



Meets & Bounds

December 2018

Maine Association of Assessing Officers

President's Message



Dear MAAO Members,

To coin a phrase from my favorite TV show, "Winter is Coming". However, looking out my window it is apparent that "Winter is Here" and it's only November! What a cold and snowy start to the season!!

As the year comes to an end, we are already planning our educational offerings for 2019. Lewis Cousins has selected April 26th as a date for the Northern Maine Spring Workshop. Lewis always puts together a great program so stay tuned for details. We are working on securing a date in May for our annual BAR Workshop and should have more information soon. The 2019 Fall Conference is scheduled for September 18-20. It is a little later next year due to conflicts with the IAAO Annual

Conference. So far we have Joel Moser doing an ethics course, Jim Thomas and I doing a presentation on TIF's, and we are close to finalizing a deal with Lisa Hobart to do a personal property presentation. Ms. Hobart is a highly regarded personal property instructor holding the IAAO PPS Designation.

Congratulations to the Massachusetts Chapter of IAAO. They have secured the bid for 2022 IAAO Annual Conference to be held in Boston. This will be a great opportunity for Maine Assessors to be able to attend without the huge costs of traveling.

I hope all of you have a safe and enjoyable holiday season. Enjoy your time with family and friends.

Happy Holidays!! ▲

Bill Healey, MAAO President

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MAAO Board Meetings 2019

Jan. 25	10:00 a.m	MMA - Augusta
Mar. 1	10:00 a.m	MMA - Augusta
May. 3	10:00 a.m	MMA - Augusta
Aug. 2	10:00 a.m	MMA - Augusta
Dec. 6	10:00 a.m	MMA - Augusta

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Member Profile: Jim Murphy Jr



How I started. My Dad and Carl Hubbard started a real estate appraisal company in 1986. Dad asked if I would be interested in being an appraiser. In January of 1989 I learned how to measure a building. It has been all downhill from there. I am still a State Certified Residential Appraiser.

In 1993 I went to Property Tax School at UMO, listened to Bob Whitely claim (right!) how easy it was to be an assessor, and a year later had a CMA certificate. In January 1995 I called Bob in Union to ask about the open Belfast Assessors position. I found Bob had left for Belfast and there was an opening for an Agent in Union. The next day I had an interview and a 3 week contract. Been there ever since.

I see my assessors' role as an educator of the tax assessment function and as an opportunity to example a positive public representative of the local government. I really like doing 'show and tells' for local civic organizations. People say 'I could never do what you do'. It is ok if others think assessing is hard.

Speaking of Property Tax School, I started out helping Bob in the Review Course in 1996. My personality fits this complicated course and the pace in which 96 hours of 3 courses are compressed into 32 hours. I try to excite a curiosity in each student to seek out more knowledge about assessing.

I have added and subtracted towns over the years, currently I contract with 7 towns. All have a very similar setup and coding, all are very organized. My Dad taught me how to do really good mini, one property at a time revaluations and I then learned how to apply that concept to a whole town.

Some things I think: Shopping mall valuations are the paper mill valuations of the future. Simply said, in the final analysis, is this the proper value for this property. Sometimes silence is the right response. I am just a small town assessor, mostly I help people. It is ok to stop chewing on your own restraints.

Judy and I have two adult children, Jacquelyn and Joseph. Jacky and Jeremy married in 2016 and there is a new bright light for the world, Sagan. She was born last April. I love being a 'daddio' (pronounced 'day-show'), Irish Gaelic for grandfather. Jacky is the Senior Branch Manager for a credit union and Joe just started working in the world and loves being a musician. Jacky graduated from UMF and Joe from UMA and have jobs they like doing, which is always the first goal.

My best girl and I married in 1981 and says she loves me most of the time, but I don't blame her for that. I would rather golf than work, but I once played golf while being paid to value the golf course. Nirvana.

I am on the Union Fire Department as the Fire Police officer. Mostly this is

(Continued on Page 4)

MAAO Secretaries Report

Another MAAO Fall Conference has come and gone. This one brought a bit more excitement with the loss of power we experienced on Thursday of the conference. We would like to extend our appreciation to the Staff at Sebasco Harbor Resort for going above and beyond during the power outage. Who would have thought you could provide a spaghetti dinner for 55 people using only a gas grill. Well, this lady did and thankfully Sebasco Harbor Resort was willing to help me make it possible.



