

MARYLAND ASSESSOR 2019 CONFERENCE ISSUE

Greetings everyone,

The daffodils are blooming and the weather is finally warming up here in Baltimore! I hope the same is true in all of your counties! With the warmer temperatures come thoughts about getting outside and soaking up the sun. One great opportunity to do that will be at the 79th Annual MAAO Conference that will be held June 4-7 at the Carousel Hotel in Ocean City, Maryland.

Our board and committee members have been working hard to organize and schedule another great conference with educational speakers and fun events. We are looking forward to seeing old friends and members as well as new employees who are experiencing the conference for the first time!

Sincerely,

Zachary Grisard

MAAO President

MAAO Spring Newsletter Letter from SDAT Director Michael Higgs

Greetings from the Director's Office,

Happy Spring! The 2019 Legislative Session has finally come to an end and I would like to give a huge thank you to everyone who contributed to making this yet another successful session for SDAT. During SDAT's budget hearings in the House of Delegates and the State Senate, legislators once again applauded our assessors' commitment to ensuring properties are assessed accurately each year while providing great customer service.

Speaking of accurate assessments, the legislators were also happy to hear that the overall statewide increase for residential and commercial properties in Group 1 was 9.1%, which is the first reassessment since 2008 where all 24 jurisdictions posted an increase; what a great indicator of economic growth in the great state of Maryland! With the reassessment of nearly 700,000 properties in one year comes the multitude of customer inquiries and appeals, so thank you to all of SDAT's assessors for their hard work and patience during the hectic appeal season.

By the time the clock struck midnight on Sine Die, three of our departmental bills had already passed the General Assembly and our budget hearings in both the House of Delegates and Senate went exceptionally well. Our legislative team is looking forward to joining Governor Larry Hogan as he officially signs HB465, SB26, and SB59 into law.

I particularly want to highlight SB59, which will allow SDAT to send assessment notices by email rather than by mail if customers have opted-in to receive them within the past 3 years. We will begin to implement this new bill for our business customers in Personal Property in the coming months, and are excited to have the ability to offer our Real Property customers a modern and digital alternative to paper mailings in the years ahead.

Finally, I am proud to say that I have officially completed and passed all three IAAO courses and now have all of my certifications. Thanks to everyone that was rooting for me along the way!

Looking forward to seeing everyone at the conference in June,

Michael Higgs,
Director

From the State Supervisor

When we think of MAAO we generally think of the annual conference, however membership in MAAO comes with many other benefits as well. These include educational classes, credits toward continuing education, resume building, scholarship opportunities, and of course, networking with peers from across the state.

The 2019 MAAO conference promises to be both educational and fun. It's just over a month away and being held in everyone's favorite place, Ocean City, Maryland.

Whether you're a 30 year veteran with the department or a 30 day rookie, MAAO is for you. We all work very hard throughout the year so take a few days away from the daily grind to rejuvenate. I encourage each and every one of you to register and make your way to OC. Pack your bags and let's head to the beach!

As always, I thank you all for the great work you do each and every assessment cycle and I look forward to seeing you in Ocean City!

Best regards,
Chuck Cluster

Join us for the OCEAN CITY CONFERENCE JUNE 4-7, 2019

Located at the Carousel Hotel 11700 Coastal Highway, Ocean City, MD 21842
Call the hotel directly (1-800-641-0011) and mention you are staying with the MAAO Conference Rates are: Deluxe Non-OF:\$95.00, Direct OF \$155.00

Early Registration for classes ends 5/10 REGISTER NOW!

Registration Includes Classes, Daily Continental Breakfast, Snacks, 1 Seacrets Ticket, Mini Golf, Access to Hospitality Suite *

*Hospitality Suite is located in Room 2210 and will be open Tue 8pm-Midnight, Wed 4pm-6pm & Thur 4pm-6pm



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Come join the MAAO for a round of mini golf!

