

# Carl Hubbard

Carl N. Hubbard,  
Realtor

Gardiner, Me.



**CARL HUBBARD, 46, head of Carl N. Hubbard, Realtor, Gardiner, Me., believes diversification is the key to enthusiasm in any endeavor.**

As proof of this belief, Hubbard keeps himself so busy with a wide variety of activities that he feels no need for a vacation because he is on one all the time.

Hubbard is president of the Kennebec Valley Board of Realtors and is a director of the Me. Assn. of Realtors. He is chairman of the Gardiner Board of Assessors, president of the Gardiner General Hospital Board and president of the Rotary Club. He is also a chief warrant officer in the Army National Guard and a member of the Republican City Committee, Junior Chamber of Commerce, Board of Trade, Kennebec Valley Regional Health Agency and is a Little League coach and official.

As if this list of activities was not enough, on a number of occasions Hubbard has been a guest lecturer for the Maine real estate broker course on appraising real estate, a course sanctioned and provided by the Univ. of Me.

Hubbard believes civic involvement is the best advertising a businessman can do. When a person is recognized in his community as an asset, referrals tend to flow more easily and regularly.

A lifelong resident of Gardiner, Hubbard has been well known in his hometown for many years. He earned nine varsity letters in high school basketball, baseball and track and captained the football team. Although he has strayed from those team sports of his high school days, he still maintains an active athletic pace with tennis, skiing, hunting and fishing.

His main love, however, is flying. Hubbard holds a commercial flying license and has his own plane, a Cessna 176, which he shares with four other persons. Hubbard points out that holding the commercial license as opposed to a regular license forces him to pass a physical annually. He is also qualified to fly helicopters.

Designated GPE, Hubbard said the achievement in which he takes the greatest pride is the Tri-State Realtor's Institute, which he helped found and has served as one of its deans. The 219 student enrollment at the recently concluded Institute, a substantial increase over the previous year, causes Hubbard to glow with pride because it is proof positive that others share his belief that professionalism can only be gained through education.

Hubbard is continuing his own education and is a candidate for the designation of the American Institute of Real Estate Appraisers and is working on the designation in the Society of Real Estate Appraisers.

Besides his own work in the Tri-State Institute and his own pursuit of education, Hubbard has written the examinations for the Society of Real Estate Appraisers courses R1 and R2.

Hubbard insists the most important thing he follows in his life is to keep moving and keep learning. Changes take place constantly and the good businessman must keep abreast of the changes.

His enthusiasm with appraising stems from Norman Gouline, MAI, SREA, who provided the original training ground for Hubbard to learn the business. Gouline, a personal friend for years, shepherded Hubbard into the business, and kept him under his wing for five years before Hubbard moved into his own business two years ago.

Hubbard's commitment to the real estate industry is a bit belated. He spent 12 years in the retail grocery business, but sold out when he could not find enough free time and in 1968 reverted to active national guard status.

His lack of free time now would seem to contradict his motives for leaving the grocery business, but he points out that at least now he is able to get out and around where he couldn't before.

Hubbard and his wife, Barbara, have one son, Russell, who is an Air Force sergeant stationed in Thailand.