



Worcester County Assessors Association Newsletter

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President's Message

John Valade, MAA, Worcester

months, all the FY2017 revaluation communities will have been certified, as we prepare for tax rate setting season.

The Municipal Modernization Act is now law! The groundbreaking Municipal Modernization Act has been passed by the Legislature and was signed into law by Governor Baker Tuesday, August 9, 2016. Lane Partridge, Chair of the MAAO Legislative Committee will be giving us a legislative update at our next evening workshop planned for later this month.

The Legislative Committee worked closely with DLS staff over the last year, in particular Municipal Finance Law Bureau Chief, Kathleen Colleary, to review the proposed legislation and to include several MAAO legislative initiatives into the bill. Although it provides for many improvements and local control over the entire gamut of municipal opera-

Hello to all. As always, summer comes and goes quickly. I hope everyone's summer was enjoyable! Mine was very busy, but fun. A little fun in the sun, listening to some great music, and doing some traveling. For me, this fiscal year seems to be busier than usual. It's a full revaluation year for the City of Worcester and for many other communities, which presents many challenges, as we all have experienced during this period. Between, finishing reviewing the abatements filed, entering the submitted 38D information, and trying to review, and keep up with all the building permits and inspections, class code changes, splits, combinations, and everything in between, it is a busy time. It's exhausting just writing about it!

Hopefully, within the next few

(Continued on page 6)

(Continued from page 1)

tions, the Act in particular includes several provisions that will result in some of the biggest changes in the commonwealth's assessing profession.

The law includes scores of initiatives supported by MAAO that were advocated for inclusion in the bill. A number of these measures will have significant positive impact in the work we do. The bill originally included 23 initiatives in 52 sections of the bill that MAAO supported. MAAO testified and had extensive meetings with committee chairs and key legislators on issues important to the organization.

Our next scheduled county meeting will be our fall evening workshop and meeting, to be held on Thursday, September 22, 2016, at the Grill on the Hill, at 1929 Skyline Drive in Worcester. Ellen Blanchard, Chief Assessor from Carver, will be sharing her expertise on Chapter Land and will answer any questions or concerns you may have

regarding this topic. There will be two (2) Re-Certification Credits offered for this meeting. Remember, you are now able to register *ON-LINE* for all events! For more details, look for our Education Update in this newsletter. I also want to thank our Education Committee Co-Chairs, Cindy Cosgrove and Mary Oliver, and all committee members for their hard work and dedication, as well as the Site Committee, Chaired by Rosemary Scully.

I am pleased to report that we have seen an increase in Scholarship Applications this year! That tells me that either, municipal budgets have gotten tighter, and there is more need for scholarships, or that there are more members remembering and taking advantage of our scholarship fund program, or both. To date, we have received and approved five (5) applications totaling \$1,577.05, thus far.

The WCAA Scholarship Fund was established to

(Continued on page 3)



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help Assessors or their office staff, who are members of the WCAA, further their knowledge in the field of assessing. These scholarships are available for all courses that offer credits toward a designation or recertification, including IAAO courses. Please refer to our (wcaa-ma.org) website for further guidelines. An application can be found in this newsletter.

Don't forget to check out the WCAA Website! We have made many new changes and improvements to the site, including *ON-LINE* registration. As always, if anyone has any ideas, please let us know.

Remember..." A great association is only as good as its members and volunteers". So please consider joining the Executive Board, or volunteering

for one of our committees, and be a mentor to a new assessor!

Lastly, as some of you may have already heard, I was very sad to receive the news about the passing of Chris Reidy's (from Shrewsbury) mother recently. I have worked closely with Chris the past few years on the WCAA Executive Board and various committees, and have gotten to know him. He is a great guy, and a very knowledgeable assessor. My thoughts and prayers go out to Chris and his family!

I look forward to seeing you at our next workshop!

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WORCESTER COUNTY ASSESSORS ASSOCIATION'S ONLINE REGISTRATION SYSTEM

By Cindy Cosgrove, Newsletter and Website Co-Editor

WCAA has changed over to a new online registration process for all of our workshops, and evening meetings. Like anything new, we expect there will be some growing pains and hiccups as part of the process of changing over to the new system, so I just wanted to take a minute to review the new registration process.