Each session was well attended and our speakers provided some great information. The Board met on September 7, 2018 as a wrap up of the Annual Fall Conference. At that meeting the board discussed the educational offerings, speakers, location, evaluation forms, food as well as the evening activities. The Board would like to extend our sincere thanks to all Vendors, Speakers and Conference Attendees; it is all of you that help us to make the conference what it has become. Thank you to those attendees and vendors who took the time to fill out the evaluation forms. It is feedback like this that alerts us to the needs of the membership. The evaluation forms will help us to prepare for the upcoming 2019 Annual Fall Conference. We are happy to report we are already working on the 2019 Fall Conference agenda. It is safe to say that all sessions were well attended due to the quality speakers Bill Healey, Jr. was able to bring on board for this year's conference. Thank you, Bill. The sign in sheets for each day of the Fall Conference have been transferred to Maine Revenue Service so that they can record the credit hours for each attendee.



At our MAAO Annual Meeting we were pleased to present this year's MAAO Assessor of the Year Award to William "Bill" Van Tuinen.

Thank you Bill, for all the ways you contribute to the assessing profession. Many of us have been touched by your knowledge.

Travis Roy and Craig Skelton took on the task of updating our MAAO By-Laws this year. After several drafts proposed to the MAAO Board Members, we were happy to present what represented a thoughtful update to our membership. At the Annual Meeting those members in attendance voted to adopt the updated version of the By-Laws. We thank Travis and Craig for all of their hard work and many hours working on this update.

Once again this year we were able to co-sponsor a Booth at the MMA Convention with the Maine Chapter of International Association of Assessing Officers. It continues to be the goal of MAAO and MCIAAO to offer information regarding our profession and educational classes that are timely and current to the present day situations. It has been a pleasure to work together with MCIAAO on the sessions. If there are topics that you feel would be beneficial to our organization(s), please let a board member know.

The next MAAO Board Meeting will be held on December 7th at MMA in Augusta at 10:00 a.m. If you have anything you would like the board to consider, please contact any board member. ▲

Respectfully submitted by,
Tammy Brown

Meets & Bounds publication months:

February, May, August & December

Please contact Tammy Brown or a Director if you have any news for the newsletter.



MAAO ASSESSOR OF THE YEAR

▲ by Ruth Birtz, Town of Lincoln

It was one of my greatest honors to be able to announce that William Van Tuinen is the MAAO 2018 Assessor of the Year. Bill received multiple letters of recommendation for this award. Most of us in the Assessing field have benefited from Bill's knowledge, counsel, and tutelage over the years.

I will take an excerpt from the Brent Martin's nomination application;

"Nominee, in many respects, is larger than the positions he holds as an assessor in multiple municipalities in the State of Maine. He exemplifies what a conscientious assessor should strive to become in putting the profession before himself, sometimes physically and often when it comes to setting aside personal opinion. The nominee has vast knowledge of appraisal approaches and, despite his well-seasoned perspective, is always open to hearing out the concepts or ideas of newcomers into the field. With an expertise equivalent to many attorneys and appraisers, he is an invaluable resource to assessors seeking guidance."

I could go on and on about what Bill has contributed to the Assessing community, some of his most recent contributions were the way he assisted the Maine Board of Property Tax Review with their decision on 706 and his class on the valuation of power lines, but it would just take too much time. What I am going to do is share my first introduction to Bill Van Tuinen. I think it exemplifies the type of individual he is, and I know you will agree.

I was hired for the Town of Lincoln in October of 1991. I had a background in Real Estate appraising and knew very little about Assessing. My initial introduction to Assessing was very intimidating. I had a hearing with the Board of Property Tax Review two weeks after I

started working on an elderly housing complex. Shortly after that Wal Mart notified Assessors throughout the State, they would be filing abatement requests. I was struggling just to get my certification and learn the administrative functions of an Assessor. I knew very little on how to defend an abatement request from a resident let alone a big corporation. I remember sitting in my office feeling very overwhelmed when the phone rang. The gentlemen on the phone identified himself as Bill Van Tuinen. He explained he was an Assessor and worked for several municipalities near me. He said he would like to meet with me when he was traveling to one of these Towns because he had something, he thought might be helpful to me. We met and introduced ourselves. After a little conversation Bill produced a binder. It was a step by step methodical tabbed binder on Wal Mart. It had sales, comparable stores in the throughout the State, itemizes things to consider and question. A perfectly laid out review and defense of a Wal Mart Assessment. I was overwhelmed that this person did not know me, just knew I was new to the field and I had a Wal Mart in my Town. I can't tell you how many times I used that binder as a reference on how to defend an abatement request.

