



# Meets & Bounds

November 2010

Maine Association of Assessing Officers

## President's Message

As I sit procrastinating on writing this column it hits me....what incredible opportunities I have had during my first year as MAAO president. Becoming MAAO President has been a big transition for me; those of you who knew me prior to becoming president may have thought she will have no problem communicating with people. The side I don't let many people know is the part of me that is afraid of speaking in front of large groups of people. It has been challenging but incredibly exhilarating.

I hope you had the chance to join us for what I feel was a great Fall Conference. MAAO's Conference Committee did a fabulous job lining up presenters and their programs. The programs were very informative with subject matters that are currently affecting our assessing world. Your comments from the evaluations were very helpful and your suggestions have already been useful as we have started to prepare for the 2011 conference. I am pleased to announce that we will once again be returning to Sebasco Harbor Resort for the 2011 Fall Conference. The staff and facility at Sebasco received a lot of wonderful comments from the members that attended this year's conference.

The 3<sup>rd</sup> Annual silent auction was a huge success, we were able to raise over \$800, thanks to the leadership of Rick Mace. Thanks Rick! To all the golfers out there... we heard you, finishing the golf tournament in daylight hours is helpful....look for a few changes regarding the golf tournament next year. Thanks to Bill Healey and Mark Caldwell for organizing the golf tournament! I think that it is safe to say that the 2<sup>nd</sup> Annual Spaghetti Dinner was well received. More than 45 members joined us for a wonderful dinner followed by an evening of list-

serv topics and networking. Thanks to Darryl for supplying the wonderful spaghetti sauce.

I would like to offer my most sincere thanks to all the MAAO Board members as well as Joan Kiszely and her staff at MMA for all their endless help during the conference. You all made my job so much easier....

October brought the MMA Convention and the Annual MAAO Membership Meeting. Attendance at the Annual Meeting was very low and may be explained by budget cuts and the fact that both conferences were so close together. At the Annual meeting the following officers were re-elected, Lisa Morin, Mark Caldwell and Roger Hoy, also elected was Marc Perry. As we welcome these board members we must say good bye to Joe Grube. Joe has served as the chair of the Ethics committee for many years. Joe's leadership and humor will be missed. Thanks Joe!

The next Board meeting is scheduled for December 10th, if you have any questions, comments, ideas or suggestions that may help our organization please contact a board member.

Until next time, wishing you all Happy Holidays!

Tammy L. Brown, MAAO President

### **2010 Board of Directors Meeting Dates**

December 10      10:00 a.m.      MMA - Augusta

## MAAO BOARD

### PRESIDENT

Tammy Brown, Town of North Haven  
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### VICE PRESIDENT

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### SECOND PAST PRESIDENT

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E-mail: jgrube@ci.lewiston.me.us

Mark Caldwell, Town of Farmington  
Phone: 778-6530  
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Roger Hoy  
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Lisa Morin, City of Augusta  
Phone: 626-2320  
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### 2010-2011 Directors

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Marian Anderson, Town of Richmond  
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Ruth Birtz, Town of Lincoln  
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Rick Mace, Town of York  
Phone: 363-1005  
E-mail: rmace@yorkmaine.org

Sue Varney, Town of Wiscasset  
Phone: 882-8200  
E-mail: assessor@wiscasset.org

## Member Profile: Sue Varney

▲ By Anne J Gregory, CMA, Assessor, Town of Falmouth  
email: [agregory@town.falmouth.me.us](mailto:agregory@town.falmouth.me.us)



MAAO Board member Sue Varney has worked for the “Midcoast” Town of Wiscasset over 33 years. It’s been more than 33 years if you count the years she worked while in High School. Her part-time job was funded by the CETA program. Sue worked from 2:30pm to 4pm after school answering phones and stuffing envelopes. Her full time summer job included typing the Commitment Book with an original plus four carbon copies. Now that’s pressure; certainly good training for an Assessors’ Agent.

After High School, Sue left Maine but returned in 1978. When her old position became vacant, she was rehired. As with most small communities, Sue wears many municipal hats. In addition to Assessors’ Agent, Sue is Wiscasset’s 911 Officer, Deputy Town Clerk and Deputy Registrar of Voters and is in charge of all Human Resource responsibilities. Sue passed her CMA exam in 2002.

No surprise that Sue’s favorite part of her work is the variety. She enjoys the interaction with Wiscasset’s 3,300 residents. Her least favorite part is abatements. Wiscasset has approximately 2,200 parcels and 275 personal property accounts. The 2010 taxable value is \$446,100,800 with a tax rate of \$.01480.