I know we all hate change, but by changing over to the new system we eliminate a lot of problems. We had many issues with not receiving sign-ups until after the counts were due, or sometimes not until after the event. Having unregistered attendees was problematic and resulted in both shortages of workshop materials, and inaccurate food counts for our vendors.

The process will be to use the link in the email you receive for the event to bring you to the registration page. If you lose your email you can always go to our website at www.wcaa-ma.org. There is an events page you can access from the main menu on the site that will bring you to the registration page as well.

Fill in the short form with your name, type of membership and carefully type your email address. **Before you hit submit, please type your community name in the comment field.** Once you submit your registration, you are officially signed up. You will receive an invoice for the meeting via email that you will submit for payment. You can still pay at the door as long as you have preregistered. You should just bring

your receipt.

Each person in your office must sign up individually. If you do not receive an email after sign-up please notify me at ccosgrove@town.auburn.ma.us or Lisa Berg at lisab@dudleyma.gov and we will resend that to you.

Please remember that once you register on the site you must notify us of any changes, or you are responsible for payment.

Bookings

TICKET TYPE	PRICE	SPACES
Member Registration	\$37.00	0 ▼
Non-Member Registration	\$42.00	0 ▼

Name

Phone

E-mail

Comment

SUBMIT TO RESERVE



Worcester County Assessors Association

Serving Sixty Cities And Towns

!! REGISTRATION CLOSING FRIDAY SEPTEMBER 16th !!

WCAA EVENING WORKSHOP AND MEETING

Thursday September 22, 2016

WCAA will be holding our September evening workshop and meeting at:

**Grill On The Hill
1929 Skyline Drive
Worcester, MA 01605**

Registration & Refreshments 5:00 PM.....DINNER: 6:00 PM

Speaker: **Ellen Blanchard, MAA the Newly Retired Chief Assessor Carver** & Immediate Past President of the MAAO will be sharing her expertise on Chapterland. The topics to be covered will include the application process, liens, qualifications, valuation, appeals and withdrawals. This event will answer any question and concerns you may have regarding Chapter 61 and you will learn something new.

Lane Partridge, Chairperson of the MAAO Legislative Committee will also be speaking on the new Municipal Modernization bill recently enacted. This is an important piece of legislation which will have many immediate impacts on our Cities and Towns

We will be offering **2 Credits** for this workshop

REGISTRATION: \$37.00 PER PERSON FOR WCAA MEMBERS
\$42.00 PER PERSON FOR NON-MEMBERS

Registration is now **ONLINE** for all of our events.

Please use the link above, or visit the events page on the www.wcaa-ma.org website to register. When you register please **ENTER YOUR CITY/TOWN IN THE COMMENTS FIELD PLEASE**. You will need to refresh the page and submit separately for each person registering within your office. Once you have registered you will be emailed your receipt to process for payment. If you have any questions or do not receive your confirmation please contact Teri Gonsalves at tgonsalves@hopedale-ma.gov or by phone (508) 634-2203 Ext. 224



Worcester County Assessors Association

Serving Sixty Cities And Towns

WCAA OCTOBER 26th WORKSHOP

Wachusett Country Club

187 Prospect St

West Boylston, MA

Wednesday, October 26, 2016

8:30 AM – 9:00 AM – Registration and Continental Breakfast

9:00 AM – 12:00 PM – Marshall & Swift Cost Reconciliation

Speaker John Neas, MAA Town of Hopkinton Assessor

John Neas will start the day with the Cost Approach and a little more. John will cover valuation of a residential property using Marshall and Swift worksheet, the valuation of commercial property using Marshall and Swift worksheet, and then reconciling those cost figures to the values in your CAMA system.

The final part will be the reconciliation between the value by the cost approach and the value by the income approach for the sample commercial building.

12:00 PM to 1:00 PM – Lunch Buffet – Chef's Choice

1:00 PM to 4:00 PM – Land Residuals and Valuation

Speaker Chris Keefe from Patriot Properties

The afternoon workshop will be presented by Chris Keefe from Patriot Properties. He will be instructing us on Land Residuals and Valuation.

