



# Metes & Bounds

January 2006

Maine Association of Assessing Officers

## President's Message

Welcome, MAAO members, to the New Year; and what an exciting new year it should be for our Association. I am looking forward to an ambitious agenda that will include the implementation of changes to provide greater representation to our membership and add a greater level of professionalism to our Association.

In 2005, the Board proposed and the membership approved expanding the number of directors from four to nine. Beginning in January 2006, the Board will consist of representatives from the North, East, South, West and Central Districts as well as four Directors at Large. Hopefully, this will ensure representation to our membership in all areas of the State.

Like many Associations in the State, MAAO contracted with Maine Municipal Association to provide administrative support services. These services include assisting with dues collection, mailings, newsletter and helping to find speakers for the MMA Convention and sites for future conferences, to name a few. With MMA's support services, the Executive Board will be able to focus more on issues rather than logistics.

Additionally, representatives of the MAAO and the Maine Chapter of the IAAO have had discussions regarding future educational offerings for our members. Because our goals and membership are very similar, it only makes sense for us to try to join forces in order to provide the best educational opportunities possible.

Finally, please remember this is your Association. We are always looking for volunteers to serve on various committees and the Executive Board. If you have any ideas, concerns, likes or dislikes, please share them with us. Our Association is only as strong as our membership. Please stay involved.

Have a safe and prosperous New Year,  
Bill Healey, President  
Maine Association of Assessing Officers ▲

## 2006 Executive Board Meeting Dates

January 13th, March 17th, May 26th,  
July 21st & November 9th

The Board meets at MMA in Augusta





## 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@mfx.net

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

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

## In Memory

▲ By Anne Gregory

### MICHAEL AUSTIN

1943–2005

On August 10, 2005, Mike Austin, died of cancer at his home in Brunswick. Mike was a long time Assessor who was proud of his profession. He was Assistant Assessor in Brunswick before becoming Bath's assessor in 1971, a job he held until 1994. In 1969, he founded Maine Valuation Service and in 1994, he and Donna Hays founded Maine Equalization Consultants. MEC provides revaluation and assessing services to 12 municipalities. In 1976, he founded Maine's Chapter of the Int'l Association of Assessing Officers. He served as the Chapter's first and only Secretary. He was elected President of IAAO in 1984. He served on the first Appraisal Foundation Board established to develop appraisal standards and licensing requirements for appraisers. He became its president in 1990.

I first met Mike in 1984, when I attended my first ME IAAO Chapter meeting. He was welcoming to all at the registration table. He knew everyone and welcomed each one with a smile and conversation. When I served on the Executive Board and later became President, I depended on Mike as he taught me how to run a meeting, understand the purpose of the Association, set goals and meet the members' needs. I was amazed at the diversity of his assessment knowledge, appreciative of his unfailing support of the association and impressed with his "big picture" ideas. He was never a nay-sayer, and he always looked professional with his standard uniform of gray pants, blue shirt, tie and navy blue jacket. That's the way I will remember him— laughing with everyone at the registration table. He was proud to be an assessor and his enthusiasm was infectious. The Maine assessing community has lost a pillar. He will be missed and never forgotten. ▲

**Metes & Bounds publication months:**

**Jan, April, July & November**

**Please contact Anne Gregory or a Director if you have any news for the newsletter.**

## Happenings in Our World

▲ By District Directors

Lona LaFrancis reports revaluation activity for 2005 in Houlton completed by William VanTuinen. For 2006, revaluations will be conducted in Westfield and Mount Chase by Randy Tarr and in Monticello and Perham by Carroll Willette. Ray Gannon is providing some personal property updating.

In November, Steve Lemay from MRS and Marilyn Currie, retired from Presque Isle, taught a two-day Basic I course at the Mapleton town hall. They plan to review assessment law, income approach to value and sales ratio study in January.

Raymond's Assessor Amanda Simpson reports that Vision Appraisal completed their revaluation of 3600 parcels and 300 personal property accounts for 2005. After the tax bills were issued, taxpayers filed 21 formal appeals in addition to 155 other requests for data correction. The town's taxable value increased from \$454,428,716 to \$966,544,973.

Congratulations to Dennis Reed for his appointment as Rockland's Assessor. In 1993, Dennis was hired as Topsham's Assessor. Prior to Topsham, Dennis was the Windham Assessor and the Asst. Assessor in Windham and Brunswick.

Susan Nadeau is Topsham's new Assessor. She was Topsham's Asst. Assessor hired by Dennis. She previously worked for O'Donnell Associates. Congrats, Susan.

