
AAP Fall Conference

Sheraton Pittsburgh Hotel at Station Square

AGENDA *(This agenda is subject to change)*

Thursday, November 21

- 8 a.m. Beverage Break*
- 8 a.m. - 4 p.m. Conference Registration and Exhibits Open

MORNING SESSIONS

9 a.m. - noon **Board of Assessment Appeals Hearing Using the Three Approaches to Value** (3.0 hours)

Our instructors will present assessment appeal hearing scenarios using the three approaches to value - income, site and market, and cost.

Charles "JR" Hardester, CPE, Chief Assessor, Lawrence County
Thomas Hill, CPE, Member, Appeals Board, Monroe County
Randy Waggoner, CPE, Chief Assessor, Perry County
Bruce Witt, CPE, Chief Appraiser, Bucks County
Michelle Mack, CPE, Senior Appraiser, Vision Government Solutions
Jennifer Pettina, CPE, Tax Claim and Corrections Director, Centre County
Rachael White, CPE, Chief Assessor/Tax Claim Director, York County
Nick Angiolieri, CPE, Staff Appraiser, Vision Government Solutions

Interpreting and Understanding Deeds (3.0 hours)

This class will review many different deeds including how they're titled, who truly owns the property, where to mail the tax bill, does the owner still qualify for homestead, and other questions and answers about how the assessment office processes uncommon deeds.

Darrell J. Arbore, Esquire, Solicitor, Board of Assessment Appeals, Westmoreland County
Kristin Montgomery, CPE, Director of Assessments, Luzerne County
Rita Yannayon, CPE, Senior Project Manager, Tyler Technologies

Understanding Manufactured Housing, Land Lease Communities and Abandoned Homes (3.0 hours)

Manufactured housing is a viable option for Pennsylvanians and is considered an important contributor to the unsubsidized affordable housing stock. This unique housing option can be placed on leased land or on property owned by the homeowner. This session will offer a historical overview of the industry along with review of the laws that impact the building, sales, placement and taxing of manufactured homes

Angelia Tennes, CPE, Chief Assessor/Tax Claim Director, McKean County
James McNally, Partner, Cohen Seglias

- 10 a.m. Beverage Break
- noon Buffet Lunch

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Thursday, November 21 *(continued)*

AFTERNOON SESSIONS

1 - 4 p.m.

Reviewing Appraisal Reports (3.0 hours)

Get ready to dive deep into the world of appraisal reviews! In this course, you'll explore key USPAP standards, examine the latest changes to appraisal forms, and learn about some major changes taking place in the valuation profession. From understanding square footage measurement using ANSI standards to navigating technological advancements like AI in valuation, this class will equip you with practical tools and insights to enhance your appraisal review process. Designed specifically for assessors, this course will help you sharpen your skills and stay current in the ever-evolving field of property assessment.

Wally Czekalski, GA, Czekalski Real Estate, Inc.

Michelle Czekalski Bradley, GA, Chief Appraiser, Czekalski Real Estate, Inc.

Field Inspection 101 (3.0 hours)

This class is designed to review procedures field assessors and data collectors should be familiar with when inspecting properties. There will be discussions about the PA data collectors standards, reasons for field inspections, grading structures, and a review of ANSI standards. Also, students will look at the Consolidated County Assessment Law (CCAL) as it pertains to permits, clerical and mathematical errors and spot assessment. Questions and discussion will be encouraged during the class.

Thomas Hill, CPE, Member, Board of Appeals, Monroe County

Sarah Jordan, CPE, Staff Appraiser, Vision Government Solutions

Michelle Hasker, CPE, Field Assessor, Monroe County

Mineral Property Appraisal (3.0 hours)

This course delves into the basis of and procedures for the valuation of mineral properties focusing on the minerals of Pennsylvania.

*Jeffrey Kern, ASA, CMA, MRICS, Senior Appraiser, President,
Resource Technologies Corporation*

*David M. Falkenstern, Geologist - Mineral Valuation, Resource
Technologies Corporation*

Evening

On Your Own

Friday, November 22

7:30 - 8:30 a.m. Conference Breakfast (full breakfast)

8 - 11:30 a.m. Conference Registration and Exhibits Open

8:30 - 10:30 a.m. **Act 28 of 1992 - Assessors Certification Law** (2.0 hours)

This session is the Act 28 of 1992, Assessors Certification Law course, required for assessors during each recertification cycle.

Charles "JR" Hardester, CPE, Chief Assessor, Lawrence County

Nick Angiolieri, Staff Appraiser, Vision Government Solutions

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Friday, November 22 *(continued)*

8:30 - 11:30 a.m. **Mock Assessment Trial** (3.0 hours)

Assessors set the assessments of properties within their counties but do not always get a front row seat at trial at the court level when assessments are challenged. This presentation will feature comments from property tax attorneys. The class will include a mock trial demonstrating both direct and cross-examination of an expert witness. The subject of the mock trial will involve some aspect of valuation about which reasonable minds can differ.

Sharon F. DiPaolo, Esquire, Partner, Siegel Jennings, Co., L.P.A.

Ryan Kammerer, Esquire, Siegel Jennings, Co., L.P.A.

Christine Gongaware, Esquire, Siegel Jennings, Co., L.P.A.

10 a.m. Beverage Break

11:30 a.m. **Adjournment**

Make Time to Discover Pittsburgh!



The bustling city of Pittsburgh has something for everyone - major league sports, so many museums, the theater and the arts, restaurants for every palate and a whole lot more! Make some time in your schedule to check out what the city has to offer.

VisitPittsburgh (www.visitpittsburgh.com) is a great resource for anything you'd like to see while you're here!

**AAP Fall Conference Registration
Sheraton Pittsburgh Hotel at Station Square
November 21 and 22, 2024**

Conference Registration Rates*: Member Fee: \$340 Non Member: \$600

Thursday, November 21

Check class(es) you wish to attend:

- A - Morning - Board of Assessment Appeals (3 Hours)
- B - Morning - Interpreting Deeds (3 Hours)
- C - Morning - Manufactured Housing (3 Hours)
- D - Afternoon - Reviewing Appraisal Reports (3 Hours)
- E - Afternoon - Field Inspection 101 (3 Hours)
- F - Afternoon - Mineral Property Appraisal (3 Hours)

Friday, November 22

Check class you wish to attend:

- G - Act 28 (2 Hours)
- H - Mock Assessment Trial (3 Hours)

Total Amount Enclosed \$ _____

* Your registration fee includes class materials, Thursday's lunch, Friday's breakfast and all breaks.

2024 AAP FALL CONFERENCE REGISTRATION INFORMATION

(Don't forget to make a copy of this form for your records)

Name _____ Title _____
(as you want it to appear on your name badge)

CPE Number _____ County/Firm _____

Phone _____ Fax _____

Mailing Address _____

Email Address _____ Years of Assessment Service _____

Special Physical or Dietary Requirements _____

CANCELLATION POLICY There will be a \$25 service charge for each separate seminar refund requested before **November 8**. No refunds will be processed after November 8, 2024. **Substitutions are allowed.**

Make check payable to "AAP" and return with registration form to:

**AAP Fall Conference, PO Box 60769, Harrisburg, PA 17106-0769 or
email to Lori Lawyer at llawyer@pacounties.org.**