6 Credits

Will be offered for this workshop

Registration: \$30.00 PER PERSON for WCAA Members

\$35.00 Per Person for non-members

Please register by October 21st if you wish to attend.

WCAA is changing over to ON-LINE REGISTRATION for all our events. The process is simple and quick. Follow the link below to the Events page of our website and select the workshop. At the bottom of the page there is a registration form. Please fill in the information carefully and enter your City/Town in the comments box. You need to submit each person from your office individually to process them. The invoice to submit for payment will be emailed to you, so make sure your email address is correct.

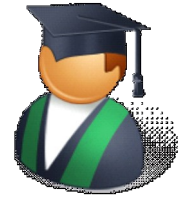
[Worcester County Assessors Events](#)

If you have any issues during the changeover to the new registration system or do not receive your email, please contact Cindy Cosgrove at ccosgrove@town.auburn.ma.us or Lisa Berg at lisab@dudleyma.gov for assistance.

EDUCATION COMMITTEE REPORT

By

Mary Oliver and Cindy Cosgrove, Co-Chair



This year has seemed to zoom by, and we are already heading down the homestretch. We only have two more events left for the year. We have tried to offer you a variety of different programs that we hope have kept you interested. Please remember that we love your input. This is your organization and if there are any subjects that you would like us to explore for next year please feel free to contact Mary or myself, or any of your Executive Board members. All of the members are listed on the home page of the www.WCAA-ma.org website with links to contact them directly.

Since the last newsletter was published in April the WCAA held the annual clerks Meeting on May 19th at the Shrewsbury Town Hall. We once again offered this workshop for free to all of our members. Attendance was great, and thanks to our speakers we had an informative day. Terry French, from the office of the Secretary of the Commonwealth of Mass Archives spoke on records retention. Sean Nicholas Fay from the Fay Law Office in Marlboro did a wonderful presentation on Trusts, followed by Pam Davis, Assessor in Everett and her vast knowledge of Motor Vehicle Excise.

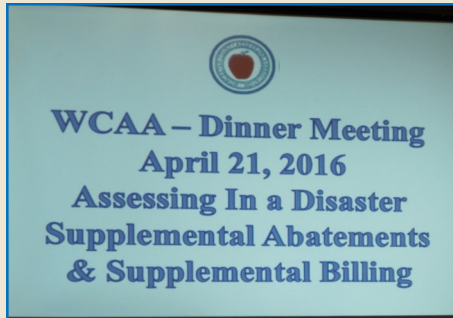
We have 2 more workshops coming up for this year. The first is the evening workshop on September 22. That meeting will be held at the Grill on the Hill on Skyline Drive in Worcester. We should have an absolutely beautiful view of the evening sunset from the top of Green Hill Park. Our scheduled speaker for the night is the newly-retired Assessor

from Carver, and immediate past president of the MAAO – Ellen Blanchard. She is going to be sharing her expertise on Chapterland. We also have a second guest speaker that night as well. Lane Partridge, Assessor for Concord and chairperson of the MAAO Legislative Committee has agreed to join us to give a quick overview of some of the immediate impacts of the Municipal Modernization Act.

The next program will be on October 26th. That will be a full day workshop held at the Wachusett County Club in West Boylston. The first part of the workshop will be taught by John Neas, Assessor from Hopkinton. John will cover valuation of a residential property using a Marshall and Swift worksheet, the valuation of a commercial property using a Marshall and Swift worksheet, and then reconciling those cost figures to the values in your CAMA system. The final part of his program will be the reconciliation between the value by the cost approach and the value by the income approach for the sample commercial building. Our afternoon speaker for the workshop will be Christopher Keefe from Patriot Properties. He will be instructing us on Land Residuals and valuation. It should be a great program, and we hope to see you all there!!