Sue is the mother of two grown children Jessica and Janelle and has three grandchildren. She and her husband Ross have been together for 25 years. They both spoil, Willow, their Brittany Spaniel. Sue’s hobbies include water aerobics, reading, walking and biking when time permits. Her favorite refrigerator food is coffee ice cream. ▲

## Meets & Bounds publication months: January, April, July & November

Please contact Darryl McKenney  
or a Director if you have any news for the newsletter.

## Membership Questions?

Please contact Affiliate Services at: 1-800-452-8786

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

## 2010 Property Tax School Diary

### Day 1: Sunday, August 1st

9:30 AM: Leave Augusta for Belfast & head East on Route 3 with an overpowering feeling that I've forgotten something.

10:21 AM: Leave Augusta for Belfast again (this time with my clothing) & head east on Route 3. As I drive, it occurs to me that I am perhaps the only person in Kennebec or Waldo County who is heading to work instead of out "lawn sale-ing."

11 :10 AM: Arrive at the Hutchinson Center under the erroneous assumption that they are open on Sundays.

11 :11 AM: Proceed to the house that 5 of us will call home for the week, hastily unpack & spend the remainder of the afternoon meeting early registrants at local hotels & Perry's Nuthouse.

Sunday afternoon: One by one, my colleagues show up. We celebrate a beautiful Maine evening with a delicious BBQ. (Thanks to Dave B for the great steaks!)

9:30 PM: After a few more trip to Perry's, bedtime as tomorrow's a big day

### Day 2: Monday, August 2nd

6:15 AM: Setting up the registration table in the atrium at "the Hutch" which will serve as base camp for the week. We'll check in 277 Tax School participants by week's end. I'm pleasantly surprised that the change of venue did not result in a expected drop in enrollment, largely due to an unanticipated increase in the number of first time students. The Hutchinson Center is a beautiful modern facility with the latest in audio visual technology. The staff is friendly, hard working, accommodating & dedicated to making your conference the best it can be.

9:00 AM: After a couple room changes, the usual AN issues and locating some "missing" course materials; classes begin. Besides the newly updated Basic courses, today's highlights include Knud Hermanson speaking about researching property tax records, Dave Sawyer's USPAP update course, a joint MRS/DECD TIF presentation, & a class on the excise tax.

Monday evening, 5:00: Hustle over to Young's Lobster Pound to meet up with a trio of friendly people, Tim Sample and Ray & Katrina Young, to fine tune the logistics of tonight's annual MPTS Lobster Bake. Young's is a beautiful spot right on Belfast Harbor & the weather is gorgeous. Soon, I'm one of over 100 hundred people enjoying a delicious feast including lobster, haddock,

chicken, steamed clams, sweet corn & coleslaw while listening to Tim Sample deliver a hilarious & entertaining set of Maine stories and humor. have the pleasure of dining with an eclectic & enjoyable group which includes Tim, John Jenkins & my mom & dad. After the bake, I drop by the Comfort Inn for some more good company & compelling conversation courtesy of the folks from John E. O'Donnell & Associates. I learn as much (if not more) in these informal, impromptu chats as I do in conventional classrooms. Two days down, four to go!

### Day 3: Tuesday, August 2nd

6:30 AM: Back to Hutchinson for a big day of classes. The auditorium has a Renewable Energy double-header featuring Tidal Power in the AM & Offshore Wind in the PM. A banged up Bob Konzal does a bang up job teaching revals. Also, today marks the return of Jim Canestaro & his popular Evaluating Commercial & Residential Real Estate Courses. Haddock chowder for lunch!

Tuesday evening, 5:00: Head down to Thompson's Wharf for a scenic boat tour of Belfast Harbor. Capt Melissa did an outstanding job narrating & navigating on what turns out to be another beautiful evening. A tasty dinner at Darby's upon our return capped off the trip nicely. Three days down, Three to go!