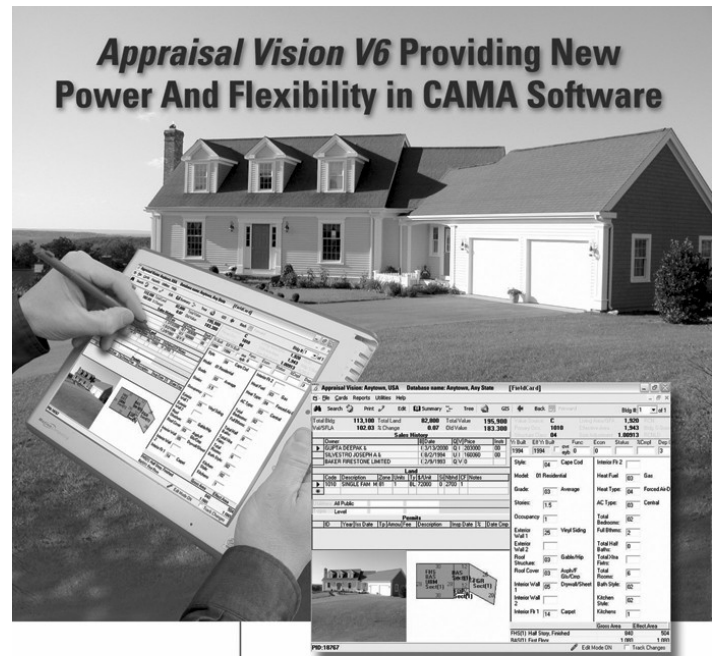
The midcoast assessors group held a luncheon on December 14th that included a discussion of the new Real Estate Transfer Tax form, recent property tax law changes and a yankee swap gift exchange.

Please contact your district's representative if you have any assessing news or concerns you want to pass onto the membership. ▲



## Member Profile

President William "Bill" Healey resides in Lewiston where he was born and raised. In 1992, Bill began his fee appraisal career. In March of 1997, he was hired as the Field Appraiser for Old Orchard Beach. In 2000, he was hired as Cumberland's Assessor. In response to regionalization efforts in 2004, Bill is now the Assessor for Cumberland & Yarmouth. Bill's love of the profession was passed on from his mother Janice. She actually enrolled Bill and his three sisters for their first appraisal course! Janice was a Fee Appraiser, worked in the Auburn and Windham assessing offices and was Winthrop's Assessor prior to retirement. Bill is married to Johanne and their two children are in college. He once played semi pro hockey but now he enjoys golf. ▲



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## Season's Greetings Education Committee Chair Bill Healey

▲ By Bill Healey, Education Committee

It's hard to believe it's been two years since I was elected MAAO's Education Chair. I want to thank everyone who assisted me during my term. I couldn't have done it without you.

With the addition of new members and the expanded Executive Board, the Committee can be better than ever. I look forward to working with the new Chair and Committee members to provide the best educational offerings possible. I encourage the new Chair to stay in touch with the Education Chair of the ME Chapter of IAAO to pool our resources in an attempt to provide top flight nationally recognized instructors.

Finally, the Education Committee will begin working on this year's course offerings very soon. If you have any ideas on what you would like to see or if you would like to become a member of the Education Committee, please email or call me at 829-2204 and I will get your name to the new Chair. ▲

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## LD 1660 & TABOR

▲ By Anne Gregory

On December 15th, approximately 50 attended a meeting convened by Bangor's Assessor Ben Birch to discuss the Governor's carry over bill that aims to repeal the personal property tax. Held at the Augusta Civic Center, attendees heard from Dave Ledew about the proposed structure and mechanics of LD 1660. If passed, this bill would require taxpayers to report annually to assessors that personal property that would be exempt. Assessors would approve the BETR eligible business equipment and notify taxpayers the reasons for denying any exemption request. Chris Hall, Sr VP of Me State Chamber of Commerce spoke in support. Assessors spoke of the loss in local revenue, shift of tax burden from business to residential owners and financial loss to existing TIF programs. Please read LD 1660 for a complete understanding of its ramifications.

Geoff Herman of MMA spoke about TABOR – Maine Taxpayers Bill of Rights. TABOR is designed to establish limits on the growth of year to year expenditures at all levels of government and establish limits on the ability of governments to establish new taxes. Please read the December issue of the Maine Townsman for more TABOR information. ▲

**Membership Questions?**

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## Scholarships

▲ By Martine Painchaud

Every year MAAO awards two scholarships. One to attend Maine Revenue Services' Property Tax School held in August at the University of Maine in Orono. The other to attend the Fall Seminar usually held at the Migis Lodge in South Casco. Application forms will be mailed in February. If you want to apply, please submit an application form before the May 1, 2006 deadline.

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## What's Up at Maine Revenue Services

▲ By Judy Mathiau

### New Director

In November, David Ledew was appointed Director of the Property Tax Division at ME Revenue Services. With 27 years of experience at MRS, Dave has held the positions of Property Appraiser I, II & III, Tax Examiner III, Sr. Tax Examiner and Supervisor of Municipal Services. He graduated from Hall-Dale High School and the University of ME with a degree in Business Management. Congrats, Dave.

### 58th Annual Property Tax School

In August, 215 people attended the Property Tax School at UMO. Eight people passed the CMA exam.

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# Metes & Bounds

## MAAO JANUARY 2006 NEWSLETTER

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