Worcester County Dinner Meeting

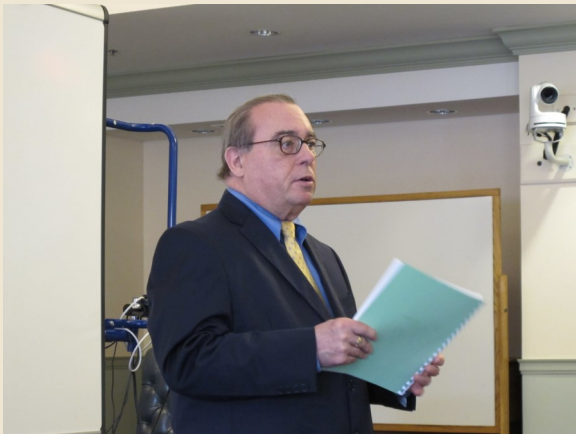
April 21, 2016



William Mitchell, RMA
Leominster

Worcester County Clerks Meeting

May 19, 2016



Terry French
Records Management Analyst



Sean Nicholas Fay
Fay Law Offices



Pam Davis, MAA
Everett

*****REMINDER SCHOLARSHIPS ARE AVAILABLE*****

T. M. Gonsalves

The Worcester County Assessors Association has available funds for scholarships. To apply you only need to be a paid member of the WCAA, the scholarships are available to new and seasoned office staff and Assessors. A community may not receive more than one scholarship in a given year. The maximum amount of any awarded scholarship cannot exceed \$450. The scholarships are available for the summer conference and the classes offered at UMASS each summer. However, a scholarship can only be used for tuition not room and board.

If you have a financial need for a scholarship please complete an application (found within the end of the news letter) and send the completed application to

**WCAA Scholarship Committee
John Valade
Worcester Assessor's Office
455 Main Street
City Hall, Room 209
Worcester, MA 01608**

Continuing education is important to Assessors and the office staff. By attending workshops, meetings and conferences you have the opportunity to share your knowledge and experiences, as well as learning various ways to deal with some of the unique and sometimes interesting problems they we encounter.

The WCAA Board would like to thank all of the members for their participation in our origination.

WORCESTER COUNTY ASSESSORS ASSOCIATION**SCHOLARSHIP APPLICATION FORM**

The Worcester County Assessors Association Scholarship Fund was established to help Assessors or their office staff, who are members of the WCAA further their knowledge in the field of assessing when they have no funding available to them in their own budgets. These scholarships are available for all courses that offer credits towards a designation or recertification, including IAAO courses.

Scholarships cover the cost of tuition only. Scholarships are awarded during the year and are based upon financial and educational need.

Scholarship Conditions:

- ☐ Applicants must be employed by a town/city participating in the WCAA
- ☐ Scholarships are open to new & seasoned office staff and Assessors
- ☐ Scholarships are for course tuition only, not room & board
- ☐ Only one scholarship will be available per community
- ☐ \$450.00 will be the maximum amount an applicant will receive

Please Complete the Following:

Last Name: _____ First Name: _____ M.I. _____

Business address: _____ City/Town: _____

Business Phone: _____ Position: _____

Home Address: _____ City/Town: _____

State: _____ Zip: _____ Home Phone: _____

How long have you been in the Assessing Field? _____

Do you have your MAA designation? _____

Which course do you wish to take? _____

What are the course date(s) and location(s)? _____

What is the cost of tuition/registration? _____

How much money is budgeted for educational purposes in your dept.? _____

Why do you wish to take this course, and why do you need a scholarship? _____

(Attach additional sheets if necessary)

I hereby certify that the above information is accurate & complete.

Applicant's Signature _____ Date _____

Supervisor's Signature _____ Date _____

Mail to:

WCAA Scholarship Committee

Attn: John Valade

Worcester Assessors Office

455 Main Street

City Hall, Room 209

Worcester, MA 01608

MINUTES OF REGULAR MEETING

April 21, 2016

A Meeting of the Worcester County Assessors Association was held at the “Public House” in Sturbridge.

President John Valade called the meeting to order at 6:15 PM.

A motion was made, seconded and voted unanimously in favor to accept the Minutes of the December 2, 2015 meeting.

A motion was made, seconded and voted unanimously in favor to accept the Treasurer’s Report as of March 31, 2016.

Cindy Cosgrove, Co- chair of the Education Committee said that Clerk’s Meeting will be held in May 19th and will be a “Free Workshop” for “Worcester County Members” to be held at the Shrewsbury Town Hall.

