# AAP Journal
Assessors' Association of Pennsylvania

Fall 2021
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In partnership with the County Commissioners Association of Pennsylvania

## Meet the CPE Representatives to the State Board!

In 2020, Act 87 passed the General Assembly creating two new seats on the PA State Board of Certified Real Estate Appraisers (SBCREA) to be held by CPE licensees. Because those newly created seats would be filled by appointees of the governor, the AAP worked with the County Commissioners Association of Pennsylvania (CCAP) to advance the names of two qualified candidates to the governor and then to the state senate for approval. The Association is pleased to announce that the two CPE seats on the board were filled by **Randy Waggoner**, chief assessor, Perry County, and **Michael McFarlane**, senior appraisal project supervisor with Tyler Technologies.

Most AAP members know Randy Waggoner as one of our regular CPE instructors for both the qualifying and continuing education classes as well as a member or chair of various committees and as a past president of both AAP and the South Central chapter.

Randy has 36 years in the assessment profession - 18 in Cumberland County, 13 of which were as chief assessor, and 18 in Perry County, all as chief assessor. He has also served the AAP as the co chair of both the Training and Education the Clean and Green committees, as well as members of various AAP Committees.

Randy is also certified to teach the Introduction to Assessing and Appraising basic CPE class as well as the Income class.

When asked what he's most looking forward to during his two-year term on the State Board, Randy says, " I look forward to serving on the SBCREA because it gives me a chance to see how the SBCREA works. The board is comprised of members from all aspects of the appraisal profession. While I've attended only one meeting, I feel I have a lot to learn, and I've gotten a renewed respect for the responsibility the board members have."

Michael McFarlane has been appointed to a four-year term on the SBCREA as the other CPE license-holding professional member.

Mike has 17 years in the real estate valuation industry, with the past 10 years as an assessor. Currently, Mike is a senior appraisal project supervisor for Tyler Technologies, responsible for the success of large-scale reassessment projects in the Mid-Atlantic region. Mike spent nine years with the City of Philadelphia's Office of Property Assessment. Mike is also a certified IAAO and AAP instructor and course content creator. Specializing in the valuation of complex commercial and industrial properties, mass appraisal techniques, and expert witness testimony, Mike is an experienced, well-rounded leader in the assessment industry.

Most recently, he served as the president of the South East chapter of the AAP, the largest chapter within the AAP. As an instructor, Mike focuses on developing new course content for continuing education credits for Certified Pennsylvania Evaluators focusing on emerging trends and topics.

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## AAP Events Calendar

**CPE Review Class**
*CCAP Office, Harrisburg*
October 17 – 19

**Board of Governors' Meeting**
*Kalahari Resort, Mount Pocono*
November 3

**AAP 2021 Fall Conference**
*Kalahari Resort, Mount Pocono*
November 3 – 5

**CPE Spring 2022**
*CCAP Office, Harrisburg*
Intro - March 7 – 11
Site/Market - March 14 – 18
Cost - March 28 – April 1
Income - April 4 – 8

**AAP 2022 Annual Conference**
*Seven Springs Mountain Resort*
May 4 - 6

**CPE Review Class**
*CCAP Office*
June 20 – 22

**CPE Fall 2022**
*CCAP Office, Harrisburg*
Intro - September 19 - 23
Site/Market - September 26 - 30
Cost - October 17 - 20
Income - October 24 - 28

** Visit www.paassessors.org for more information.*

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# President's Message

Hello everyone,

It's hard to believe that I am writing my second article for the *Journal*; time does go by so quickly. With Summer coming to an end it means that Fall is right around the corner; hopefully, bringing with it cooler weather! But we all know what the Fall season brings with it - appeal season and tax claim sale. I do hope everyone enjoyed their summer and was able to relax a little. I was able to get away for a week to Lake Anna, Virginia with family and friends and enjoy some down time which included kayaking, swimming, reading and enjoying some adult beverages.

With appeal season right at our doorstep, I know our office is preparing to schedule and send out the hearing notices to those who have filed appeals. This year Adams County has under 100 appeals to hear between our two boards. It has been quite a while since we have had a number under 100, but I am not complaining. As far as the hearing process, we will continue to hold them all remotely like we did last year. We had a lot of positive feedback from the appellants as to how convenient it was to have them remotely. They didn't have to travel from out of town, take off a day off from work or struggle to find a parking spot.

The "buzz" for the tax claim sale this year seemed to be the pre-registration before the sale. I know some counties already had this process in place. As for Adams County, we did not have this in place due to the number of parcels that went up for sale. I have also heard that this year's number of sales, in various counties, are down this year.

