
AAP 2026 Fall Conference

Valley Forge Casino Resort

AGENDA *(This agenda is subject to change)*

Thursday, November 12

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

8 a.m. Beverage Break

MORNING SESSIONS

9 a.m. - noon

Administration of Act 319 Preferential Assessments

This three-hour class provides an overview of Pennsylvania's Clean and Green Program and the requirements for administering preferential assessment under Act 319. The class covers key definitions, eligibility requirements, application procedures, land-use categories, assessment and valuation methods, landowner responsibilities, transfers and split-offs, changes in use, and the calculation and administration of rollback taxes. Participants will also review common issues and special circumstances that may affect preferential assessment, including inheritance, agricultural reserve land, and specific land uses.

Cathy Voda, CPE, Chief Assessor, Wyoming County

Kelley Cosner, CPE, Chief Deputy Assessor, Wyoming County

Components of a Reassessment

This course is designed to provide assessors with a comprehensive introduction to the components of a reassessment. The focus will primarily be on mass appraisal concepts, ratio statistics, data collection standards, valuation techniques, and the overall administration process in implementing new assessments. Our instructors will provide an overview of the history of mass appraisal and the ad valorem real estate tax, as well as how to determine when a reassessment is needed.

Randy Waggoner, CPE, Chief Assessor, Perry County

Josh Zeyn, CPE, Chief Assessor, Tioga County

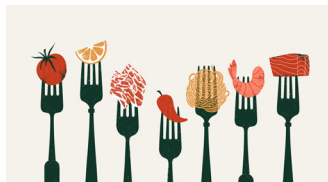
They Never Taught That **NEW CLASS**

Our interactive session connects fundamental appraisal and assessment concepts with the practical issues encountered by Pennsylvania assessors. Using individual trivia questions, real-world examples, and instructor-led discussion, participants will revisit valuation principles, mass appraisal, assessment administration, and Pennsylvania assessment law, with an emphasis on practical application and common situations encountered in the assessment profession.

Richard Drzewiecki, MAI, CPE, President, Appraisal and Marketing Assoc.

noon - 1 p.m.

Buffet Lunch (Included in conference registration fee)



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Thursday, November 12 *(continued)*

1 - 4 p.m.

Assessment Appeal Hearing Using the Three Approaches to Value

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

Randy Waggoner, CPE, Chief Assessor, Perry County

JR Hardester, CPE, Project Manager, Vision Government Solutions

Interpreting and Understanding Deeds

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 Arbore, Solicitor, Board of Assessment Appeals, Westmoreland County

Camdon Porterfield, CPE, Director of Assessment, Westmoreland County

GIS 101 – GIS in Assessment Operations

This session will cover the basics of GIS, methods of integration with CAMA, spatial analysis, data sources, apps, hubs, nomenclature and what you need to get started or keep your project going. GIS can be a medium with which to provide assessment professionals with added efficiencies for many aspects of the day-to-day functions such as discovering, listing, and valuing properties for tax purposes and providing fair and equitable valuations. Utilize this technology to improve communication in answering questions you, property owners, and policy makers commonly ask – What's the year-on-year assessment change?

Nick Angiolieri, CPE, Staff Appraiser, Vision Government Solutions

4 - 4:45 p.m.

Instructor Roundtable - An opportunity to learn about teaching for AAP.

Evening

On Your Own

Friday, November 13

8 - 11:30 a.m.

Conference Registration and Exhibits Open

8 a.m.

Refreshment Break

8:30 - 11:30 a.m.

Assessment Administration Basic

This class offers an overview of the administrative functions and requirements to all assessors/CPE's in a county assessment department. The majority of assessors/CPE's are not always a part of the daily administrative decisions. However, they should all have an understanding of the administrative functions and requirements to be able to educate the taxpayers when they are out in the community doing their job.

Angie Tennes, CPE, Chief Assessor/Director of Tax Claim, McKean County

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Friday, November 13 (continued)

8:30 - 11:30 a.m. **Advanced Income Approach 1 *NEW CLASS***

This class is an introduction to advanced techniques using the income approach. The first part of the class reviews the income approach, how the vacancy and collection loss are calculated, and the mortgage and equity band of investment technique including the effective tax rate calculation and examples. The second part of the class includes comparable sales and important factors to consider, the net income ratio, the debt coverage ratio and the building and land band of investment techniques. The third part of the class includes a brief introduction to discounted cash flow, straight line capitalization land residual, and straight line capitalization building residual techniques.

Bruce Witt, CPE, Chief Appraiser, Bucks County

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



*Valley Forge National Historic Park
Photo Courtesy of the Valley Forge Tourism and Convention Board*

**AAP 2026 Fall Conference
Valley Forge Casino Resort
November 12 and 13**

Conference Registration Rates*: Member Fee: \$350 Non Member: \$650

Thursday, November 12

Check class(es) you wish to attend:

- ☐ A - Morning - Act 319 - Preferential Assessments (3 Hours)
- ☐ B - Morning - Components of a Reassessment (3 Hours)
- ☐ C - Morning - They Never Taught That (3 Hours)
- ☐ D - Afternoon - Three Approaches to Value (3 Hours)
- ☐ E - Afternoon - Understanding Deeds (3 Hours)
- ☐ F - Afternoon - GIS 101 (3 Hours)

Friday, November 13

Check class you wish to attend:

- ☐ G - Assessment Administration Basic (3 Hours)
- ☐ H - Advanced Income Approach 1 (3 Hours)

Total Amount Enclosed \$_____

* Your registration fee includes Class Materials, Thursday's Lunch and All Breaks

2026 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 _____ Email Address _____

Mailing Address _____

Special Physical or Dietary Requirements _____

CANCELLATION POLICY There will be a \$25 service charge for each separate seminar refund requested before **October 31**. No refunds will be processed after October 30, 2026. ***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.**