Spring 2026 • Issue 2 Volume 23

AAP Journal

ASSESSORS' ASSOCIATION OF PENNSYLVANIA

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Calendar

2026 Spring CPE Classes
CCAP Office, Harrisburg
Intro - March 16 - 20
Site - March 23 - 27
Cost - April 13 - 17
Income - April 20 - 24

AAP Board of Governors' Meeting
DoubleTree Hotel, Reading
May 5

AAP 2026 Annual Conference
DoubleTree Hotel, Reading
May 6 - 8

AAP Summer Board Meeting
CCAP Office, Harrisburg
July 16

Fall CPE Classes
CCAP Office, Harrisburg
Intro - August 24 - 28
Site - August 31 - September 4
Cost - September 14 - 18
Income - September 21 - 25

AAP Fall Board Meeting
Valley Forge Casino Resort
November 11

AAP 2026 Fall Conference
Valley Forge Casino Resort
November 12 -13

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

Reforming Pennsylvania's Property Assessment System:
Advancement Through Involvement

Sophie Eyer, Government Relations Analyst, CCAP

Every November, members of the County Commissioners Association of Pennsylvania (CCAP) gather in Hershey Pennsylvania to vote on legislative priorities that will guide the association's advocacy efforts in the coming year.

While these priorities often evolve, counties typically maintain consistent focus areas that carry over from year to year. This year, however, the discussion reflected a renewed sense of urgency. Assisting counties with conducting regular property reassessments was voted one of CCAP's top three legislative priorities for 2026.

Although reassessment reform is not new to the association, its reemergence as a top priority underscores the growing need to address structural challenges within Pennsylvania's reassessment system. Counties are solely responsible for valuing and assessing all real property, operating without state oversight or a supervising agency. At the same time, counties differ significantly in population trends, property composition, market dynamics, and administrative capacity--all factors that influence when a reassessment becomes necessary. As a result, the decision to conduct a countywide reassessment remains a local one.

Counties are now at a crossroads. Pennsylvania is the only state in the nation without a statutory requirement for cyclical property reassessments. This absence of a clear framework can lead to lengthy gaps between reassessments and places the full responsibility for timing, funding, and implementation on individual counties. The impact extends beyond county government, affecting school districts and municipalities that rely on accurate property valuations for revenue stability and equity.

Recognizing these challenges, counties are pursuing a combination of funding solutions and policy reforms to modernize Pennsylvania's reassessment system. One proposal calls for establishing a statewide grant program to support county assessment equity. The program would provide counties with the greater of 25 percent of the state share of realty transfer tax collections generated within the county or $15 per parcel for counties that achieve or maintain the required level of equity in their assessment programs. Counties are also seeking authorization for a modest recording or deed fee that could help offset the significant costs associated with conducting countywide reassessments.

Beyond funding, counties are advocating for broader modernization efforts to ensure that the reassessment system reflects current technology, data capabilities, and professional standards. This includes the development of statewide best practices, strategic investments in assessment infrastructure, and the creation of a coordinated approach with a designated state agency to help oversee and support the components of cyclical reassessments across the commonwealth.

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President's Message

Hi everyone!

As my term as President of the Assessors' Association of Pennsylvania (AAP) comes to a close, I want to take a moment to reflect on what an honor it has been to serve this organization and its members.

The AAP continues to be a strong community of professionals who are dedicated to fairness, accuracy, and excellence in assessment across the Commonwealth. Over the past year, I have had the privilege of working alongside an incredible board, committee members, and volunteers who give their time and expertise to keep our organization moving forward. Your dedication to education, collaboration, and professional development is what makes this association so valuable to assessors throughout Pennsylvania. I encourage anyone who may even be the slightest bit interested in getting more involved in the association to reach out! I would be happy to guide you to the right path!

One of the highlights of the year was our Fall Conference at Wind Creek Bethlehem. It was wonderful to see so many members come together to learn, share ideas, and reconnect with colleagues from across the state. I very much look forward to this year's Annual Conference and hope to see many more of you in Reading PA at the DoubleTree!

As I step aside from this role, I am excited to congratulate Michelle Mack as the incoming President of AAP. Michelle brings great experience, leadership, and enthusiasm to the position, and I have no doubt the association will continue to grow and thrive under her guidance. Please join me in supporting her and the incoming board as they lead the AAP into another successful year.

