

Maine Property Tax Institute 2024

presented by: The Property Tax Division of Maine Revenue Services

Two one-day online workshops from TEAM Consulting: **Small Income-Producing Residential Properties** and **Contamination & Valuation Issues**

June 4-5, 2024 - Online - Cost: \$120

Instructor: Kevin D. Hayes, MAI, CAE, RES, CFE

About the courses:

Small Income-Producing Residential Properties provides guidance and suggestions on the valuation of small income-producing properties. The methodology for valuing these properties differs from owner-occupied residential properties due to the investor's income orientation. The material will focus on valuation issues for residential properties that contain up to five dwelling units. Topics discussed include USPAP (Uniform Standards of Professional Appraisal Practice) review, property issues, investor perspective and market trends. Both short-term (like Airbnb) and long-term rentals will be addressed. The most focus will be placed on the income approach, with some discussion of reconciling the sales comparison (or market) approach and cost approach value indications. Actual market data will be used to illustrate the concepts and valuation issues.

Contamination & Valuation Issues deals with unique appraisal problems resulting from contamination and other issues. The workshop uses case studies developed from actual market data, steps the participants through the appraisal process of measuring value and/or value loss. Topics include mold, mercury, meth labs, asbestos, ground contamination, oil spills, fracking, sinkholes, corrosive drywall, laminate flooring, snake infestations, and stigma. This workshop discusses how to establish and use benchmarks from the market.

About the Instructor:



Mr. Hayes has nearly thirty-five years of real estate appraisal, consulting, and review experience. Kevin graduated from Florida Southern College with a Bachelor of Science in Business Administration. He is a Florida State-Certified General Real Estate Appraiser with the CAE and RES designations from the International Association of Assessing Officers (IAAO), MAI designation from the Appraisal Institute, and CFE from the Florida Department of Revenue. He joined the Pinellas County Property Appraiser's office in 2012 and currently serves as the Deputy of Appraisals, overseeing valuation of over 450,000 parcels. Mr. Hayes is an IAAO National Senior Instructor and an AQB Certified USPAP Instructor.

Details:

- Each day goes from 9:00 am - 3:30 pm, with a half-hour lunch and two 15-minute breaks.
- **Computer/laptop cameras are required to remain on at all times during the course (excluding breaks).**
- Completion of both workshops qualifies for 12 hours of advanced continuing education (6 hours for each workshop).
- Course material (in pdf format) and a zoom link will be emailed to all students a few days before the class begins.
- Maine Revenue Services will email you a certificate of completion after the event.

Registration:

- Registration is for both days. You will receive 6 hours of advanced continuing education credit for each day attended, however the cost is the same for one or two days.
- If paying by check, please email a copy of this registration form to cma.mrs@maine.gov in addition to mailing with the check, to ensure timely registration.



Invest. Learn. Advance.

Maine Property Tax Institute 2024

June 4-5, 2024, 9:00 am - 3:30 pm

Small Income-Producing Residential Properties and Contamination & Valuation Issues

Name: _____ CMA #: _____

Address: _____

Email: _____ Phone: _____

Employer: _____

Course Registration:	\$ 120.00
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Payment will be submitted by check.

Note: If paying by check, please send a copy of this registration form to cma.mrs@maine.gov in addition to mailing with the check, to ensure timely registration.

Credit Card Payment:

If paying by credit card, complete the lines below.

Note: After processing, Maine Revenue Services will redact credit card information & no data will be stored.

Name on card: _____ Expiration Date: _____

Card number: _____ Visa Mastercard Discover
American Express not accepted.

Billing address: _____

Email address (for receipt): _____

Phone number: _____

Return completed registration form with check (payable to Treasurer, State of Maine) or credit card information, to cma.mrs@maine.gov or mail to:

Maine Revenue Services
Property Tax Division
Attn: Chief of Training and Certification
P.O. Box 9106
Augusta, ME 04332

Print

Clear Form



Questions? Call 207-624-5601 or email cma.mrs@maine.gov