



Worcester County Assessors Association Newsletter

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President's Message

John Valade, MAA, Worcester

As my year began as President, I set out to accomplish many things. I soon realized that as time slipped by, I may not be able to accomplish as much as I thought. But, with the help of many, we as an association have been able to accomplish many things this year in education, legislation, the development of our website (wcaa-ma.org), and the improved funding and increased submissions of Scholarship applications.

I would especially like to thank our hard-working Education Committee and Co-Chairs, Cindy Cosgrove, and Mary Oliver, both of Auburn, for an outstanding year of offering exceptional quality educational programs, which is a result of their dedication. And...once again, in May, we were able to offer a free workshop, the 2016 Clerk's Meeting. The workshops were very well received.

Special thanks also go out to our Site

Wow...when I was told at the start of the year that my tenure as President would go by fast, they were right! It flew by!

It has truly been a pleasure and an honor to be your President this past year. I've been able to meet and speak with many Assessors, Clerks, and support staff throughout the year at various events, courses and workshops. It has truly been rewarding. What a terrific association we belong to!

I would like to publicly thank this year's Officers, Executive Board Members, all Committee Chairs and Committee Members, for their support and service, and for devoting their time and efforts to the WCAA this year. Their support really made the year run smoothly.

(Continued on page 2)

(Continued from page 1)

Committee, Chaired by Rosemary Scully. The selection of venues for each event appropriately met the needs of those in attendance. Along with Rose, Cindy Cosgrove, Teri Gonsalves, and Diane Peterson served as committee members. Much appreciation and many thanks to them as well.

This year we have seen *The Municipal Modernization Act passed into law!* The groundbreaking Municipal Modernization Act was passed by the Legislature and was signed into law by Governor Baker on Tuesday, August 9, 2016. The law includes a number of initiatives supported by the MAAO.

It provides for many improvements and local control over the entire gamut of municipal operations, and includes several provisions that will result in some of the biggest changes in the commonwealth's assessing profession. A number of

these measures will have significant, positive impact in the work we do.

This year we were also able to establish and form a new Website Sub-Committee, chaired by William Mitchell, to help get our WCAA website up and running. Many of the initial setup and implementations were performed by our very own Cindy Cosgrove. Over the year we were able to improve on the sites functionality and features, and we now have "On-Line Registration"! The other committee members were myself, Lisa Berg, Jonathan Steinberg, and Chris Reidy. Many thanks to them.

So, don't forget to check out our new WCAA Website (wcaa-ma.org)! As always, if anyone has any thoughts, ideas, or suggestions please let us know.

Another achievement this past year was to improve awareness, and interest in our Scholarship Program, and hence, the increase of applications submitted.

(Continued on page 3)



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Together with the amount of funds budgeted, along with a generous donation by Arthur Holmes; we were able to approve six (6) applications, totaling \$2,027.05. Great job done! Please refer to our website for further Scholarship guidelines.

Hopefully by now, all the FY2017 revaluation communities are close to getting certified, as they also get ready to set their tax rates. The support of the WCAA is with you!

And...as mentioned before, "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!

Once again the Annual Meeting will be held at the **Salem Cross Inn**, located at 260 West Main Street, Route 9, West Brookfield, MA. We can always count on a great time and a great meal, "The Fireside Feast". I look forward to seeing you all there.

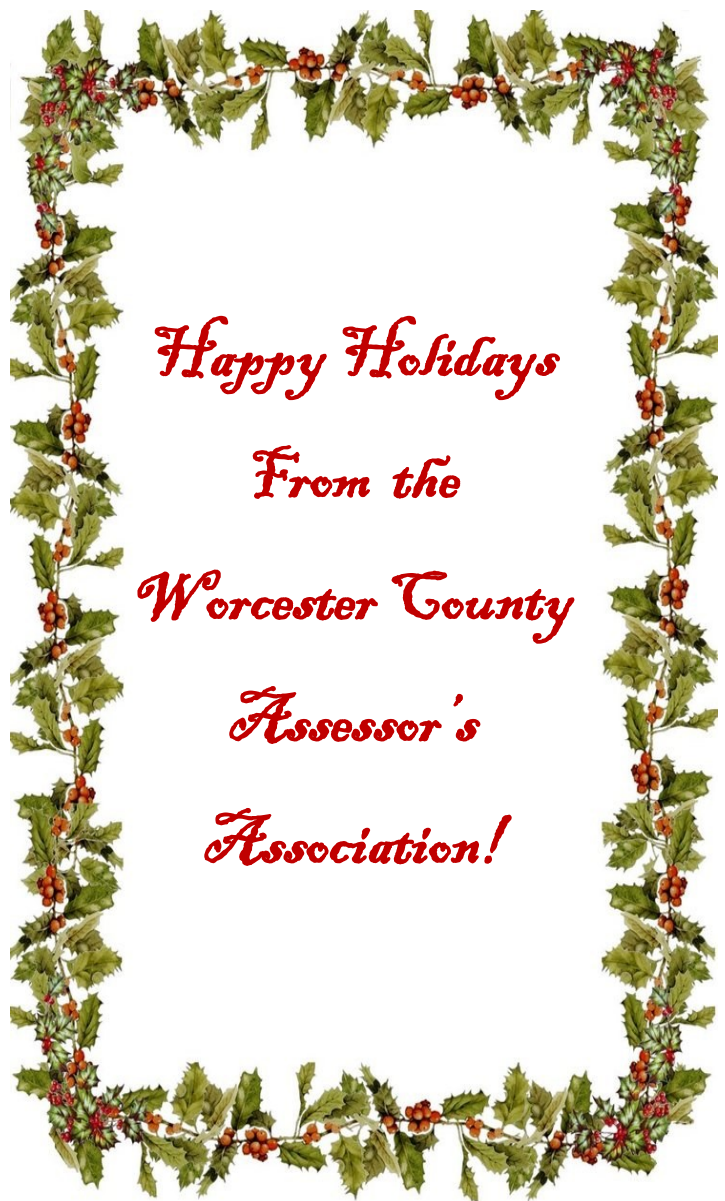
The Nominating Committee, chaired by William Mitchell, along with Kathleen Stanley, and Cindy Cosgrove, have been diligently working to provide a proposed new slate of Officers and Executive Board Members, for membership approval at our annual meeting. So, please review the proposed Slate of Officers, which can be found in this newsletter. Many thanks for all their hard work and efforts this year.