Serving as President has truly been a rewarding experience. I am grateful for the friendships, collaboration, and support I have received throughout my term. Thank you for the opportunity to represent this outstanding organization. I look forward to continuing to be involved with AAP and seeing all that the association accomplishes in the year ahead.

And while I may be stepping down as President, don't worry, you'll still see me around… probably causing a ruckus at the education auctions at future conferences!

Thank you all again for a wonderful year and a truly humbling honor serving you! Cheers!

Sarah

Sarah Jordan, CPE
AAP President
Vision Government Solutions

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,* the vestiges of winter should be melting and the first signs of spring should be bursting forth. With the transition of seasons in progress, I hope this Update finds you healthy, safe and enjoying the warmer weather.

Fourteen months into the 2025/2026 legislative session, 3953 bills/resolutions have been introduced, 55 of which pertain to assessment-related matters and 4 of which pertain to tax claim-related matters. Subsequent to the last Update as of December 3, 2025, there has been very limited activity on previously introduced bills and only one new bill of interest introduced. Following is a synopsis:

House Bill 858

This amendment would make the chief assessor responsible for maintaining a list of information for each property that would include contact information that was either voluntarily submitted by a property owner or collected by a municipality when the property was cited for the violation of an ordinance or code. Information would include owner's name, mailing address, phone number and email address. The owner is responsible for keeping the information current. Information would be available to individuals demonstrating a reasonable need. Generally, this would apply to neglected or blighted properties. Nearly identical legislation was introduced as House Bill 961 of the 2023/2024 Session. The bill passed 132-71 in the House on June 3, 2025 and received second consideration in the Senate Urban Affairs and Housing Committee on December 8, 2025.

Note:
CCAP Legislative Bulletin dated December 12, 2025 states, "On November 8, the Senate further considered House Bill 858, introduced by Representative Jared Solomon (D–Philadelphia), which would require county chief assessors to establish and maintain a list of real property within each county. County assessment offices already maintain comprehensive property records, and this proposal would create a duplicative administrative requirement. Because counties do not conduct code enforcement, municipalities are better positioned to maintain this type of information, as code enforcement falls within their jurisdiction. The bill does not include a funding mechanism, resulting in an unfunded mandate. The current system, under which county assessment offices collect and maintain ownership and property information, remains the most effective and reliable framework. Counties remain prepared to work collaboratively with the General Assembly on this issue."

House Bill 2153

This amendment would compel school districts to apply any property tax revenue attributable to "data centers" (defined in the bill) to funding property (additional) tax exclusions for homestead and farmstead properties. Introduced in Education Committee on January 21, 2026.

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AAP Journal

The AAP Journal is published four times a year.

Deadline for the Summer 2026 issue is June 5, 2026.

Article submissions are encouraged.

Please send to:
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Publication Disclaimer

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AAP People & Chapter and County News

Send your news to Terry Cochran at tcochran@pacounties.org for the Summer issue of the AAP Journal. Our next deadline is June 5.

Northwest Chapter

Northwest Chapter 2026 Board Members:

President: Nick Angiolieri, Vision Government Solutions

Vice President: Angie Tennies, McKean County

Treasurer: Nancy Zameroski, Elk County

Secretary: Sarah King, Erie County

2026 Meeting Dates and Classes
The Northwest Chapter's 2026 membership meetings, followed by three-hour continuing education class, are scheduled as follows:

- June 12 Clarion County Park
- August 14 Clarion County Park
- October 9 American Legion Post 720 in Knox, PA

Cambria County

Cambria County is pleased to welcome **Melissa Border**, CPE, as our new chief assessor!

She brings many years of experience in the assessment field, and lots of fresh ideas to the county.

Erie County

Congratulations to **Mike Woytek** on his retirement as director of assessment on December 1. We thank him for his years of service and wish him all the best in retirement. Congratulations!

Erie County welcomes **Mike Hain** as the new director of assessment, with **Sarah King** stepping into the role of assistant director.

Congratulations as well to **David Pollock**, Erie County's newest CPE, who passed his exam in Fall 2025!

Franklin County

Congratulations to **Ian Rea** who passed his CPE exam!

