



Meets & Bounds

January 2013

Maine Association of Assessing Officers

President's Message



I first would like to wish everyone a healthy and happy 2013. All things are new, and the new year lures us with its tremendous opportunities to serve the public with respect and compassion. My first performance evaluation in 30 years states: "Attention is warranted. At times I'm not clear regarding

what you are precisely trying to convey. You know your job so well you assume others are as well versed as you". Then, after another abatement hearing, the TV camera gal asks "Don't you get tired of explaining the same thing each time and they just don't get it?" The job will be the same this year, explaining how the assessing function works, and I will try to remember not to assume they understand what I am saying.

The Board met on Dec 7th and got our chairs in place and our assignments for the new year. We also voted to offer all Maine Revenue employees free membership, as it was years ago, to get their valuable insights at our meetings and on the listserve. As you see them this year please encourage them to get involved in the association. The Board met again on Jan 11th and approved the budget and reviewed upcoming education events. The BAR Workshop will be in Augusta on May 9th; the Northern Maine Spring Workshop will be held at the Northern Maine Community College in Presque Isle on April 26th; and the Annual Fall Conference on September 11-13th.

I received a new game for Christmas involving bags of corn, so plan to attend the conference and have some fun. Geoff Herman also attended our meeting to again ask assessors to email legislators on bills which will affect our daily jobs. The association is a nonpolitical association, but Geoff would encourage us to present information so the Legislators will be informed law makers. Legislative matters he discussed with us included: "new plan" loopholes in the Tree Growth applications, how to handle

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MEMBER PROFILE: Robert Konczal

By Anne J Gregory, CMA, Assessor, Town of Falmouth

email: agregory@town.falmouth.me.us



Bob Konczal has been Freeport's assessor and web site coordinator since 2001. From 1997 to 2001, he served as assessor for Cape Elizabeth. Bob is also the owner of Atlantic Valuation Services Inc and has provided assessing services to Gray, Waterboro, Casco, Frye Island, Windham, and from 1992 to 1997 Falmouth. In addition to Freeport, Bob provides assessing services to Chebeague and Long Islands.

Bob was born in Boston and moved to Scarborough when he was seven years old. He graduated from Cheverus High School in Portland, received his BA in Political Science from UMO in 1974 and after graduation took several courses from the University of Maine School of Law. From 1976 to 1978, Bob worked for a relief agency in

Bangladesh during the famine. After returning from Bangladesh, he graduated from Andover College's accounting program.

From 1980 to 1991, Bob partnered with Barry Tibbetts and founded the construction and development company Vincent Associates. Bob and Barry decided to change professions in 1991 and became certified assessors in 1992. "One of the first and best pieces of advice I received was from Jim Thomas" said Bob: "Find a pricing schedule you can believe in and know your sales."

Bob likes the variety of assessing work. He likes utilizing the technology available to today's assessors, inspecting properties and working with property owners. "Most people have an interesting story to tell", says Bob. He values the collegiality of the assessing community and jokingly refers to it as "the fellowship of the besieged". Bob's least favorite part of the job is dealing with the gray areas of property tax law and the nuances of BETE.

In his spare time, Bob serves as chair of the Cumberland County Board of Assessment Review and is on the Board of the Maine Chapter of IAAO. In 2001, he served as President of MAAO.

In 1986, Bob married Tamara and raised four children now ages 15 through 23 on their family's 100 acre farm. The farm is also home to two dogs, two cats, five goats, one sheep and a dozen chickens. Bob is an avid gardener, loves motorcycles and teaching Sunday school. On the day of this interview, his favorite food in the refrigerator was left over shrimp stir fry. ▲

President's Message – Continued from Page 1

those who improperly received the homestead exemption, and the issues of Revenue Sharing raids, commercial motor vehicle excise raids, property tax exemption for Kestrel Corp in Brunswick, and airplane excise or possibly personal property implications.

I want to thank all members for their commitment to improving the assessing function for the benefit of everyone. I wish us well as we carry on in 2013. ▲

Darryl L. McKenney, President

MAAO Secretary's Report

I hope all our members had a wonderful holiday season. Thank you for your support during 2012, we are looking forward to an exciting 2013.

The MAAO Board met on December 7, 2012 and January 11, 2013, at MMA in Augusta. As part of our year end meeting, committee chair were elected. The following is a list of Committees and the chairs, if you would like to assist with a committee and the chair has not contacted you please feel free to contact them.