Over the years, I have benefited from his classes and even been on a discussion panel with him on Sudden and Severe loss. I know there are many others in the Assessing community with similar stories about Bill. All I have to say is Thank you Bill for all your contributions to the Assessing Community and our profession. Congratulations! So well deserved! ▲

Member Profile (cont'd)

a traffic control and scene safety responsibility. I really like telling drivers where to go, since I cannot do this in the assessing office.

My true passion is Scouting, BSA. I have been involved in Scouting for about 30 years and am an Eagle Scout. I have been directly involved with 17 young men becoming Eagle Scouts. In February, if all goes to plan, I will again be a Scoutmaster except this time for a troop solely of young women. Scares me to death. I can't wait.

Commitment to where one lives and to youth development is where good communities come from, I am blessed to have found this small role in Union. ▲



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Auction Wrap Up!

Our Scholarship Fundraising Auction was a huge success at this year's Fall Conference. Thanks to everyone that donated an item and the brisk bidding we were able to raise \$1,708. The highlight was the African Photo Safari once again, two trips selling for \$1,400 each! The lucky winners were Dorothy Jacks and Jim Thomas.

Just remember that this money raised is for any of our members to use towards their quest for certification credits. Please don't hesitate to apply for this scholarship money! It can be used for any educational offering on all levels, IAAO, ME Chapter, MAAO, or Maine Revenue Service, etc. Scholarship applications are on our website or you can contact Tammy Brown. ▲

A little fun with the drone

▲ by Travis Roy



Travis prepping to take some drone pictures



Just like that Travis lifts off the drone

MAAO Training Calendar 2019

April 26

Northern Maine Spring Workshop
Northern Maine Development
Commission-Caribou

May TBD

Board of Assessment Review –
*(this class shown by LIVE, interactive video
conference in conjunction with Augusta training)*

MMA - Augusta

Northern Maine Development
Commission-Caribou

September 18-20

Fall Conference/Annual Meeting
Sebasco Harbor Resort

October 2 & 3

MMA Annual Convention
Bangor Cross Center - Bangor



Cushman Cottage from above.



Group pic done with drone.



