

## **ASSESSOR'S REPORT**

**January 2014**

**Judy Mathiau**

**Inventory Update Project** – This project got off to a positive start! There would be a few things I would do differently the next time! Some taxpayers are under the assumption that the project is another town wide revaluation. This is not the case. Some taxpayers think that I am only looking for changes since the last revaluation. I am not. The “verification form” is just that. I am requesting that taxpayers verify the building and land components to insure that our data is as accurate as we would like it.

In the future, if I were to make market adjustments, I want to be confident that our inventory is accurate. This project has been positive in that I have had the opportunity to meet and speak with several homeowners regarding the assessment process.

At the end of January, we had received approximately 700 returns and I have conducted more than 20 on site reviews. The on-site reviews will continue through the spring and possibly into the early summer. When the snow melts I plan to cruise the roads and take new photos of the homes.

**Summit Natural Gas** – The Kennebec Valley assessors are finalizing the written request that will be mailed to SUMMIT. Each town will have their own customized request (aka 706 request), because each town may have a different set of circumstances regarding the pipes, stations and distribution lines. We have been communicating with Ken Young and Mike Duguay of SUMMIT to keep the informed as to our discussions.

Our request will include information such as number of feet of pipeline and the pipeline's details such as cost, work in progress, capacity, etc.

**State Valuation Audit** – at this time of year I receive a visit from Nancy Weeks, who is a field representative from the Maine Revenue Services. She audits my annual commitment paperwork, exemptions, valuations and sales. Once she completes her work, she tabulate a “state valuation” which will include an equalization of our valuation, an average residential sales ratio and historical data. At first glance she has surmised that our ratio is healthy at 102% ( this means that our average residential assessment is only 2% higher than the average sale price.

**IAAO State Chapter** – I have been on the Executive Board of the IAAO (International Association of Assessing Officers) for quite some time, serving as president a few years ago. While our chapter maintains a level of training and professionalism for existing assessors in Maine, we also identify the need to recruit and train new assessors to someday take our place!

Our board is collaborating with another Maine Assessor Organization to have an informational booth at the next MMA Convention. This will be the first time and we are very excited about it. We are also creating a training module to be used at the property tax school and hopefully elsewhere that will be an introductory course for newly certified or beginner assessors that will provide them with the hands on experience of an “ASSESSOR'S YEAR”.