### Day 4: Wednesday, August 3rd

6:30 AM: Back to "the Hutch" & the registration desk. Today's doubleheader features two panels taking a comprehensive look at vernal pools from two completely different perspectives. Aram Calhoun & her colleagues from UMaine spearheaded the AM panel, while the PM panel consisted of State Senator David Trahan, Jim Robbins of Robbins Lumber, Realtor Rick Whelan and soils evaluator/logger Doug Meservey. Both groups do a great job & (after some spirited dialog) find common ground. DEP's Rob Clark's presentation on home hazards (mold, asbestos, lead & weatherization issues) lives up to its billing and is well received. After hours (& after hitting a bucket of balls in Sears port), Roland & I take up Dave & Liz Sawyer's gracious invitation & drop by their cabin to join an enthusiastic cadre of assessor types for some tasty pizza, cold beverages & stimulating conversation. I wish I could extend credit for this session as most of the world's social & assessing problems are addressed & solved. Four days down & two to go!

### Day 4: Thursday, August 4th

6:30 AM: I feel like I'm in the movie "Groundhogs Day" as I'm back at the registration desk. Thursday is the last

**MAAO 2010 FALL CONFERENCE Auction Results**

Item	DONORS	Address	Donation	Winner	Amount	MAAO Solicitor
1	Allen's Wild Maine Blueberries	PO Box 454, Blue Hill, ME 04614	10lbs. Fresh Frozen Blueberries	Keeley Lambert	\$41	Roger Hoy
2	Judy Mathiau	Town of Winslow	Summer Harvest Basket	Herb Dickey	\$25	Judy Mathiau
3	Maine Float Rope Co.	980 Dutch Neck Rd, Waldoboro, ME 04572	Door Mat	Herb Dickey	\$24	Darryl McKenney
4	Foster's Downeast Clambake	PO Box 486, York Harbor, ME 03911	Gift Certificate for 2 Clambakes	Herb Dickey	\$30	Rick Mace
5	Town of Cumberland	Town of Cumberland	1 Gift Certificates for 18 Holes of Golf	Jim Fennessy	\$35	Bill Healey
6	Town of Cumberland	Town of Cumberland	1 Gift Certificates for 18 Holes of Golf	Jim Fennessy	\$25	Bill Healey
7	Berger's Bike Shop	241 York St, York, ME 03909	TREK Cruiser	Craig Skelton	\$175	Rick Mace
8	Village Gallery	244 York St, York, ME 03909	Autographed Book	Paul Mateosian	\$7	Rick Mace
9	Beyond the Sea	240 York St, York, ME 03909	Hand-Painted Wine Glasses	Tammy Brown	\$28	Rick Mace
10	Bradley Framing	244 York St, York, ME 03909	York Harbor Print	Mark Caldwell	\$12	Rick Mace
11	York Parks & Rec Dept.	200 US Route 1, York, ME 03909	Nubble Light Jacket	Gary McCabe	\$25	Rick Mace
12	Darryl Mckenny	Town of Waldoboro	Patriot T-Shirts	Joan Kizsely	\$8	Darryl McKenney
13	Darryl Mckenny	Town of Waldoboro	Maine Book & Calendar	Lewis Cousins	\$20	Darryl McKenney
14	Darryl Mckenny	Town of Waldoboro	Adirondack Chair	Anne Gregory	\$100	Darryl McKenney
15	Anne Gregory/Loon Lodge	Town of Falmouth	1 Night Stay	Joe Grube	\$75	Anne Gregory
16	Lost & Found Antiques	Town of York	Stoneware Pitcher	Herb Dickey	\$23	Rick Mace
17	Lost & Found Antiques	Town of York	Vegetable Slicer	Bob Konczal	\$20	Rick Mace
18	Anne Gregory	Town of Falmouth	Necklace & Earrings	Rich St John	\$20	Anne Gregory
19	Anne Gregory	Town of Falmouth	Hand-Decorated Mirror	Joan Kizsely	\$20	Anne Gregory
20	Anne Gregory	Town of Falmouth	Wine Picnic Pack	Lona LaFrancis	\$27	Anne Gregory
21	Lost & Found Antiques	Town of York	Framed Vintage Sheet Music	Joe Grube	\$21	Rick Mace
22	Lona LaFrancis	Town of Presque Isles	1 Bag of Potatoes	Tayna Freeman	\$5	Lona LaFrancis
23	Lona LaFrancis	Town of Presque Isles	1 Bag of Potatoes	Judy Mathiau	\$5	Lona LaFrancis
24	Lona LaFrancis	Town of Presque Isles	1 Bag of Potatoes	Mark Caldwell	\$5	Lona LaFrancis
25	Lona LaFrancis	Town of Presque Isles	1 Bag of Potatoes	Anne Gregory	\$5	Lona LaFrancis
26	The Gatherings	?	Hand-Made Wreath	Joan Kizsely	\$21	Ruth Birtz
27	Lona LaFrancis	Town of Presque Isles	Basket of Vegetables	Brenda Cummings	\$5	Lona LaFrancis
28	Lost & Found Antiques	Town of York	Vintage Jim Beam Bottles	Joe Grube	\$21	Rick Mace
29	Lost & Found Antiques	Town of York	Ladderback Chair	Frances Mague	\$25	Rick Mace
					<b>\$853</b>	

