Summer 2022 • Issue 3 Volume 19

AAP Journal

ASSESSORS' ASSOCIATION OF PENNSYLVANIA

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Calendar

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

AAP Fall Board Meeting
Lancaster Marriott at Penn Square
November 16

AAP Fall Conference
Lancaster Marriott at Penn Square
November 17 and 18

CPE Review
Virtual
November 28 - 30

CPE Spring 2023
CCAP Office, Harrisburg
Intro - March 6 - 10
Site/Market - March 13 - 17
Cost - March 27 - 31
Income - April 3 - 7

AAP Spring Board Meeting
Kalahari Resort, Pocono Manor
May 2

2023 Annual Conference
Kalahari Resort, Pocono Manor
May 3 - 5

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

Getting to Know the AAP Committees

Kristin Montgomery, AAP Journal Editor
Chief Assessor/Director of Assessment - Luzerne County

The AAP Board of Governors has several committees and this article outlines the different committees and the purpose of each committee.

The first committee would be that of the *AAP Journal,* our quarterly newsletter, of which I am the editor. Each president of the AAP appoints me. It is my job to search for a feature article and our special segment participant, currently Memberabelia. If time permits, the *Journal* is sent to me to review before going to print. Terry Cochran, AAP Executive Director, puts the *Journal* together, deals with most of the advertising and helps to come up with feature article ideas. For that, I am very grateful!

Assessment Law – The current committee co chairs are **Joshua Zeyn** from Tioga County and **Charles 'JR' Hardester** from Lawrence County. The Assessment Law Committee's purpose is to review suggestions and make recommendations to improve assessment law in Pennsylvania. The committee also works with the CCAP Government Relations Associate, and the Local Government Commission of the Pennsylvania General Assembly to review and comment on proposed assessment-related legislation. Most recently, the Assessment Law Committee formed several subcommittees to assist the Local Government Commission's Assessment Reform Task Force which concluded in 2018. Several bills were introduced and passed by the Task Force along with several resources that are available for use by county commissioners and assessors. These resources include the Data Collection Standards, an Assessment Office Public Relations Guide, Self-Evaluation Guide, and the Model RFP and Contracting Guidelines for Reassessment Services which are now accessible on both the CCAP and AAP websites.

Awards – Our current committee chairs are **Cindy Treible** and **Darrell Lutz,** both from Monroe County. The purpose of the Awards Committee is to review the nominees for our Annual Awards program and decide on the best candidates to receive a specific award. The committee looks at significant contributions to the AAP and the assessment profession. All awards have been named after many great fellow assessors that gave so much of themselves to the assessment profession and the AAP helping it become what it is today.

Board of Appeals – Current committee chairs are **Angelia Tennies** from McKean County, **Deborah Crawford** from Tioga County, and **Mark Kellerman** from Centre County. The Board of Appeals consists of three members in good standing and one alternate member in good standing. The board hears appeals from members who do not receive a certificate of completion for non-compliance of monitoring requirements during an AAP monitored class. If the member disagrees with the Board of Appeals' decision, there is then the option to go before the AAP Executive Board of Appeals.

Budget – The committee's chair is the current board treasurer, which right now is **Sarah Byers** from Fayette County. The committee, consisting of the AAP officers, Education Committee co chairs and AAP staff, meets to put together the budget for the upcoming year for approval by the entire board.

Continued on page 4

Officers

Jennifer Pettina, CPE
Centre County • President
(814) 355-6721
jkpettina@centrecountypa.gov

Joshua Zeyn, CPE
Tioga County • President Elect
(570) 724-9117
jzeyn@tiogacountypa.us

Rita Yannayon, CPE
Erie County • Vice President
(814) 451-7619
ryannayon@eriecountypa.gov

Sarah Byers, CPE
Fayette County • Treasurer
(724) 430-1350
sgbyers@fayettec.rba.com

Michelle Mack, CPE
Snyder County • Secretary
(570) 837-4312
mmack@snydercounty.org

Susan Miller, CPE
Adams County •
Immediate Past President
(717) 337-9837
sbmiller@adamscounty.us

Committee Chairs

Jonathan Schuck, CPE
Chester County
Government Information Chair
(610) 344-6147
jschuck@chesco.org

Charles 'JR' Hardester, CPE
Lawrence County
Education Co Chair
(724) 656-2191
chardester@lawrencecountypa.gov

Michelle Mack, CPE
Snyder County
Education Co Chair
(570) 837-4312
mmack@snydercounty.org

President's Message



Hello Everyone,

It was great to see everyone who attended the Spring Conference at Seven Spring Mountain Resort. It was wonderful to have an in-person conference again. Hopefully, we can continue in the upcoming years. I can't believe that it has been four years since I was elected Secretary of the AAP and now I am the AAP President or, as I have been called, "Madam President" (I wish I got that treatment at home; there I am the maid and chef). I am excited for this upcoming year and what is down the pipeline for the assessment world.