Cindy introduced our speaker for the evening, William Mitchell, RMA, MAA, of Leominster who spoke about the “Assessor’s Role after a Disaster” and Supplemental Billing and Supplemental Abatements.

Mr. Mitchell told the Association that all Cities and Towns are required to do “Supplemental Billing” and “Supplemental Abatements” unless the City or Town has voted not to. When the valuation of a property increases by over 50% due to an “Occupancy Permit” a “Supplemental Bill” will be issued. When a property is damaged due to a fire or natural disaster a “Supplemental Abatement” can be issued. (Please see IGR 03-209 for more information)

On June 1, 2011, Mr. Mitchell was working for the town of Sturbridge when a tornado struck the town. He informed the association to qualify for reimbursement for “Public Property” up to 75% for the first 70 hours of response; there are thresholds that must be met by state and county. All time and materials must be tracked. “Private Property” damage must be reviewed with the assistance of the Fire Chief or Building Inspector. It is important to be sensitive to the situation, wear identification document the percentage of damage, how the landscape has changed, be sensitive to time constraints. (Please see wcaa-ma.org for his full presentation.)

The 50/50 Raffle was won by Lisa Targonski of Auburn.

The Apple Basket door prize was won by Sandy Genna of Wrentham.

The meeting was adjourned at 7:55 P.M.

Respectfully Submitted

Priscilla A. Johnson

Secretary

Treasurers Report

Treasurer - Teri Gonsalves, Hopedale

August 31, 2016

Account Balance as of April 1, 2016	\$8,067.38	
Income 3/31/2016 - 8/31/2016	\$1,809.00	
Total	\$9,876.38	\$9,876.38
Less Expenses 4/1/2016 - 8/31/2016	\$3,740.17	\$3,740.17
Available Checking Account Funds as of 8/31/2016	\$6,136.21	
Certificates of Deposit (6 month CD)		
Milford Federal Savings & Loan Association	8/31/2016	\$16,934.13
Savings Account		
Milford Federal Savings and Loan Association Account (opened 10/3/08)	8/31/2016	\$1,122.44
Total CD and Savings Value		\$18,056.57
Total available cash as of 8/31/2016		\$18,056.57

Statement - August 31, 2016

Account	Income	Expense
Deposit (2016 Dues)	\$36.00	
Deposit (March Workshop)	\$506.00	
Deposit (April Dinner Meeting)	\$912.00	
Deposit (May Clerks Meeting - Fee Non-Members Only)	\$304.00	
Deposit 50/50 Raffell (April Dinner Meeting)	\$51.00	
O'Connor's (E-Board Meeting)		\$280.79
MAAO (Scholarship - L.Berg)		\$185.00
MAAO (Scholarship - M. Oliver)		\$185.00
Publick House (April Dinner Meeting)		\$1,036.58
Brookfield Orchards (April Dinner Meeting)		\$34.00
Brookfield Orchards (Clerk's Meeting)		\$51.00
Napoli (Clerk's Meeting - Lunch)		\$651.63
Helen Townsend (Clerks Meeting - Breakfast items)		\$21.21
Chris Reidy (Clerks Meeting - Breakfast items)		\$20.00
Cindy Cosgrove (Clerks Meeting - Breakfast items)		\$44.91
U-MASS Conference (Scholarship - L. Kularski)		\$448.05
U-MASS Conference (Scholarship - K. Hardy)		\$450.00
U- MASS Conference (Scholarship - T. Gonsalves)		\$309.00
Charge for Check Order		\$23.00
	\$1,809.00	\$3,740.17



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Worcester County Assessors Association

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Treasurer: Teri Gonsalves, MAA Hopedale
Secretary: Priscilla A. Johnson, MAA, North Brookfield

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Christopher Reidy, MAA, Shrewsbury
Cindy Cosgrove, MAA, Auburn
Dan C. Brogie, MAA, Northborough
Molly Reed, MAA, Berlin
John Steinberg, MAA Westborough
Rosemary Scully, MAA, Holden

Past President: Arthur K. Holmes, MAA, Southborough

Newsletter Editors

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Cindy Cosgrove, Auburn ccosgrove@town.auburn.ma.us

Your Ideas and Input
are always
Welcome!