I would like to congratulate Randy Waggoner on his recent appointment to the two-year CPE seat on the PA State Board of Certified Real Estate Appraisers (SBCREA)!

Hope to see you all next month for the Fall Conference at the Kalahari! As we all know, with the increase of COVID cases, there is always the possibility that we may have to hold a Virtual Conference instead. I am keeping my fingers crossed that that will not be the case and we will be able to attend the conference in person. I am looking forward to seeing you all and enjoying our time together. Don't forget to bring some extra cash with you so you can bid on all the fabulous items that will be auctioned off during the Education Auction.

Stay safe and healthy!

*Susan*

Susan Miller, CPE
AAP President



# Legislative Update

***By Jonathan B. Schuck, Chair***
***Government Information Committee and***
***Director of Assessment/Tax Claim, Chester County***

Greetings fellow assessment professionals throughout the Commonwealth of Pennsylvania. By the time you receive this issue of the *AAP Journal*, we should be enjoying the relative coolness of early fall weather. I hope this season is filled with events and memories that refresh you both professionally and personally.

Eight months into the 2021/2022 Session, the following legislation has been introduced: 1756 House bills, 126 House resolutions, 782 Senate bills and 156 Senate resolutions. Of these totals, 38 pertain to assessment-related matters and 16 pertain to tax claim-related matters.

Since the prior Legislative Update as of June 2, 2021, there has been limited assessment and tax claim-related activity. However, the following may be of interest to those who wish to invest a few minutes of our most precious resource … time.

## House Bill 581

This bill would allow local tax authorities to pass ordinances or resolutions which would benefit "low income" homeowners by refunding or forgiving the part of their real property tax liability attributable to a tax rate increase occurring after the ordinance passed. It would also allow tax authorities to incentivize the creation and improvement of affordable housing in deteriorated areas by providing tax exemptions. It does not appear that the Commonwealth would be attempting to make up any of these revenue shortfalls. This bill passed 183-18 in the House on June 25, 2021 and is currently in the Senate Urban Affairs and Housing Committee as of July 7, 2021.

## Senate Bill 477

*(companion House Bill 1169)*

This legislation came as a recommendation from the work of the LGC Property Assessment Reform Task Force and was originally introduced during the 2017/2018 Session. The amendment would strengthen provisions of current assessment law on proper and timely submission of building permits to county assessment offices. It also allows for the creation of a county improvement certification form which would be submitted to the county assessment office by all persons making substantial improvements to their property regardless of whether a building permit is required. It provides for a civil penalty for those who fail to submit the form. The Senate version sets definitions for "normal regular repairs" and increases the dollar threshold for which "substantial improvements" performed with a permit must be reported. Senate Bill 477 passed 46-1 on June 7, 2021 and is currently in the House Local Government Committee as of June 8, 2021. House Bill 1169 passed 201-0 on May 26, 2021 and is currently in the Senate Local Government Committee as of May 28, 2021.

## Act No. 33 (House Bill 264)

The Act requires a registration process for all potential bidders prior to the sale. Name, address and telephone number is required of every applicant, including all of-

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**Deadline for the Winter 2022 issue is December 6, 2021.**

Article submissions are welcome.

Please send to:
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## SBCREA Representatives

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Of his term on the state board, Mike says, "I'm most interested in serving on the SBCREA to better understand the regulatory and administrative functions that guide the licensure of real estate assessors and appraisers within the Commonwealth of Pennsylvania. I'm looking forward to serving on the SBCREA to represent the collective best interests of all Certified Pennsylvania Evaluators across the Commonwealth of Pennsylvania."

Mike also shares, "In my short time as a professional member of the SBCREA, I've come to realize that the Board is well-organized and efficient. As the paramount authority in real estate valuation licensure within PA, the board is filled with experts in the appraisal industry as well as colleagues who provide protectionary oversight for the financial and public sectors who might be affected by the board's actions. In addition, members of federal oversight bodies, like the Appraisal Subcommittee and the Appraisal Foundation, are frequent contributors/attendees to SBCREA meetings."

Randy also wanted to share this with AAP members, "The SBCREA meetings are public and I would encourage anyone who has the chance to attend to see how the SBCREA works."

All of the SBCREA meeting dates are published on the board's webpage, *https://www.dos.pa.gov/ProfessionalLicensing/BoardsCommissions/CertifiedRealEstateAppraisers/Pages/default.aspx*




## Legislative Update

*Continued from page 3*

ficers of a corporation, LLC, etc. In addition, applicants must sign an affidavit stating they have no outstanding tax or municipal utility bills anywhere in the Commonwealth. Tax claim bureaus are also required to provide a list of registered bidders to all municipalities prior to the sale. Approved by the Governor on June 30, 2021 and effective 60 days subsequent.