I would like to say thank you to Susan Miller for all she has done for the AAP this past year. She did a great job as president and I enjoyed her commentary at all the meetings, she made them very entertaining. I am excited to be working with our new board and would like to welcome Michelle Mack of Snyder County as the AAP Secretary for the 2022-23 cycle. With the board this year, I need to pick on Josh Zeyn, AAP President Elect… I am sorry, Josh, now you must deal with estrogen on the board, with me, Michelle, Sarah, Rita and Susan. I wish you luck and we will try to take it easy on you!

At this writing as the AAP Board of Governors prepares for our next meeting on June 30, 2022, I would like to take advantage of this opportunity to mention that getting involved at the chapter level and serving as a chapter representative is a great way to further your career and have input on what our association accomplishes. Serving in this capacity can become a springboard to various committees to best suit your particular interests in our field. For example, right now the Conference Planning Committee is gearing up getting our Fall Conference classes planned for the Lancaster Marriott at Penn Square on November 17 and 18. If you are interested, we would be happy to have you!

I hope you all have a wonderful summer with family and friends!

Your gracious Madam President!

Jenn

Jennifer K. Pettina, CPE
AAP President

In partnership with the County Commissioners Association of Pennsylvania

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*, it will be into the summer season. Hope you have already enjoyed some well-deserved vacation time or have plans to enjoy time off before the seasons once again turn. In either case, those who are part of the AAP remain committed to meeting the complex and diverse challenges encountered with a combination of intelligence, applied knowledge and creativity. Keeping abreast of the legislative environment is one means of accomplishing this goal.

Seventeen months into the 2021/2022 Session, the following legislation has been introduced: 2522 House bills, 198 House resolutions, 1175 Senate bills and 300 Senate resolutions. Of these totals, 48 bills are assessment-related and 19 bills are tax claim-related. Since the prior Legislative Update, there have been only a few bills introduced and limited activity.

Three bills of interest with recent activity include...

House Bill 581

This Act 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. There is no indication as to how these activities would be funded. This bill passed 183-18 on June 24, 2021, received its second consideration in the Senate and is currently in the Senate Appropriations Committee as of May 24, 2022.

House Bill 2475

This amendment would subject the property of state-related universities and institutions of higher education to Pennsylvania laws relating to the assessment, taxation, and exemption of real estate. Under this amendment, the property owned or used by these institutions would no longer be exempt from state and local taxes. Introduced in the House Finance Committee on April 4, 2022.

Senate Bill 297

This amendment would limit the conditions under which taxing districts may appeal the assessment of a property. It specifically forbids basing the appeal on the purchase or sale of the property. It also lists three conditions, of which, at least one must be met in order for there to be basis for appeal. Those conditions are 1) the appeal is of an assessment that was part of a countywide reassessment and the appeal is filed by September 1 (or the annual appeal date) of the taxable year following the year for which the new values take effect. 2) A parcel of land is divided or conveyed away in smaller parcels. 3) There has been a change in use of the property. This bill received its first consideration in the Senate Urban Affairs and Housing Committee on March 30, 2022.

Staff

Terry Cochran
Executive Director
PO Box 60769
Harrisburg, PA 17106-0769
(717) 736-4734
fax (717) 526-1020
tcochran@pacounties.org

Lori Lawyer
Management Associate
PO Box 60769
Harrisburg, PA 17106-0769
(717) 736-4712
fax (717) 526-1020
llawyer@pacounties.org

AAP Journal

The AAP Journal is published four times a year.

Deadline for the Fall 2022 issue is September 2, 2022.

Article submissions are welcome.