November 1, 2010

Dear Supporter,

On behalf of the Maine Association of Assessing Officers, I would like to thank you for helping to make our 3<sup>rd</sup> Annual Silent Auction a great success. The auction, which was held in conjunction with our Annual Conference, raised over \$800 for the benefit of our Continuing Education Program. The nearly 100 people in attendance had a great time, the bidding was brisk and the prices were high!

This tremendous success would never have been possible without the strong support and encouragement that we received from businesses all over the state. Donations such as yours have helped us to provide exceptional programs and events for not only our Maine assessors, but also for the thousands of volunteer public officials of Maine. The impact and effects that will be realized from the overwhelming success of this auction cannot be described in words.

This letter does not do justice to the appreciation that we wish to convey to you at this time, but suffice it to say that you have played an integral part in the education and training of government officials from all corners of the great State of Maine and we thank you for it.

Sincerely,

Tammy Brown, M.A.A.O. President

## Assessor Leadership Survey Summary With 48 Respondents

Category 1 - shy and cautious (25%)

Category 3 - magnetic and natural leader (25%)

Category 4 - lights up a room and is sensitive to others (5%)

Average age 53; median 52; range 31-71

Average years as assessor 19; range 2 to 46

Average years with current municipality 14; range 1 to 38

27% cat lovers

73% dog lovers

## Property Tax School Diary (cont'd)

day of classes so I scheduled the fun classes for today. Jim Canestaro offers his Commercial Construction class. Patty & Morten from Maine Forest Service are back with their popular GPS demonstration. A big crowd in the auditorium are treated to the SAFE Plan as inimitable gubernatorial candidate John Jenkins entertains as he explains with unparalleled enthusiasm, humor & positive energy. Thursday evening, 5:00: Golf at Northport GC then off to local favorite Rollie's to catch the Sox & grab beer & a reuben . Five days down & one to go!

### Day 5: Friday, August 5th

6:30 AM: State Shutdown Day but I've got to administer the CMA & CAT exams to 24 students so its off to "the Hutch" one more time. Ultimately, 8 new CMAs & 1 new CAT will emerge from today's exam which speaks very well for our Basic Course instructors. 5:31 PM Exams end & a successful 2010 Property Tax School is in the books! 5:32 PM Time to start thinking about the 2011 Property Tax School!

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## **Congratulations Are In Order For The Following 8 New CMAs & CAT:**

### **CMA:**

Lauren Asselin – New Limerick, ME

Randall Burns – Harrington, ME

Jane Fowler – Lamoine ME

Alexandra Mickelinc – Marshfield, ME

Tracy Morin – Parkman, ME

Tony Pinette – Van Buren, ME

Kimberly Smith – Kittery, ME

### **CAT:**

Jamie Main – Crystal, ME

## **Dear Tax Collector:**

Tax Collector Waldoboro, Maine 04572

Dear Sir:

We recently received the property tax bill, and we feel that it is truly too high.

The small building which stands on the property is a shack, used for storage purposes only. We will tear it down if it will lower our taxes. The walls have become warped because of previous water leaks.

The larger plot of land is infested with mosquitoes. There are atleast 2 mosquito beds because of swampy, low areas, and another area has many large rocks.

Because of the above, we truly believe that we are being overtaxed for the property. If necessary, we are willing to fly up from New Jersey just to show you the property first-hand. It would of course be difficult for us, but we are willing.

Thank you for your kind attention and understanding.

Assessors' Agent notes:

24 Acres of of land / 1,500' Road

1980 – Assessed \$1,700 – Taxed \$57.80

1981 – Assessed \$12,800 – Taxed \$160.00



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# 2010 MAAO Annual Conference

Sebasco Harbor Resort • Sebasco Estates, Maine • September 22-24, 2010



## ANNUAL DUES

- Regular Membership: \$30/person
- Associate Membership: \$30/person
- Subscribing Membership: \$200/business\*
- Municipal Membership: \$50/municipality\*\*
- Student Membership: FREE

\*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.



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# Meets & Bounds

## MAAO NOVEMBER 2010 NEWSLETTER

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