

ASSESSOR'S REPORT JANUARY 2023

Judy Mathiau, Assessor

Property Revaluation Update

KRT Appraisal continues to contact and request property owners to schedule an appointment to verify interior components. In some instances, property owners that are not available, have contacted me and I have been collecting the data for the reval team. This has worked well and the taxpayers have been very accommodating.

They have also begun to conduct field reviews of all properties which includes a determination of the structure's condition and quality of construction.

I have attached a status report from KRT.

Office Activity

With both the code officer and Audra no longer working in this office, I have had to make a few adjustments to my time management. One area that can be difficult is when I am working on a project, or assisting a taxpayer when more people continue to come into the office to be serviced. Coverage of the counter is crucial.

I am processing deed transfers and have recently completed those through December. The number of sales have dropped but not the prices!

Board of Assessment Review

Two members of the Board of Assessment Review met with me on February 22nd. Three makes a quorum, so we were unable to vote in a chair and a secretary. One member is no longer able to attend and has removed himself as a member. George Falconer has been a Board member for a very long time and has always been willing to attend any training available, to better himself in the responsibilities they have to adhere to. A special thank-you to Mr. Falconer for his volunteerism.

The Board needs to fill this seat, possibly another as well. I posted to the town facebook page and may have an interested party. Please spread the word!

Training

I attended a CMAAO (Central ME Group) zoom meeting which included a presentation by Lewis Cousens, an assessor working in the County. He provided insight on personal property equipment taxability. Personal property is not a friendly or fun activity for an Assessor. The law is gray and guidance is minimal. In my experience, assessors need to be consistent, helpful and available to assist businesses with reporting requirements as well filing for any State exemptions or reimbursements.

Maine Chapter IAAO

My days on this Board end this December, as past president. I was President for four years in one stint, and one other year about twenty years ago. We meet once a month (February was at BIG G's), and provide training throughout the year. Current activity has included the creation of a new website, updated newsletter and a plan to create more advanced education for Assessors, at an affordable price.

February 24, 2023

Judy Mathiau, CMA
Assessor
114 Benton Ave
Winslow, ME 04901

Full Revaluation Status Report

Task Group	Group Description	Tasks Included
100	Project Preparation	Contract Execution, Project Set-Up, Public Relations, Project Management, Client Meetings, Contract Addendums
200	Residential	Data Collection, Quality Control, Sales Review, Field Review, Update Tables, Valuation
300	Commercial	Data Collection, Quality Control, Sales Review, Field Review, Update Tables, Reconcile, Valuation
400	Data Entry	Res/Comm: Data Collection, Sales Review, Field Review, I&E Questionnaires, Hearing Changes
500	Digital Imaging	Res/Comm Photos, Image Loaded into CAMA
600	Hearings/Defense	Informal Hearings
800	Documentation Manual	Client Acceptance, Town Meetings, USPAP Documentation Manual

Task 100

- Both parties have executed a Revaluation contract.
- KRT Appraisal had a start-up meeting with Town Officials.
- All required Insurance is in place.
- Remote access to the Vision database has been established.
- Press release was given to the Town for dissemination.
- Personnel vehicle info has been given to the Town.
- A Data Collection Manual has been given to the Town and modified based on Assessor requests for data collection.

Task 200

- 100% of residential properties have been measured and with an attempt at an interior inspection.
- Callback interior inspection letters have been mailed.
- Callback appointments have been scheduled.
- Quality control is fluid throughout the revaluation.

- Sales have been reviewed in the field and online.
- Land schedules have been updated.
- Building tables have been updated.
- Neighborhoods have been established.
- Preliminary valuation is complete.
- Field Review is 10% complete.

Task 300

- 100% of the commercial properties have been measured and inspected.
- Quality control is fluid throughout the revaluation.
- I&E's have been mailed.

Task 400

- 100% of the data collection has been data entered into the Vision database.

Task 500

- Images have been shot and loaded into the Vision database. These will be checked for accuracy and reshot if needed during the field review process.

Task 600

- Not Started

Task 800

- Not Started

If you have any questions, please do not hesitate to contact me.

Sincerely,

Robert A. Tozier