Please send to:
Terry Cochran, AAP Executive Director

Publication Disclaimer

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AAP Committees

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CCAP Liaison – Our committee chairs are **Charles 'JR' Hardester** from Lawrence County and **Deborah Crawford** from Tioga County. The president of the AAP is an ex officio nonvoting representative to the CCAP Board of Directors. If the president is unable to attend, the CCAP liaison can attend the CCAP Board of Directors' meetings in their place. The liaison(s) are non-voting members of the CCAP's Assessment and Taxation and the Agricultural committees, and assist these committees in developing policies related to assessment and Clean and Green. The CCAP liaisons are also called upon to give presentations to their respective committees to better inform the members when legislation or hot topics are being discussed.

Clean and Green – **Deborah Crawford** from Tioga County and **Cathy Voda** from Wyoming County are the current committee chairs. The purpose of the Clean and Green Committee is to keep the AAP up to date on all current and pending legislation. To gather issues and concerns from counties active in Clean and Green and to bring these to the PA Department of Agriculture for guidance and help with possible clarification or changes to the current rules and regulations.

Conference Planning – Our current committee chair is **Rita Yannayon** from Erie County. The Board's vice president becomes the chair of this committee. Twice each year, the AAP holds educational conferences for its members. The Annual Conference (held in the spring) is a three-day conference offering up to 15 different three-hour general education courses and/or the seven-hour USPAP course along with the two-hour Act 28 course. The Fall Conference is typically a two-day conference offering up to eight different three-hour general education courses. The conferences provide an opportunity for members to earn their education requirements for the renewal of their CPE licenses.

One of the AAP's main missions is education, so the work that this committee does to organize a schedule of courses to meet our members' needs is vital. Input from the committee's members helps to form the schedule so that there is as little repetition as possible in courses presented at chapter-level classes throughout the year, again meeting our members' educational needs.

This committee is able to conduct its planning work via the Zoom or Microsoft Teams platforms, so travel for meetings is not typically required.

Did you know that any AAP member in good standing can volunteer for a committee?

Education – The current committee chairs are **Charles 'JR' Hardester** from Lawrence County and **Michelle Mack** from Snyder County. The Education Committee organizes and regulates all educational programs and classes conducted by the AAP. The committee consists of one member from each of the six chapters, the instructors of the initial CPE Classes and AAP staff. The committee is charged with the creation of all education classes for the AAP as well as approving and evaluating the instructors. The Education Committee works in conjunction with the Conference Planning Committee when planning the Annual and Fall conference classes to make sure all classes are certified for continuing education credits. Education Committee is always looking for new classes and instructors. Anyone who is interested in teaching or has new class ideas should contact their chapter education representative or the Education co-chairs.

GIS – **Jake Ostrom** from Potter County currently chairs this committee. The purpose of the GIS Committee is to further the advancement of GIS (geographic information systems) in the tax assessment office. It is our goal to make GIS mapping and analysis available to assessment professionals through education. We believe GIS can be a great tool for assessors in the discovery and valuation process. It can also be very beneficial in the field with data collection and the logistics of route mapping. In addition to education, we are focused on helping other AAP committees with any GIS-related tasks that may arise.

Government Information – The current chair is **Jonathan Schuck** from Chester County. The purpose of the Government Information Committee is to track both assessment-related and tax claim-related legislation introduced in the PA General Assembly throughout each two-year legislative session. This is accomplished by weekly review of *www.legis.state.pa.us* and updating of Legislative Report documents. These documents and an executive summary of recent legislative activity is shared with the AAP Board of Governors in advance of its quarterly meetings and with AAP members through quarterly *Journal* articles and at the Spring membership meeting.

IAAO Representatives – Our current representatives to the International Association of Assessing Officers (IAAO) are **Charles 'JR' Hardester** from Lawrence County and **Deborah Crawford** from Tioga County. The IAAO is a nonprofit, educational, and research association. It is a professional membership organization of government assessment officials and others interested in the administration of the property tax. The IAAO representatives are responsible for updating the AAP on what is happening within the IAAO. They attend, when scheduled, representative meetings which are focused on getting their jurisdiction involved in IAAO committees as well as increasing membership to the IAAO.

Nominations – The Nominations Committee is chaired by the association's immediate past president which for 2023 will be **Susan Miller** from Adams County. This committee is charged with reviewing and vetting any nominations for the office of secretary and other positions open for voting at the Annual Conference in the spring.

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AAP People & Chapter News

Send your news to Terry Cochran at *tcochran@pacounties.org* for the upcoming issue of the *AAP Journal*.

Our next deadline is September 6.