Location:

Old Pro Golf 13603 Coastal Hwy, Ocean City, MD 21842

Date: Wednesday, June 5

Time: 5-7 pm

Cost: Free for MAAO members and their family.

COUNTY NEWS



Anne Arundel County

We have had a few changes since the fall.

News:

Renee Mrowczynski is now Renee Garrett, **CONGRATULATIONS Mrs. Garrett!**

Success in Sykesville:

Renee Garrett, Dawn Finney, Evan Lucado and Arianna Fernandez all passed the IAAO 100 class, GREAT JOB!

New Assessors:

We welcome our new assessor 1's to the group (as seen in photo) Joe Saunders, Greyllind James II, Vernisa Harley (from personal property), Steven Troxell & Clifford Taylor.

Promotions:

Kelly Knepp and Emily Pawlikowski were promoted to assessor managers. Janet Dougherty and Cheryl Hughes were promoted to assessor supervisors. Amanda Abel was promoted to Commercial manager and Sean Brooks was promoted to commercial assessor.

New Clerical:

Clerical also has some new additions to their great team. They include Sandra Kendell, Helen Hill, Kari Long, Keia Davis and Nikia Croaker who transferred from Dorchester County in February.



Baltimore City

Good morning,

Please join me in welcoming, congratulating, and saying farewell to...

Ron Green, who will be returning to our office, from Cecil County, as an Assessor Supervisor.

Dil Neupane and **Ashley Soto**, who join us as residential assessors.

Cher Barnes, **Karen Denton**, and **Kyle McCray**, who are all being promoted from residential assessors to commercial assessors. Karen is from PG County and Kyle from Baltimore County.



Kathy Phillips



Charles County

-----Nicole Ramstedt
Supervisor, Charles County



<http://www.mao-md.org>



Kent County

Congratulations to Patricia Sutton. Office Manager, on achieving 27 years of service. The office celebrated Patricia, her hard work and accomplishments with a special lunch.



All the news that is news from Montgomery County since we last met:



In early fall, we bade goodbye to Assessor Eva Vera. In late fall, early November to be precise, Clerk Nirmal Chandra Sekaran became Assessor 1 Nirmal Chandra Sekaran. About a month later, Assessor Supervisor and MAAO Parliamentarian Nathan Kelley took the position and office of our recently retired Assessor Manager Gerard Barber. As the holidays came and went we met Assessor 1 Julio Miranda in late December. When the calendar rolled to January, we met Assessor 1 Ronda Bridges and 2 weeks later, Assessor 1 Silene Rezende. February 8th we said farewell to Assessor 1 Derrick Wallace who had made it through the tribulations of Assessor School, and had recently been assigned to the New Construction team. At the end of February, Christina Lamberth joined our clerical ranks from Anne Arundel County. Thanks John! In mid-March, just before the Madness began, Ed Kao left us after 5 years' service time and a term on the MAAO board. Shortly before this edition of the Maryland Assessor goes to print, Clerk Zsa Zsa Clark will be leaving us and shortly after this edition of the newsletter comes out, our friend and Assessor Anthony Bean will be departing us after the tribulations of Assessor School and one appeals season. I guess appeals really are that bad!



Somerset County

The rain has FINALLY stopped (for now) and we are looking forward to lots of long, warm, super sunny days with our shades on.

Belinda Hall has joined our Somerset Office as an Office Service Clerk. We welcome her with warmest wishes and are thrilled she is part of our team!

Meaghan Beach

FUND RAISING RAFFLES

Just a reminder that we are still accepting donations for the raffles. We have had such wonderful donations in the past that we hope to keep this up by encouraging every County Office to participate. Let's see what each office can bring!

Contact Christine D. Miller at christine.miller@maryland.gov

Thank you and see you at the conference!