Secretary: Tammy Brown

Treasurer: Martine Painchaud

Audit/Finance: Mark Caldwell

Calendar/Advertising: Mark Caldwell

Newsletter: Rick Mace

Ethics Committee: Ruth Birtz

Legislative Committee: Mike D'Arcangelo

Membership Committee: Roger Hoy

Awards/Scholarship Committee: Beth O'Bar

Technology Committee: Marc Perry

Education Committee: Bill Healey

Conference Committee: Susan Varney

Historian: Martine

The Board set the meeting calendar for year 2013. The dates of the upcoming MAAO Board Meetings are included in the calendar on this page.

The Board discussed the Honorary Lifetime Membership. The Board voted to grant Helen Tupper, Gerald Daigle Honorary Lifetime MAAO Memberships.

The Board voted to establish a separate scholarship account, this account will include any money raised from

the Silent Auctions. The name of this account will be The MAAO Education Scholarship Account. The Application and Criteria for the MAAO Scholarships are enclosed within this issue.

The Board reviewed the service agreement for the contract with MMA for year 2013. The board once again voted to continue the contract with MMA. We would like to express our sincere thanks to MMA's Affiliate Department for all their help. The services we gain from this partnership are huge to our association.

The next scheduled board meeting is January 11th at 10:00 at MMA in Augusta. ▲

Respectfully submitted by

Tammy L. Brown

MAAO Meeting/Training Calendar 2013

Jan. 11	10:00 a.m.	Board Meeting	MMA – Augusta
Mar. 8	10:00 a.m.	Board Meeting	MMA – Augusta
Apr. 26		Northern Maine Spring Workshop	Northern Maine Community College – Presque Isle
May 9	4:00 p.m.	Board of Assessment Review	MMA – Augusta
May 10	10:00 a.m.	Board Meeting	MMA – Augusta
Aug. 2	10:00 a.m.	Board Meeting	MMA – Augusta
Sep. 11-13		Fall Conf/Annual Mtg	Augusta Civic Center
Oct. 2-3		MMA Ann. Convention	Augusta Civic Center
Dec. 6	10:00 a.m.	Board Meeting	MMA – Augusta

(All dates/locations are subject to change. Please refer to MAAO's website for changes.)

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 Rebecca J. Millett (Cumberland Cty.)
 Douglas A. Thomas (Somerset Cty.)

House:

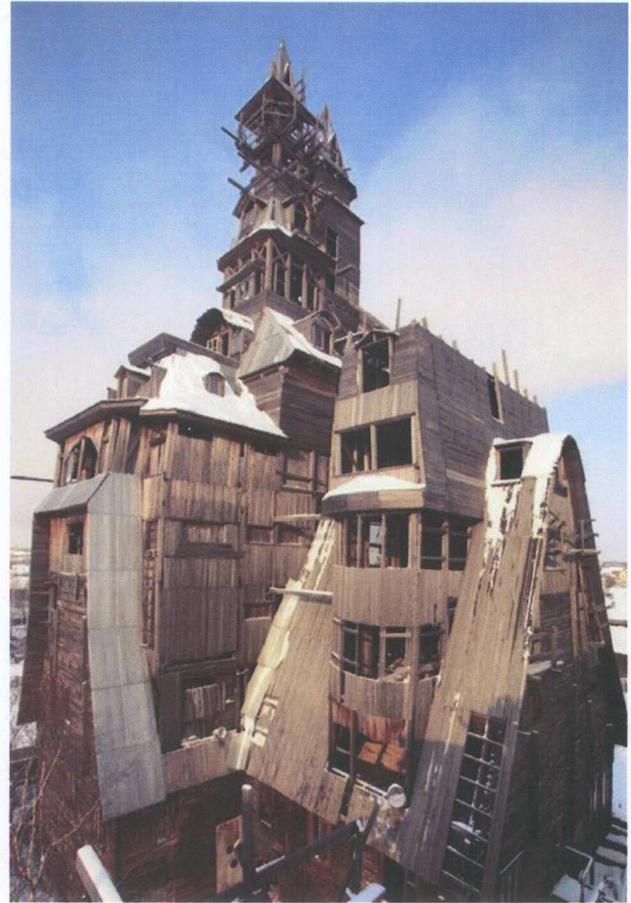
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 Stephen S. Stanley (Medway)
 Nathan L. Libby (Lewiston)
 Matthew W. Moonen (Portland)
 Ryan D. Tipping-Spitz (Orono)
 L. Gary Knight (Livermore Falls)
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Assessing News



Be a part of the 2013 annual conference—
Submit a presentation by
January 29, 2013!