Lancaster County

The county is proud to recognize our newest CPE's - **Catherine (Cathy) McGarrity** and **Cody Hess**. Congratulations!

The county would also like to recognize a few of our members who have hit some employment milestones

- 30 Years of Service: **Michelle Verdoorn** – Appraisal Statistician
- 30 Years of Service: **Kevin Edwards** – Director of Assessment
- 40 Years of Service: **Tanya Rankin** – Appraisal Crew Chief

Somerset County

On January 16, 2026, Chief Assessor **Jane Rizzo** retired from county as well as **MaryAnn McKenzie**, assistant in the Assessment Office.

Joan shared that it has been a pleasure working with other AAP members over the years and she aways appreciated how helpful everyone has always been to help solve problems and share advice!

The county's new chief assessor is **Levi Wasielewski** (*wasielewskil@somersetcountypa.gov*) who started on January 19. Congratulations, Levi!

Union County

After 32 years in the Tax Assessment and General Appraisal fields, **Joan Duncheskie** has retired from the county. Her husband, James, retired from the Snyder County Assessment Office eight years ago and she is eager to join him.

Congratulations, Joan, and enjoy a long, happy retirement!

2026 Important Dates

First Day of Spring
March 20

Mother's Day
May 10

PA Primary Election Day
May 19

Memorial Day
May 25

Father's Day
June 19



Register Now for the AAP Annual Conference!
May 6 to 8 - DoubleTree Hotel Reading

AAP
ASSESSORS' ASSOCIATION OF PENNSYLVANIA

Register online for the 76th AAP Annual Conference at the DoubleTree by Hilton Hotel Reading!



April Conference Deadlines

- Nominations for AAP Officers - **April 4**
- AAP Annual and Service Awards - **April 5**
- Overnight Room Reservations - **April 5**
- Conference Program Ads - **April 10**
- Online Conference Registration - **April 24**

After April 24, please contact Lori Lawyer at llawyer@pacounties.org to register for the Conference.





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Assessment System

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Lastly, the most recent comprehensive legislative study examining Pennsylvania's property reassessment system was conducted more than a decade ago. Since that time, real estate markets, technology, and administrative demands have changed significantly. Authorizing an updated study would provide lawmakers and local governments with an accurate understanding of the system's current challenges and help inform thoughtful, data-driven reforms.

As Pennsylvania continues to stand alone as the only state without a statutory requirement for cyclical property reassessments, the need for modernization has become increasingly clear. CCAP stands ready to advance practical solutions that strengthen the fairness, transparency, and sustainability of Pennsylvania's property assessment system for years to come.

AAP Annual Awards and Service Recognition
Nominations are now being accepted!

Nominations are being accepted for both the AAP Annual Awards and Years of Service Recognition.

Please see the Awards section on the AAP conference pages - https://www.paassessors.org/conferences-and-education/annual-conference/awards.

All awards will be given out at the AAP Annual Conference at the DoubleTree Hotel Reading on May 7.

Nomination Deadline: April 5

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KATELYNN VANHOOSER
SENIOR ASSESSOR
ERIE COUNTY

I started working here: December 2021

I earned my CPE: May 2022

Before working here: I worked in the Recorder of Deeds Office

My job there: Senior Realty Records Clerk

My favorite CPE Class was: Intro, Market, Cost or Income and why?
My favorite CPE class was Intro because it established a solid foundation in appraisal principles and methodology. The course helped connect key concepts and provided a clear framework for understanding the valuation process.

A Specific assessment interest or interests I have that I'd like to learn more about is/are: A specific assessment interest I would like to learn more about is the county-wide reassessment process, particularly how mass appraisal techniques are used to ensure fair and uniform property valuations. I have personally not been through a county-wide reassessment and would like to know how to mentally prepare for it.

Chapter: I am a member of the Northwest Chapter of the AAP.

Favorite Movie: My favorite movie is Purple Hearts

.

Pet: I have a pet - she is an orange tabby cat named Loki

Of my siblings I am: younger than my brother Kyle

My first car was: 2009 Chevy Malibu

The one thing I want readers to know is: great listening starts when you use your ears more than your mouth—when you truly listen it allows you to open the doors to learn more, connect better, and grow stronger in every conversation.

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