Laurel Mountain Chapter

We would like to congratulate **Jim Hercik**, Fayette County, **Barry Segear**, Cambria County and **Camden Porterfield**, Westmoreland County in their new positions as chief assessors. Congratulations, gentlemen!

North West Chapter

The North West Chapter is offering the 7-hour USPAP class on Friday, July 22, 2022 in Clarion, PA. For details and registration, please contact Rita Yannayon at *ryannayon@eriecountypa.gov* or (814) 451-7619.

Allegheny County

We bid a fond farewell to **Diedre "Dee" Hennon** who retired from the county on June 3, after 43 years with the county, the last 20 of which in Property Assessments. Dee served as her chapter's liaison to the AAP Education Committee and her contributions will be greatly missed. Enjoy your retirement!

Butler County

Congratulations to **Dave Kriley** and **Michelle Shuler** who have both retired from the county. We wish them all the best!

Chester County

Congratulations to field assessor **Richard Drake** who passed his CPE exam on May 6!

Erie County

Congratulations to **Paul Swindlehurst** and **KateLynn VanHooser** for passing their licensing exams and becoming Erie's newest CPEs!

Congratulations and best wishes to **Scott Maas** who will be retiring August 1 from his position of Chief Assessor of Erie County. He will be greatly missed!

Jefferson County

Congratulations to Chief Assessor **Kim Powell** who will be retiring in August. We wish you well, Kim!

Lackawanna County

The county has a lot of news to share!

Director of Assessment **John Foley** retired on March 1, 2022 after 18 years with the county and **Patrick Tobin** was promoted to Director of Assessment! Congratulations to both! Enjoy retirement, John!

Steve Myshak also retired on March 1, 2022 after an amazing 50 years of service! Congratulations, Steve!

Congratulations to **Tim Booth** who was promoted to the county's Chief Assessor position!

In addition, the county hired three new assessors - **Robert J. Foley III**, **Louise Wesolowski**, and **Ryan Revta**. Ms. Wesolowski is the first woman to ever hold the position of Field Assessor for Lackawanna County.

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AAP Fall Conference

Mark your calendar NOW!

Join us November 17 and 18 at the Lancaster Marriott at Penn Square in downtown Lancaster!

Visit *www.paassessors.org* for more information in September!

AAP Committees

Continued from page 4

Policies and Procedures – **Angelia Tennies** from McKean County and **Mark Kellerman** from Centre County currently chair the committee. The Policies and Procedures Committee is responsible for maintaining and updating the Policies and Procedures document as well as the association's Bylaws. Amendments are presented to the board for consideration, in accordance with their procedures, for comment or approval. Bylaws changes must also be approved by the membership. Those changes must be sent to each member in good standing, ten days prior to a vote, for approval. After the changes are approved by the appropriate voting body, the committee and AAP staff will update the document and forward to the membership.

Contact our committee chairs and find out how you can sit in on any committee meeting!

SBCREA Representative – **Mark Kellerman** from Centre County is the AAP's representative to the PA State Board of Certified Real Estate Appraisers (SBCREA) and attends their meetings along with our executive director. The board typically meets nine times per year and our representative's primary responsibility is to address issues and provide input on items such as proposed regulations that come before the Board and have an effect on Certified Pennsylvania Evaluators' work and responsibility. In addition, the AAP will frequently forward questions and comments from our membership for the Board's consideration.

STEB Subcommittee – The current chairs are **Charles 'JR' Hardester** from Lawrence County and **Renee Reynolds** from the State Tax Equalization Board (STEB). This committee is the arm of the AAP that the keeps the line of communication open between the AAP and STEB. It also assists CCAP with proposed legislative changes that would have an effect on STEB and/or county government. The committee will review the proposed calculation of the Common Level Ratio (CLR) each year and discuss potential problems and trends. Over the past two years, this committee assisted CCAP and STEB with reviewing and amending the proposed Memorandum of Understanding (MOU) in order for STEB to purchase a new software system. The committee is also in the process of reviewing the property types and land use codes of all 67 counties in an attempt to create a uniform list throughout the Commonwealth.

Survey – **Nick Angiolieri** from Butler County and **Charles 'JR' Hardester** from Lawrence County currently serve as the committee chairs. The survey committee is the newest committee of the AAP. It was created to develop a platform that will survey each chief assessor, or his/her designee, about county specific information related to the assessment office and profession. The information provided will be available on a Pennsylvania County Map dashboard that can be sorted by county or specific survey question. The information would help other assessment officials understand what their counterparts in the commonwealth are doing. The survey committee will be absorbed into the GIS Committee once the survey is up and functioning.

