

# MAINE PROPERTY TAX INSTITUTE, 2021

*presented by*

**The Maine Property Tax Division and The Maine Chapter of IAAO**

online, April 13-14, 2021

## Low-End Residential Properties Valuation of Mobile Home Parks

Instructor: Stephen White

Cost: \$100 (\$85 for members of Maine Chapter IAAO)

### About the courses:

- **Low-End Residential Properties:** The purpose of this workshop is to provide assistance in the valuation of low-end and difficult residential properties that often create valuation issues. It is not unusual that these types of properties when sold have a sales ratio considerably higher than 1.00 and a very regressive PRD (Price-Related Differential). Discussion and data will center on lower valued residential properties and income and value associated with rental properties. The workshop will conclude with definitions and value issues on manufactured homes, modular homes and odd and unusual homes.
- **Valuation of Mobile Home Parks:** This one-day workshop is designed to provide historical and current data to assist in the valuation of manufactured home parks. The purpose of the workshop is to provide guidance and suggestions on the process of data analysis and valuation of manufactured home parks or communities. Information from various sources and areas of the United States are used to help establish processes and procedures. Some of the sources include links to the FannieMae database to find properties in your jurisdiction that have FannieMae loans and some appraisal information associated with the loan. Additional updated expense ratios and forms for collecting property characteristics for valuation purposes. All three approaches to value will be discussed and examples given.

### About the instructor:

Originally from Erie, Penn., Stephen White started in county government and the tax assessing field in 1999. Since then, he has worked in Pennsylvania, New Jersey, Georgia, and was involved in a country-wide revaluation project in England. Mr. White has been the Director/Chief Appraiser of the Cobb County Tax Assessor's office since 2013. He holds an Appraiser IV certification from the State of Georgia. Additionally, he is serving as chairman of the Education Committee for the Georgia Association of Assessing Officials (GAAO). Stephen is a certified instructor for the International Association of Assessing Officers (IAAO) and teaches Assessment Administration, Management, and Mass Appraisal in the state of Georgia for IAAO. Stephen and his wife, Yvonne, have two young boys, Micah and Quincy. He and his family live in Acworth, GA.

### Details:

- Each day goes from 8:30 - 4:30.
- Microphones and cameras must be on at all times during the course.
- Each of these courses qualifies for 7.5 hours of advanced continuing education.
- Students should have a calculator, pencils, and paper. We recommend printing the course material prior to class. There is no exam for either class.

### Registration:

- Registration is for both days. You may choose to attend only one day (and receive 7.5 hours of continuing education), but the cost is the same as for both days.
- Course material will be emailed (in pdf format) to all students a few days before the class begins.
- A Zoom link will be sent to all registrants one or two days before the class begins.
- The Property Tax Division will email you a certificate of completion.

**elevate your skills**

# MAINE PROPERTY TAX INSTITUTE

April 13-14, 2021, 8:30 am - 4:30 pm

## Low-End Residential Properties *and* Valuation of Mobile Home Parks

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Employer: \_\_\_\_\_ CMA #: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Institute Registration: .....\$ \_\_\_\_\_  
(\$85 for members of Maine Chapter IAAO; \$100 for nonmembers)

Less: Property Tax T&C Bucks coupon (include coupon) ..... (\$ \_\_\_\_\_)

Total due: ..... \$ \_\_\_\_\_

### CREDIT CARD PAYMENT

If paying by credit card, complete the lines below.

Name on card: \_\_\_\_\_ Expiration date: \_\_\_\_\_

Card number: \_\_\_\_\_  Visa  MasterCard  Discover  
*American Express not accepted*

Billing address: \_\_\_\_\_

Mail/email address for receipt: \_\_\_\_\_

Phone number: \_\_\_\_\_

**Return this form by March 29, with check or credit card information, to:**



**andrea.lubejko@maine.gov**

*or*

**Maine Revenue Services  
Property Tax Division  
Attn: Andrea Lubejko  
P.O. Box 9106  
Augusta, ME 04332**

Questions?  
Call 207-624-5601  
Email [andrea.lubejko@maine.gov](mailto:andrea.lubejko@maine.gov)