2013 Call for Presentations

August 25–28, 2013 Grand Rapids, Michigan

- Steve Weed is the new assessor in Brewer after serving as the Bar Harbor assessor since 2000.
- Jim Thomas will be the new assessor in Saco, replacing Dan Sanborn who is retiring. Congratulations to both!
- O'Donnell & Associates of New Gloucester is conducting revaluations in Chelsea, Gilead, Mechanic Falls, and Temple in 2013.



STATE OF MAINE
CHAPTER



INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS

The ME Chapter IAAO will be holding its winter meeting on
February 22, 2013 at Maple Hill Farm in Hallowell.



We are excited to inform you that the 2013 Vision Government Solution Software User Group will be held on Tuesday, Wednesday and Thursday, May 14th, 15th and 16th, 2013, at The Equinox Resort, Manchester, Vermont.

Legislative Update

LD List 2013 (as of 1/25/13)

LD 10 – This bill exempts from property taxation the area of a “family burying ground”.

LD 19 – This bill requires a municipality or other governmental entity acting as the custodian of a public record to waive all fees associated with providing requested public records if the requester is a member of the Legislature who serves on the legislative committee having subject matter jurisdiction over the agency or official.

LD 48 – This bill requires the municipal officers of every municipality to post the annual municipal report on a publicly accessible site on the Internet. The bill also requires anyone requesting a hard copy of the annual report to make the request at least two weeks before the printing date of the report.

LD 73 – This bill provides an exemption from property taxes for the homestead of a person who is 65 years of age or older whose income is below a poverty level established by the Bureau of the Census.

LD 104 – This bill amends the laws that apply to public records in three ways. First, it adds an exception to the definition of public records under the Freedom of Access Act (FOAA) for email addresses obtained by a political subdivision of the state for the sole purpose of disseminating non-interactive notifications to individuals. Second, the bill eliminates the cap on the hourly rate that a governmental entity may charge to cover the actual cost of searching for, retrieving and compiling a requested public record, and establishes a definition of “actual cost” that is tied to the hourly rate paid to employees to fulfill a request. Third, the bill creates an exception in the FOAA for documents submitted to a municipal board of appeals that describe or verify the mental or physical disabilities of a person who is seeking a variance from certain land use regulations in order to accommodate the disability.

LD 107 – This resolution would send to the voters a proposed amendment to the state’s Constitution regarding the current use taxation of forest land, which is Maine’s “Tree Growth” program. The amendment would allow the Legislature to establish an exception to the existing requirements to financially penalize the withdrawal of land from the program. Specifically, the Legislature would be authorized to create no more often than once every five years a one calendar year period during which land can be withdrawn without financial penalty provided the forest land has been enrolled in the Tree Growth program for at least 5 years and at least 50% of the enrolled forested land is being withdrawn.

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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.
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 and the financial assistance for the scholarship.
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 a Municipality every three (3) years.
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 scholarship.

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 M.A.A.O. 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:

Beth O'Bar
Chair Scholarship Committee
25 High Street
Caribou, Maine 04736

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.

THE ASSESSOR OF THE YEAR AWARD
MAINE ASSOCIATION OF ASSESSING OFFICERS

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 President of the MAAO Board of Directors. It could consist of the following:
 - One member from each of the Board of Directors of the MAAO, ME Chapter IAAO, NRAAO, and CMAAO.
 - One representative from Maine Revenue Service Property Tax Division
 - One municipal official (i.e. Town Manager, Mayor, Councilperson, Selectperson, etc.)
 - Immediate past recipient of the Assessor of the Year award.
- 2) The Committee shall solicit nomination from MMA members and affiliates. Deadline for nominations to be submitted will be July 10, 2013. Nominations will be submitted on the attached 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 a 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.



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SCHOLARSHIPS

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Beth O'Bar
Chair Scholarship Committee
25 High Street, Caribou, ME 04736

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



Meets & Bounds

MAAO JANUARY 2013 NEWSLETTER

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