

Maine Property Tax Institute 2027

presented by: The Property Tax Division of Maine Revenue Services



Two one-day online workshops from TEAM Consulting:
Mass Appraisal Analysis & Benchmarks
and
Valuation of Commercial Properties in a Changing Market

March 2nd & 3rd, 2027 - Online - Cost: \$125

About the courses:

Each day qualifies for 6 hours of advanced continuing education (ACE)

Mass Appraisal Analysis & Benchmarks

This one-day workshop is designed to help refresh the mass appraisal techniques used in the valuation process and also to help establish some processes and procedures for unusual or more challenging events. Topics discussed include: Uniform Standards of Professional Appraisal Practice (USPAP), scope of work, mass appraisal, market value, highest and best use analysis, neighborhood analysis, benchmarks, sales validation, sales ratio analysis, sales chasing, and trending.

Instructor: Edie McCarthy, FIAAO, IAO

Valuation of Commercial Properties in a Changing Market

This workshop will concentrate on recognizing the state of the market and changes that have occurred, with an emphasis on data analysis and interpretation. How to properly address these market condition changes in the Cost, Sales Comparison, and Income Approach will be discussed. When real estate markets are making dramatic shifts up or down, it is important to continue monitoring the conditions and appropriately adjust in real time.

The material includes data on the changing economic conditions and current trends that are impacting different commercial real estate uses, such as retail, office, industrial, apartments, hotels, mini-storage, mobile home parks and senior housing. The workshop offers suggestions on proper documentation and handling public relations during turbulent times.

Instructor: Brad Eldridge, MAI, CAE

About the Instructors:



Edie McCarthy has spent over 35 years in public service. She has been the Assessor for the town of Greenburgh, Westchester County, New York for over 16 years, and is responsible for approximately 30,000 parcels. Greenburgh is comprised of 6 villages, 10 school districts, and 9 fire districts. Previously, she served as the Assessor in the city of White Plains and the city of Rye. Edie is past president of the New York State Assessor's State Association, along with past president of her County Association in Westchester. She has a master's degree in real estate from New York University, with experience teaching appraisal and assessment courses in the state of New York for over 20 years. Edie has been active with the International Association of Assessing Officers (IAAO); she is a certified IAAO virtual and in-person instructor, with recent recognition as a Fellow of IAAO with the FIAAO designation.



Brad Eldridge has over 25 years in commercial real estate appraisal split between single property appraisal and mass appraisal. He previously supervised the Commercial Real Estate Division at the Douglas County Appraiser's Office and is now the appointed County Appraiser in Lawrence, Kansas. Brad holds a Certified General Appraiser license in Kansas, the MAI designation from the Appraisal Institute, and the CAE designation from the International Association of Assessing Officers (IAAO). He served on the Education and Professional Development committees and chaired two education-related task forces for IAAO, as well as holding past leadership positions with the Kansas City Chapter of the Appraisal Institute and the Kansas County Appraisers Association. Brad is a Senior Instructor for IAAO, with experience teaching throughout the United States, and has assisted IAAO and other organizations with several special projects in assessment training. Brad is a partner in the TEAM organization and continually updates workshop materials and develops new workshops offered through the TEAM Consulting instructor group.

Event Details:

- Each day goes from 9:00 am - 3:30 pm, with a half-hour lunch and two 15-minute breaks.
- **Computer/laptop cameras must remain on at all times during the course (excluding breaks).**
- There is no course exam for this event.
- 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 that you attend; 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.
- Completed registration form and payment must be received by Friday, February 26, 2027.



Invest. Learn. Advance.

Maine Property Tax Institute

March 2nd & 3rd, 2027

9:00 am – 3:30 pm

Mass Appraisal Analysis & Benchmarks and Valuation of Commercial Properties in a Changing Market

Name: _____ CMA #: _____

Address: _____

Email: _____ Phone: _____

Employer/Affiliation: _____

Course Registration: _____ \$ 125.00

☐ I will submit my payment 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.

*Checks should be made payable to: **Treasurer, State of Maine** and mailed to the address below.*

☐ I prefer to pay by credit card.

Note: If paying by credit card, please email this registration form to cma.mrs@maine.gov. A payment link will be provided to you via email.

Completed registration and payment must be received by Friday, February 26, 2027. Send completed form and payment 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

Save Form

Clear Form



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

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