### Senate Bill 574

This legislation would amend the Real Estate Tax Sale Law to establish a county demolition and rehabilitation fund in each county. The governing body of a county may, by ordinance, impose a fee not to exceed $250 for a property being sold for delinquent taxes or pursuant to an action for mortgage foreclosure. A public notice shall be provided stating the establishment of the fee and its rate. The fund established may be used by the county, any not-for-profit or pro-profit corporation that has a contract with the county or any taxing entity, redevelopment authority, land bank or other government entity, for the demolition or rehabilitation of blighted property located in the county. The bill passed 48-2 on June 25, 2021 and is currently in the House Local Government Committee as o June 28, 2021.

# AAP People & Chapter News

## Cambria County

Congratulations to longtime member and county chief assessor, **Tamra Forgan**, who retired in July. We wish her a long and happy retirement.

The county is pleased to announce **Barry Segear** will be the new chief assessor. Barry has been assistant chief since 2000 and brings 43 years of experience to his new position.

## Crawford County

Congratulations to **Casey Dickson** who recently passed the CPE exam!

## Erie County

Best wishes to **Shea Seth** who retired September 10 from the assessment office. She will be greatly missed as a long-time member of our staff.

In other news, congratulations to **Kristie Seib** who passed her CPE exam earlier this year!

## Fayette County

Congratulations to **Jennifer Thomas** on passing her CPE exam. Her dedication is admirable as this was not an easy task. However, Jennifer never gave up and came out with a VICTORY!

## Juniata County

The county is pleased to announce that **Karen Stouffer** passed her CPE exam in June! Congratulations!

## Lancaster County

Happy retirement and best wishes to **Patricia (Pat) Atkins** who retired from the county in June!

## Montgomery County

Some great news and a big congratulations are in order for **Paul Piyakan** who passed his CPE exam! Great job, Paul!!

## Northumberland County

Congratulations to **Mark Knapick** for passing his CPE exam in May!

## Schuylkill County

Schuylkill County is happy to announce their new CPEs: **Kent Hatter**, chief assessor; **Megan Felty**, program technician; and, **Crissy Zimmerman**, deputy chief assessor. Congratulations!

Additionally, congratulations to **Kent** and **Crissy** in their new roles as the county's new chief assessor and deputy chief assessor.

## AAP Journal News

Don't forget to send your news to Terry Cochran at *tcochran@pacounties.org* for the Winter 2022 issue of the *AAP Journal*. Our next deadline is **December 6.**

### Local Government Symposium

The Local Government Commission is hosting a Local Government Symposium about *Improving Effectiveness and Efficiency in PA Local Government in a Post-COVID World* on October 21 from 8 a.m. to 3 p.m., either in person in Harrisburg or virtually via Zoom.

The day will cover a variety of topics including Municipal Finance, Property Assessment, Resiliency in the Face of Pandemic, Technology and Innovations, Intergovernmental Cooperation, and Strengthening Relationships Between Researchers and Policymakers.

Get more information and register now at *lgc.state.pa.us*.

## AAP Fall Conference

**There's still time to register!**

**November 3 to 5**

**Kalahari Resort, Mount Pocono**

**Visit *paassessors.org* for more information!**


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# AAP Memberabelia



**Name:** Kristin Montgomery

**Current County:** Luzerne

**Job Title:** Director of Assessment / Chief Assessor

**Past Counties:** Sullivan

**Overall Years in County Assessment:** 25

**Years in Some Other Form of Assessment Business:** N/A

**First Job Ever:** Bus Person

**Worst Job Ever:** Mother of a teenaged daughter *(maybe not worst but most frustrating)*

**What Irritates Me Most in the Assessment Business Is:** Unbelieving property owners

**My Biggest Challenge as an Assessor Is:** Convincing anyone that a reassessment is the right thing to do and is not trying to "get" anyone

**Not Counting My Present Job, My Dream Job Always Was:** Airline Stewardess

**If I Won Millions in the Lottery, I Would:** Payoff everything, remodel our home and invest what's left – if anything

**Favorite Vacation Memory:** Driving, riding and falling off jet skis in NC with my sister

**Favorite Food:** A good filet mignon

**And Drink:** Long Island Iced Tea *(if I make it)*

**Favorite Movie:** Just about any 80's comedy

**Funniest Assessment Story:** When I explained to a property owner why he had to pay school taxes when his kids were grown with the 'what comes around goes around process' showing him a picture of my kids both under school age at the time telling him when he's paying his taxes he will be helping educate my beautiful children!

**Most People Would be Surprised to Know:** I don't swear around children.

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