



Cumberland County

Board of Assessment Review

Meeting Minutes - Draft

27 Northport Dr
Portland, ME 04103

Meeting Location: 27 Northport Drive, Portland ME 04103

Tuesday, June 16, 2026

5:00 PM

Sebago Meeting Room
27 Northport Dr
Portland, ME 04103

CALL TO ORDER

The Board of Assessment Review met in person at 27 Northport Drive, Portland, in the Sebago Lake Conference Room, the meeting was called to Order by Chair Ed Getty at 5:00 p.m.

ROLL CALL

Present: 4 - Board Member Alex Coupe, Board Member David Silk, Chair Edward Getty and Vice Chair Geoffrey Crain
Excused: 1 - Board Member Peter Coyne

County Staff:

Breana Gersen, Deputy County Manager

APPROVAL OF MINUTES

[BAR 26-013](#) Approval of the minutes, May 19, 2026, meeting of the Board of Assessment Review

A motion was made by Board Member Coupe, seconded by Board Member Silk, that this BAR Agenda Item be APPROVED. The motion carried by a unanimous vote.

[BAR 26-014](#) Approval of the minutes, May 29, 2026, special meeting of the Board of Assessment Review

A motion was made by Board Member Coupe, seconded by Board Member Silk, that this BAR Agenda Item be APPROVED. The motion carried by a unanimous vote.

OLD BUSINESS

[BAR 26-007](#) For consideration and adoption, revised Cumberland County Board of Assessment Review (BAR) Procedures, Instructions for Applicants, and BAR Application.

Deputy County Manager Breana Gersen reviewed the updated changes to the Rules of Procedure and associated documents. She explained that the Cumberland County Board of Commissioners had approved the BAR's size, reducing the number of members from seven to five. The following changes were reviewed and approved: Approval of the revised rules and regulations, a 5-member board and making note of date any changes occurred. Approval of the revisions to instructions to applicants, including expanding on unjust

discrimination. Approval of the application for Board of Assessment review, there were changes to the lines where the over evaluation were located on the form.

A motion was made by Board Member Silk, seconded by Board Member Coupe, that the BAR Agenda Item be APPROVED. The motion carried by the following vote:

Yes: 4 - Board Member Coupe, Board Member Silk, Chair Getty and Vice Chair Crain

No: 0

Excused: 1 - Board Member Coyne

NEW BUSINESS

[BAR 26-015](#) Appeal for an 2025-26 Tax Abatement Request for 41 Mayberry Landing (Building and Land, Lot 6), Naples, Maine, R05-005-006 by Dr. Joseph and Denise Chisari.

Taxpayer Dr. Joseph Chisari, joined the meeting remotely and demonstrated why he was appealing his property assessment. The assessing agent for the Town Assessor for Naples, Paul Binetee of John E. O'Donnel and Associates, was present. The Board reviewed written testimony and heard oral presentations from both parties.

The Taxpayers requested an abatement reducing the assessed value from \$1,492,035 to \$1,380,641 for the April 1, 2025 assessment date. The appeal focused on the Taxpayers' claim that the Property was assessed at a higher value than comparable properties within the same area. The Board considered the waterfront parcel comparisons, neighboring property assessments, the Town's 2022 revaluation, assessment methodology, property record cards, valuation maps and photographs presented by the parties.

The Board determined that the Taxpayers did not meet the burden of proving that the assessment was manifestly wrong or the result of unjust discrimination. The Board found insufficient evidence that the Property was assessed unfairly in comparison to similarly situated properties or that the assessment methodology resulted in unequal treatment. The request for abatement was denied and the assessed value of \$1,492,035 remains in effect for the April 1, 2025 assessment date.

A full transcript of the meeting may be viewed at www.cumberlandcountyme.gov/live

A motion was made by Board Member Silk, seconded by Board Member Coupe, that the BAR Agenda Item be DENIED. The motion carried by the following vote:

Yes: 4 - Board Member Coupe, Board Member Silk, Chair Getty and Vice Chair Crain

No: 0

Excused: 1 - Board Member Coyne

[BAR 26-016](#) Appeal for an 2025-26 Tax Abatement Request for 45 Mayberry Landing (Land, Lot 7), Naples, Maine, R05-005-007 by Dr. Joseph and Denise Chisari.

Taxpayer Dr. Joseph Chisari, joined the meeting remotely and demonstrated why he was appealing his property assessment. The assessing agent for the Town Assessor for Naples, Paul Binetee of John E. O'Donnel and Associates, was present. The Board reviewed written testimony and heard oral presentations from both parties.

The Taxpayers requested an abatement of \$98,000, reducing the assessed value from \$490,412 to \$392,412 for the April 1, 2025 assessment date. The appeal focused on the Taxpayers' claim that the Property was overvalued in comparison to neighboring waterfront properties, including differences in water depth, waterfront quality and utility. The Board considered the waterfront parcel comparisons, neighboring property assessments, the Town's 2022 revaluation, assessment methodology, property record cards and neighborhood land valuation maps presented by the parties.

The Board determined that the Taxpayers did not meet the burden of proving that the assessment was manifestly wrong or the result of unjust discrimination. The Board found insufficient evidence that the Property was assessed unfairly in comparison to similarly situated properties or that the assessment methodology resulted in unequal treatment. The request for abatement was denied and the assessed value of \$490,412 remains in effect for the April 1, 2025 assessment date.

A full transcript of the meeting may be viewed at www.cumberlandcountyme.gov/live

A motion was made by Board Member Silk, seconded by Board Member Coupe, that the BAR Agenda Item be DENIED. The motion carried by the following vote:

Yes: 4 - Board Member Coupe, Board Member Silk, Chair Getty and Vice Chair Crain

No: 0

Excused: 1 - Board Member Coyne

[BAR 26-017](#) Appeal for 2025 - 26 Tax Abatement Request for 457 Cape Monday Rd, Harrison, ME MAP/Lot 21-0019 by Tamsen and Matthew Moynihan.

The Taxpayers requested a stay of their appeal to allow additional time to negotiate the assessment with the Town of Harrison. The BAR agreed to grant a 90 day stay for the appeal, with the intention of holding it's next meeting in September if needed. The BAR requested notification from the Taxpayers within 60 days regarding the appeal's resolution and whether a hearing will be needed.

A motion was made by Board Member Silk, seconded by Board Member Coupe, that the BAR Agenda Item be POSTPONED to the Board of Assessment Review, due back on 9/14/2026. The motion carried by the following vote:

Yes: 4 - Board Member Coupe, Board Member Silk, Chair Getty and Vice Chair Crain

No: 0

Excused: 1 - Board Member Coyne

NEXT MEETING: To be determined

ADJOURNMENT

At 6:10 p.m. a motion was made by David Silk, seconded by Alex Coupe, to ADJOURN the meeting. The motion carried by a unanimous vote.

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