappraisal.com) • Web: [www.visionappraisal.com](http://www.visionappraisal.com)



## Library

▲ By Beth Bowdoin

Well, folks, we're at a crossroads. Should we or shouldn't we maintain the library? The goal of MAAO's library is to share books, publications, cost schedules, etc. amongst the membership as a resource and save costs. This service is provided for FREE! But we need your help. Do you have a book gathering dust that would help another Assessor? Are you faced with assessing a unique property? Please contact Beth Herman at: [assessor@hermon.net](mailto:assessor@hermon.net); tel #848-3486 or Lillian Smith at: [lillian.smith@bgrme.org](mailto:lillian.smith@bgrme.org); tel #992-4214, regarding any resources you want to donate. ▲

**Meets & Bounds publication months:  
January, April, July & November**  
**Please contact Anne Gregory or a Director if  
you have any news for the newsletter.**

## 5th Annual Northern Maine Spring Workshop

May 12th at Northern Maine Community College's Christie Complex Edgemont Dr, Presque Isle, ME.  
**Topics:** Overview Marshall & Swift Calculated Cost Section, Real Estate Transfer Tax forms, In-House Revaluations, How to Navigate the Paper Maze. Registration forms, agendas, and directions will be mailed mid April. If you do not receive a form, please contact Lil Smith of Bangor at 992-4214 or email at: [lillian.smith@bgrme.org](mailto:lillian.smith@bgrme.org) ▲

### **GOSLINE**

*Specialists in appraisal services*

**Support Your Local Assessor  
with Professional Assistance**

**Gosline + Company**

(207) 582-1100 • FAX 582-2755 • 118 Lewiston Road • Gardiner, Maine 04345-0247  
P.O. Box 247 Gardiner, ME **Serving Northern New England**  
04345-0247

# tyler *clt division*

## Mass Appraisal Software & Services

Property Tax Software

**CAMA**

**Assessment Administration**

**Personal Property**

**Tax Billing & Collection**

Professional Services

**Revaluation**

**Valuation Consulting**

**New Construction**

**Image Data Collection**

Tyler Technologies | CLT Division

Bob Marshall (800) 273-8605 [www.tyler-clt.com](http://www.tyler-clt.com)



# Meets & Bounds

## MAAO APRIL 2006 NEWSLETTER

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

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