Tax Claim – The current chairs are **Holly Martz** from Dauphin County and **Angelia Tennies** from McKean County. The Tax Claim Committee monitors and reports on any new laws effecting Tax Claim Bureau's collection of delinquent real property tax and the procedures of tax sales. The committee also reports any new processes discussed at the Tax Claim Bureau Association. Although the Tax Claim Bureaus follow RETSL (Real Estate Tax Sale Law), each bureau may have a new idea/process to assist in streamlining the processes and issues of the bureau. These ideas and issues are shared with the AAP from the committee.

We look forward to seeing you as a member of one of these committees!

2022-23 AAP Chapter Representatives

Laurel Mountain Chapter
Danielle Maust, Bedford County
Jared Billy, Fayette County

North Central Chapter
Jake Ostrom, Potter County
Deborah Crawford, Tioga County

North East Chapter
Julie Azzalina, Northampton County
Michelle Hasker, Monroe County

North West Chapter
James Spohn, Butler County
Angelia Tennies, McKean County

South Central Chapter
Jessica Bonaduci, Lancaster County
Rachael White, York County

South East Chapter
Joan Fitting, Montgomery County
Anthony Liberato, Montgomery County

THANK YOU!

Thank you to our outgoing chapter representatives!

Laurel Mountain Chapter
Steve Gallo, Allegheny County

North Central Chapter
Michelle Mack, Snyder County

North East Chapter
Cathy Voda, Wyoming County

North West Chapter
Nick Angiolieri, Butler County

South Central Chapter
Holly Martz, Dauphin County

AAP People & Chapter News

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Lehigh County

The county has announced that **Christopher S. Gerancher** left the county on April 8 to pursue opportunities with Tyler Technologies. We wish him well!

Monroe County

Congratulations to new grandmother, Chief Assessor **Cindy Treible** on the birth of her granddaughter, Asa, who arrived on May 12, 2022. Everyone is healthy and Cindy is now officially a "Mimi!"

Northampton County

Best wishes to **Cheryl Johnson** and **William Andress** who recently retired. Cheryl was the county's Assessment Manager with 42 and a half years of service to the county. William was a Real Estate Assessor III with eight years of service. They will both be greatly missed!

Congratulations to **Julie Azzalina**, the county's new Assessment Manager, and **Julie Maus**, the new Deputy Assessment Manager!

And, last but not least, congratulations to the newest CPE, **Ben Novrosky**!

Northumberland County

Best wishes to **Brenda Shaw**, the county's Director of Real Estate who retired from the county on April 29. Brenda worked in Snyder, Berks and Northumberland counties over the course of her career and served on the AAP Board of Governors as well as the association's president. We wish you many happy years of retirement!

Special Thank You!

Thank you to **Robert Roland**, Bedford County, AAP's past president, who is going off the current AAP board. Thank you for your service!



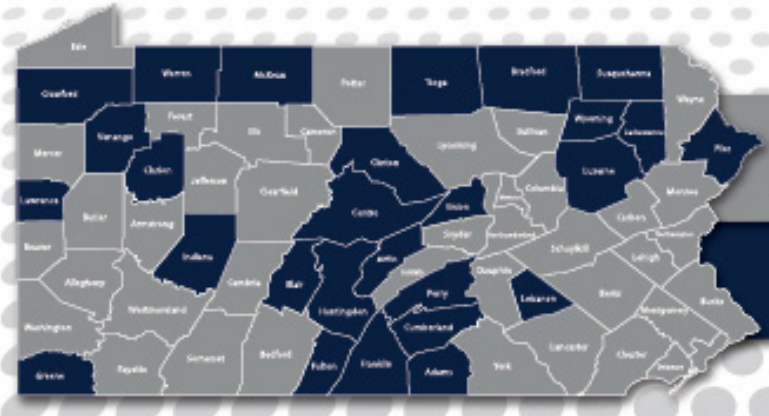
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AAP Annual Conference

May 4 to 6, 2022

Seven Springs Mountain Resort

Over 170 members, speakers and exhibitors attended the AAP Annual Conference!