79th MAAO Educational Conference

June 4th – 7th 2019

Tuesday June 4th, 2019

5:00 pm – 6:00 pm Registration

6:00 pm – 9:00 pm **SESSION A: 3 CEC**

Topic: **What You Don't Know About Personal Property and Charter**

Speaker: **Gary Duffy**, *Area Supervisor, State Department of Assessments & Taxation (SDAT)*
Maria Mathias, *Program Manager, Personal Property, SDAT*

What is Personal Property and what is Real Property? Overview of the Personal Property Division (and the many changes over the last 2 years) and an overview of the Charter Division. Gary will discuss the benefits of using our Charter records to help determine if transfers between entities are arms length or not. He will also give a short presentation on Casinos - what's real and what's personal (with pictures). Maria will discuss Tax Property Article 7-245 (Exemption for Low Assessments) and new legislation affecting Personal Property. She will also talk about a Tax Court hearing involving valuation of coal plants. A Power Point on Small and Minority Businesses and a discussion of Business Personal Property Valuation of solar and wind will be included.

Wednesday June 5th, 2019

8:00 am – 9:00 am Registration and Continental Breakfast

9:00 am – 10:00 am **OPENING REMARKS**

Zachary Grisard, *MAAO President*

Rick Meehan, *Mayor of Ocean City, MD*

Michael Higgs, *Director - State Department of Assessments & Taxation (SDAT)*

Charles Cluster, *State Supervisor - SDAT*

10:00 am – 12:00 pm **SESSION B: 2 CEC**

Topics: **Common Commercial Real Estate Topics from the Eyes of the Owner/Developer
Future Commercial Topics How will our Commercial World Change in the
Future?**

Speakers: **James (Bo) Vicendese, Jr and Rob Unkle, CMI, Altus Expert Services, Altus Group
Jack Lopez, Director of Tax for Corporate Office Properties Trust (COPT)
Jeffrey L. Marquina, CPM, Vice President, Property Management, Government Services,**

James Vicendese Jr. will coordinate a round table discussion with developers and assessors talking about their experiences. This will include a Q & A discussion about valuation and theory. The 1st half of the round table will focus on real life issues that developers/owners and the guys in the trenches face every day. The 2nd half will focus on the future, such as real estate trends and issues impacting commercial real estate.

12:00 pm – 1:00 pm **Lunch Break**

1:00 pm – 4:00 pm **SESSION C: 3 CEC**

Topic: **The Devil Is In the Details: Understanding Residential Construction**

Speaker: **George W. Lutz III, Certified Residential Appraiser
Lutz Appraisal Associates**

This 3 hour course has been designed to assist appraisers and realtors on what to look for during property inspection with regard to quality and condition of materials, workmanship and finish that impact the overall value of the property.

Discussion will include:

- Basic construction methodologies that include older techniques as well as more modern materials and technology, beginning with the site plan through the various elements of the completed construction.
- How to more accurately determine differences in quality and condition, and thus differences in value between properties and their adjustments.
- What to look out for and document potential problem and defect areas found in homes.
- Numerous examples that compare and contrast will include types of adjustments that are needed to accurately complete your appraisal or CMA.
- Cost Differences as to materials and quality ratings.
- Governmental Costs and Impacts to New Construction as well as existing.

8:00 am – 9:00 am Registration and Continental Breakfast

9:00 am – 12:00 am **SESSION D: 3 CEC**

Topic: **Acquiring, and Maintaining Appraiser Competency in Mass Appraisal**
Speaker: **William Henry Riley III, DPA, MBA, CAE – Certified General Appraiser**
 Chair of IAAO Committee on USPAP
 AQB Certified USPAP Instructor

Summary: Appraisal competency is the topic of this 3- hour seminar. Hour 1 will consist of a general introduction to the concept of competency and the requirements for appraiser competency as defined in the Uniform Standards of Professional Appraisal Practice. We will review appraiser competency and the understanding of unique competency challenges faced in ad valorem mass appraisal. In hour 2, we will discuss and understand different strategies for developing and maintaining appraisal competency and competency in mass appraisal methods and techniques. At the completion of this session participants will understand the different skill types needed in mass appraisal and some strategies for developing competency in the appraisal of different property types. In hour 3, participants will view a demonstration for developing appraisal competency for a specific property type through a program of self-study. Also, participants will break into work groups and do two case studies developing certain appraisal competencies. This hour will end with the groups reporting their recommended strategy for gaining appraisal competency in each of the case studies.