2018 Fall Conference Silent Auction Results

Item #	Description	DONORS	Winner	Bid
1A	Photo Safari	Zulu Nyala	Dorothy Jacks	\$1,400
1B	Photo Safari	Zulu Nyala	Jim Thomas	\$1,400
2	Wine Basket	Judy Mathiau	Patti Baldwin	\$45
3	Golf for 4	Martindale Country Club	Bill Healey	\$55
4	Nubble Ligth Gift Bag	York Parks & Rec Dept	Joan Kiszely	\$22
5	Photography Experience	Thomas Fallon Photography	Tammy Brown	\$70
6	Lobster Buoy Print	Lost & Found Antiques	Darryl McKenny	\$32
7	Handcrafted Bourbon	Wiggly Bridge Distillery	Patti Baldwin	\$40
8	Fine Art Photography	Seaglass Photography	Darryl McKenny	\$50
9	Gathering Basket	Darryl Mckenny	Lynda VanTuinen	\$28
10	Minnetonka Slippers	Rick Mace	Roger Hoy	\$20
11	Handmade Mittens	Spanky Smith	Lynda VanTuinen	\$20
12	Bird House	Darryl Mckenny	Donna McCabe	\$10
13	Handcrafted Gin	Wiggly Bridge Distillery	Cathy Jamison	\$27
14	Movie Basket	Darryl Mckenny	Terry Chavarie	\$5
15	Flask & Brandy	Lost & Found Antiques	Sue Ricker	\$23
16	1959 Freeport Maps	Brenda Cummings	Unsold	\$0
17	Bird House	Darryl Mckenny	Donna McCabe	\$3
18	Electra Bike	Berger's Bike Shop	Kerry Leichtman	\$135
19	Bike Helmet	Berger's Bike Shop	Karen Scamman	\$10
20	Bike Helmet	Berger's Bike Shop	Unsold	\$0
21	Bike Helmet	Berger's Bike Shop	Bill Healey	\$12
22	Bike Helmet	Berger's Bike Shop	Isaac Aldrich	\$5
23	3 Stooges Photo	Lost & Found Antiques	Lynda VanTuinen	\$33
24	Craft Beer	Rick Mace	Jeff Kendall	\$20
25	Clambake for 2	Foster's Downeast Clambake	Terry Chavarie	\$28
26	1971 Lewiston DOT Map	Brenda Cummings	Unsold	\$0
27	Bird House	Darryl Mckenny	Travis Roy	\$40
28	Willow Tree figure	Lost & Found Antiques	Sue Ricker	\$15
29	Swarovski Necklace	Barbara Kinsman	Lynda VanTuinen	\$17
30	Clock & Barometer	Lost & Found Antiques	Joan Kiszely	\$50
31	1968 Waldoboro Map	Brenda Cummings	Unsold	\$0
32	Handcrafted Vodka	Wiggly Bridge Distillery	Travis Roy	\$30
33	Condiment Tray	Rick Mace	Judy Murphy	\$9
34	1973 Wiscasset Map	Brenda Cummings	Unsold	\$0
35	Bose Docking Station	Barbara Kinsman	Brenda Cummings	\$40
36	Poster	Barbara Kinsman	Terry Chavarie	\$20
37	Antique Chairs	Lost & Found Antiques	Ken Priest	\$28
38	Map	Brenda Cummings	Geoff Smith	\$20
39	Walking Stick	Roger Hoy	Rick Mace	\$25
40	Map	Brenda Cummings	Unsold	\$0
41	Handcrafted Rum	Martine Painchaud	Travis Roy	\$27
42	1976 Freeport DOT Map	Brenda Cummings	Unsold	\$0
43	Keurig Coffee Maker	Barbara Kinsman	Roger Hoy	\$32
44	Map	Brenda Cummings	Geoff Smith	\$5
45	5 lbs. of Potatoes	Lewis Cousins	Karen Scamman	\$5
46	5 lbs. of Potatoes	Lewis Cousins	Terry Chavarie	\$3
47	5 lbs. of Potatoes	Lewis Cousins	Brenda Cummings	\$3
48	5 lbs. of Potatoes	Lewis Cousins	Dennis Santolucito	\$3
49	Print	Barbara Kinsman	Darryl McKenny	\$15
50	1972 State of Maine Map	Brenda Cummings	Unsold	\$0
51	Prosecco Pong/Prosecco	Rick Mace	Sue ricker	\$13
52	Map	Brenda Cummings	Dorothy Jacks	\$10
53	Maple Syrup	Ken Priest	Roger Hoy	\$14
54	Games	Rick Mace	Bill Healey	\$7
55	Longaberger Recipe Basket	Darryl Mckenny	Ken Priest	\$8
56		No Show		\$0
57	Cribbage Board	Darryl Mckenny	Terry Chavarie	\$23
58	Cookie Jar	Darryl Mckenny	Barbara Kinsman	\$29
59	Windshield Cover/Hula Girl	Darryl Mckenny	Sue Ricker	\$11
60	Corn Hole Game	Darryl Mckenny	Jim Murphy Jr.	\$110
61	Carved Moose	Ruth Birtz	Travis Roy	\$60
62	Cocktail Glasses	Darryl Mckenny	Robin Mayo	\$13
63	Cocktail Glasses	Darryl Mckenny	Rick Mace	\$13
64	Valuation Books	Darryl Mckenny	Brenda Cummings	\$12
65	Hiking Book	Dick Ramano	Gary McCabe	\$5
			Gross Total	\$4,208
			Zulu Nyala Share	\$2,500
			Net Total	\$1,708



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

If you have any questions regarding the application process contact Joan Kiszely at 1-800-452-8786.

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.

Thanks for Giving Food Drive



Also known as “Get your CAN to the Polls”, the Thanks for Giving Food Drive started by Gina Merry in Lyman and expanded in her memory this past Election Day appears to be the start of something good.

Early reports are that efforts in the Camden/Rockport area helped out the elementary school backpack program. Efforts in a couple of the Berwick towns netted a table full of food, along with 3 more boxes of donations packed away and \$660 in cash. Darryl in Waldoboro even reported getting 30 items and \$20 cash. From Ly-



man, the Code Enforcement Officer, Patti McKenna reports two truckloads of food and \$450 in cash. Other towns that reported involvement include Westbrook, South Portland, Farmington, Standish, Hancock and Rockland.

To all of the folks that have helped expand this program, including those precincts that have not yet reported in, we would like to send out a heartfelt thank you for your participation in helping voters “Get their can to the Polls!” ▲

Signed, Joe, Kerry, Jim and Craig

Annual Conference



Bill Healey, Jr. congratulating Bill Van Tuinen.



Gary McCabe adapting to the power outage and leading his session in the dining room.

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Joel Mosher with Bill.



Meets & Bounds

MAAO DECEMBER 2018 NEWSLETTER

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