AAP's 2022-23 AAP Officers (left to right) - President Jennifer Pettina (Centre County); President Elect Joshua Zeyn (Tioga County); Vice President Rita Yannayon (Erie County); Treasurer Sarah Byers (Fayette County); Secretary Michelle Mack (Snyder County); and, Immediate Past President Susan Miller (Adams County).

Congratulations to all!

AAP Award Recipients and Recognitions!*

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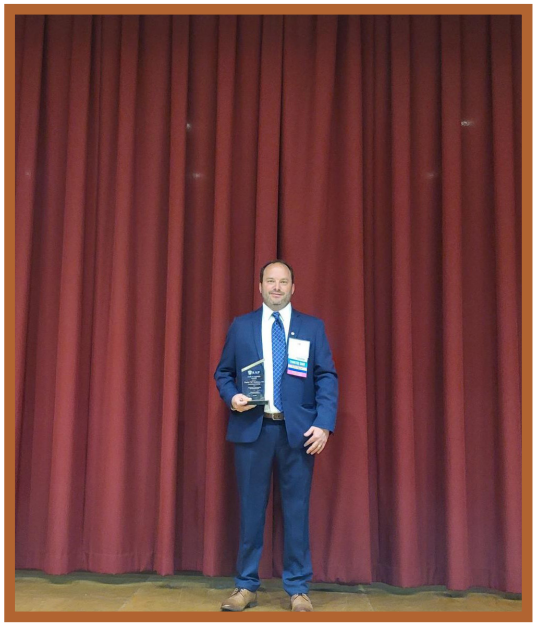
Each year at the Annual Conference, the AAP honors our awards program recipients, service award winners and our newest CPEs. Congratulations to all who were recognized on May 5 at the Seven Springs Mountain Resort!



A big congratulations to all of our CPE class students who passed the exam and are now licensed CPEs! Your hard work paid off!

*** Additional Award Winners** *(not pictured here)*

- Eugene Porterfield Award - **Randy Waggoner, Perry County**
- Matylda Zurowska Hudak Award - **Cathy Voda, Wyoming County**



Congratulations to Charles 'JR' Hardester from Lawrence County who was the recipient of the Carl W. Naessig Award!



AAP Award Recipients and Recognitions!



Trailblazer Award Winners
(20 to 29 years of service)



Board of Governors Award Winner
(30 to 39 years of service)
Gene Mendenhall, Beaver County



Immediate Past President Susan Miller and President Jennifer Pettina



Michelle Bradley, Czekalski Real Estate, Inc Appraisal Services, is presented with the AAP's Chudy Award by Awards Committee Co Chair Daryl Lutz.



Board of Governors Award Winners
(40 to 49 years of service)
Tim Barr and Cindy Porterfield, EST



Our Hanisits/Hettinger Award recipient is Steve Howe, AAP past president and CPE instructor. Congratulations! He's pictured with colleagues from Dauphin County.



Michelle Mack is pictured here, the second from the right, with her fellow officers.

Michelle Mack, CPE

FIELD ASSESSOR

SNYDER COUNTY

Past Counties: Snyder is my one and only

Overall Years in County Assessment: October will be five fabulous years.

Years in Some Other Form of Assessment Business: 21 Years - Certified Residential RE Appraiser, RE Salesperson, mortgage originator and RE closing coordinator at a law office

First Job Ever: McDonald's, unless child labor on the family farm counts?

Worst Job Ever: McDonald's

What Irritates Me Most in the Assessment Business Is: Close minded folks

My Biggest Challenge as an Assessor Is: Field Assessor Safety

Not Counting My Present Job, My Dream Job Always Was: Travel Agent or Lawyer

If I Won Millions in the Lottery, I Would: Travel with family and friends if anything.

Favorite Vacation Memory: Jackson Hole, Wyoming

Favorite Food: Pizza

And Drink: Let's be honest . . . water by day, Crown by night!

Favorite Movie: As a mom of boys, I have enjoyed the Marvel Movies.

Funniest Assessment Story: First year: Had to tell a relentless and hard-headed taxpayer there was a new sheriff in town. Also, to the man blocking the driveway, got out and told him to "wrap it up" as he was on the phone with my Chief endlessly complaining. Hey, I've got stuff to do!

Most People Would be Surprised to Know: I played collegiate volleyball and softball.

Assessors' Association of Pennsylvania
PO Box 60769 • Harrisburg, Pennsylvania 17106-0769
(717) 526-1010 • *www.paassessors.org*