12:00 pm – 1:00 pm **Lunch Break**

1:00 pm – 4:00 pm **SESSION E: 3 CEC**

Topic: **Non-Conformity and its Impact on Redevelopment**
Speakers: **Glenn Irvin, Executive Director of the Ocean City Development Corporation (OCDC)**
 Blaine Smith, President of Ocean City Development Corporation
 (Ocean City, Zoning Administrator – Retired)

Participants will take a walking tour of Downtown Ocean City after a discussion focusing on the redevelopment process. An emphasis on existing and future non-conformity factors and their potential impact on value will be the topic of that discussion. As part of the walking tour there will be a discussion about the importance of design standards. Design standards are developed to provide consistency and to protect and/or enhance values by creating a sense of place.

Meeting Place: Ocean City Beach Patrol, Headquarters (2nd Floor, Conference Room)
109 Talbot Street, Ocean City, MD

Friday June 7th, 2019

9:00 am – 12:00 pm **SESSION F: 3 CEC**

Topic: **Administrative Law Principles that Every Assessor Should Know**
Speaker: **Jeffrey Comen, Principal Council, SDAT**

The presentation will be a primer on administrative law and how it dictates literally everything our agency does. Jeff will talk about how our agency was enabled, its mission, all of its controlling laws, its exercise of discretion and how it exhibits judicial, legislative and executive functions. Specifically, he will discuss the holding of assessor hearings, promulgating regulations, property inspections and information gathering, as well as other topics.

1:00 pm – Until **MAAO Annual Business Meeting**

Treasurer's Report
Committee Reports
Old Business
New Business
Installation of Officers
Final Remarks
Adjournment

All Classes are pending approval by the Maryland Appraisal Commission

Maryland Association of Assessing Officers 2019 Education Conference Registration Form

June 4th – 7th, 2019

Carousel Resort Hotel 11700 Coastal Highway Ocean City, Maryland 21842

Please type or print clearly, or attach a business card.

Name: _____ Address: _____ Address: _____ City: _____ State/Province : _____ Zip Code: _____	Name for Badge: _____ Title/Position: _____ Agency/Company: _____ Phone Number: _____ Email: _____ Designation: _____
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Program

Indicate the sessions you will attend

	Morning	Afternoon	Evening
Tuesday, June 4			<input type="checkbox"/> Session A
Wednesday, June 5	<input type="checkbox"/> Session B	<input type="checkbox"/> Session C	<input type="checkbox"/> Putt Putt Golf
Thursday, June 6	<input type="checkbox"/> Session D	<input type="checkbox"/> Session E	<input type="checkbox"/> Seacrets Party
Friday, June 7	<input type="checkbox"/> Session F		

Please Note: All courses are subject to availability. Registration is on a first come first served basis. You are required to attend the course for which you have registered. Any deviation will result in loss of credit. **All Continuing Education Unit Hours pending final approval from the Maryland Real estate Appraisers Commission.**

Registration Fees include all classes and activities. Additional fees will be assessed for guest as indicated:

MAAO MEMBER REGISTRATION:	Early Bird Prior to May 10th	\$110.00	After May 10th	\$130.00	
MAAO MEMBER FIRST TIME ATTENDEE				\$ 70.00	
MAAO MEMBERSHIP DUES				\$ 25.00	
NON MAAO MEMBER				\$220.00	
SEACRET'S PARTY GUEST - ADULT:				\$ 35.00	
SEACRET'S PARTY GUEST - CHILD:				\$ 25.00	
Please make check payable to MAAO				Total	

Registration forms should be sent to:
Kim Thomas, MAAO Treasurer, PO Box 1611, Upper Marlboro, MD 20772-1611