

AAP 75th Annual Conference
Kalahari Resorts - May 7 to 9, 2025
AGENDA - (This agenda is subject to change)

Wednesday, May 7

7:30 a.m. **Conference Registration and Coffee Break**

7:30 a.m. - 4:30 p.m. **Exhibits Open**

9 a.m. - noon **Role of the State Tax Equalization Board and Proper Use of TEDTRAC** (3.0 hours)
This class will offer some historical background information on how and why the State Tax Equalization Board exists. It will review the importance of county sales and assessment data along with the quality needed for accurate information. The instructor will outline the agencies who use the calculated information after it leaves STEB. The course will breakdown the Land Use codes required with each sale as well as the Validation codes. Lastly, the course will cover the sales upload process into the TEDtrac system and provide some helpful tips on navigation of the system.

*Renee Reynolds, Director, State Tax Equalization Board, PA Department
of Community and Economic Development*

Big Box Valuation and Dark Store Theory (3.0 hours)

What is a "big box"? How do I value this? What does someone mean when they say "dark store theory"? Our instructor will review the difficulties and issues when working in the sensitive area of big box valuation and dark store theory properties. Included will be examples, how to respond to common issues, and a look at some of the problems faced in other jurisdictions.

Bruce Witt, CPE, Chief Appraiser, Bucks County

noon - 1 p.m. **Conference Buffet Lunch** (Included in Conference fee)

1 - 4 p.m. **Basic Tax Assessment Office Mathematics** (3.0 hours)

Explanation and examples of the terms, concepts and formulas used in the day to day operation of a tax assessment office

Anthony Alu, AAP Past President

****Students will need to bring a calculator for this class.**

Assessment Office Public Relations and Administration (3.0 hours)

This class will cover how to handle real life public relations problems and creating a public relations program for your county.

Josh Zeyn, CPE, Chief Assessor, Tioga County

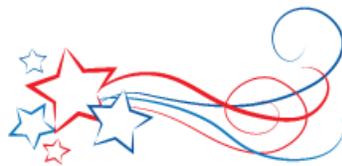
Tiffany Kaseman, CPE, Chief Assessor, Northumberland County

Camden Porterfield, CPE, Chief Assessor, Westmoreland County

6 p.m. **Dinner/AAP Chapter Education Auction** (Included in Conference fee)

This yearly event raises funds for educational programs held by the AAP's six chapters. **Don't forget to bring your county's auction donations!**

Be sure to wear your red, white and blue best!



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Thursday, May 8

- 7:30 a.m. **Conference Registration and Coffee Break**
- 7:30 a.m. - 4 p.m. **Exhibits Open**
- 8 a.m. **Annual Membership Meeting**
Presiding - Rita Yannayon, CPE, AAP President, Tyler Technologies
- 9 a.m. - noon **Valuation of Mobile Home Parks (3.0 hours)**
This comprehensive course will equip participants with the tools and knowledge necessary for effectively valuing mobile home parks. Our instructor will cover key valuation methods, including the cost approach, sales comparison approach, and income approach. With hands-on exercises and case studies, participants will gain practical experience applying these methodologies to real-world scenarios. Key topics include estimating potential and effective gross income, analyzing expense categories, and determining capitalization rates. The course will also highlight essential valuation publications and provide participants with a deeper understanding of mobile home park investments.
Richard J. Drzewiecki, MAI, CPE, GA, Appraisal & Marketing Associates, Inc.
- Tax Exemption (3.0 hours)**
This class will look at charitable, religious and veterans exemptions as well as exceptions, PILOTs and common area owned by HOAs
Thomas Hill, CPE, Member, Board of Appeals, Monroe County
- noon - 1 p.m. **Past Presidents Luncheon (Included in Conference fee)**
- 1 - 4 p.m. **Preparing a County for Clean and Green (3.0 hours)**
The decision by a county to undergo a complete revaluation of all properties for tax purposes usually unveils the need for information that hasn't been realized by assessment offices prior to this revaluation. One of the programs that would be new to an assessment office if a revaluation hasn't been done since 1972 would be the Clean and Green Program, Preferential Assessment of Farmland and Forest Land, also known as Act 319. This course is designed to prepare an assessment office for the usual onslaught of applications, questions, comments and otherwise word-of-mouth beliefs and misconceptions that breed from other agencies and misinformed taxpayers.
Deborah Crawford, CPE, IAAO-P, PQMC, Administrative Director of Assessment Tax Claim, Planning and Farmland Preservation Administrator, Tioga County
Cathy Voda, CPE, Chief Assessor, Wyoming County
- 5:30 p.m. **Banquet (Included in Conference fee)**
Business dress is requested for the banquet.
- Annual and Service Awards Presentations**
- New CPE Recognition**
- Changing of the Gavel**

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Friday, May 9

8 a.m.

Conference Registration and Coffee Break

8 - 11:30 a.m.

Exhibits Open

8:30 - 11:30 a.m.

Appraisal of Resort Complexes and Time Share Resorts* (3.0 hours)
Our instructors will cover the considerations and methods for appraising these unique properties. A portion of the class will feature a walking tour of the Kalahari facility. **Space for this class is limited so be sure to sign up now!**

* Be sure to wear comfortable walking shoes.

Randy Waggoner, CPE, Chief Assessor, Perry County

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

*Eugene Porterfield, CPE, Executive Director - Pennsylvania Valuation,
Vision Government Solutions*

Real Estate Litigation Part II (3.0 hours)

This program provides assessors with recent developments in assessment law throughout Pennsylvania. The session is intended to be interactive, with an opportunity not just to learn how courts have ruled, but also to share reactions with a lawyer who specializes in Pennsylvania assessment law. The audience is encouraged to reflect, react, and pose questions "from the trenches" regarding the real-world issues assessors confront daily, for discussion of how the courts have recently ruled and how they may respond moving forward.

Pamela A. Van Blunk, Esquire, Begley, Carlin & Mandio, LLP and AAP Solicitor

noon

Adjournment