Sadly, this year we have three board members stepping down who will not be returning next year. I would personally like to thank William B. Mitchell, RMA, MAA – Leominster, Dan C. Brogie, MAA – Northborough, and Priscilla A. Johnson, MAA – North Brookfield (our longtime Secretary - 19 YEARS!!) for their many years of

professionalism, and dedicated service to the Worcester County Assessors Association. They will be missed!

Lastly, I leave you all in good hands, with Kathleen Stanley as your incoming President. I'm sure she will have your full support!

HAVE A VERY HAPPY AND HEALTHY HOLIDAY SEASON, AND BEST WISHES TO YOU AND YOUR FAMILIES! HO...HO...HO!



Legislative Report—December, 2016

Jennifer Sclar, MAAO Legislative Committee

The MAAO legislative committee presented an overview of the recent legislative changes at the Fall Conference in Sturbridge on October 20, 2016. As expected, there are a few items that will need clarification, likely from the Department of Revenue. If we receive any word on the topics discussed, we will share them with you all as soon as possible.

If you have legislative changes you would like to see proposed for the new session please submit your information to me as soon as possible. The legislative committee meets November 22, 2016. Our goal is to finalize and prepare our submissions at this meeting. It is not too late to get your suggestions in, we will give all submissions due consideration. Please keep in mind we do prioritize and limit how many we do. This allows us to dedicate enough time and energy to the bills we propose. Anything that does not make the list, will certainly be kept in mind for the future.

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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	<input type="text" value="TOP DOG ASSESSOR"/>
Phone	<input type="text" value="508-123-4567"/>
E-mail	<input type="text" value="topdog@assessor.com"/>
Comment	<input type="text" value="ANYWHEREVILLE"/>

SUBMIT TO RESERVE



Worcester County Assessors Association

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WCAA ANNUAL COUNTY MEETING

Wednesday, December 7, 2016



260 West Main St (Route 9)
West Brookfield

Cocktails 5:30-6:30 pm

DINNER SERVED AT 6:30 PM

"THE FIRESIDE FEAST"

The traditional trailside hearty meal of the early cattle drovers, cooked over an open fire.

This is our Annual Meeting; the program will include the Election of Officers and the Executive Board for 2017 and the presenting of awards.

REGISTRATION:

\$42.50 PER PERSON FOR WCAA MEMBERS

\$47.50 PER PERSON FOR NON-MEMBERS

Registration is now [ONLINE](#) for all of our events.

Please use the registration link below to process your registration. ENTER YOUR CITY/TOWN IN THE COMMENTS FIELD PLEASE. You will need to refresh the page and submit separately for each person registered 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

REGISTER NOW



REPORT OF THE AUDIT BUDGET COMMITTEE

The Audit Budget Committee met Wednesday, November 9, 2016
and unanimously approved the following 2017 Budget

<u>Account</u>	<i>2017 Budget (Proposed)</i>	2016 Budget	2016 Expended	Difference
Executive Board	\$ 1,250.00	\$ 1,250.00	\$ 1,272.78	\$ (22.78)
Committee (Audit)	\$ 240.00	\$ 200.00	\$ 284.40	\$ (84.40)
County Meetings/Workshop	\$ 1,000.00	\$ 625.00	\$ 2,097.52	\$ (1,472.52)
Education Committee	\$ 500.00	\$ 500.00	\$ 315.16	\$ 184.84
Scholarships	\$ 2,000.00	\$ 1,200.00	\$ 1,227.05	\$ (27.05)
Postage	\$ 62.00	\$ 60.00	\$ 61.83	\$ (1.83)
Miscellaneous	\$ 1,000.00	\$ 800.00	\$ 1,312.89	\$ (512.89)
Secretary	\$ 400.00	\$ 400.00	\$ 400.00	\$ -
Treasurer	\$ 400.00	\$ 400.00	\$ 400.00	\$ -
Newsletter Editors	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
State Fees & Tax Return Charges	\$ 200.00	\$ 400.00	\$ 850.00	\$ (450.00)
Total	\$ 7,552.00	\$ 6,335.00	\$ 8,721.63	
<u>Difference</u>				\$ (2,386.63)

Payment to Newsletter Editors Split Between 2 People

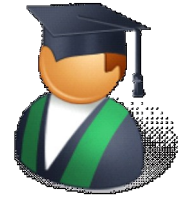
* Note: Donation of \$800 for scholarships - Total scholarship expense is \$2,025.05

** Note: This miscellaneous expense includes the payment for the preparation of tax exempt forms.

EDUCATION COMMITTEE REPORT

By

Mary Oliver and Cindy Cosgrove, Co-Chair



We both want give a special thanks to all the members of the Education Committee this year for making this year's workshops so successful. With everybody working together we were able to put together two full day workshops, and a full day clerks meeting, along with two evening workshops. We covered a wide variety of topics with excellent speakers, and had great attendance at all of our offerings this year!

We opened the year on March 30th with the Spring Workshop, held at the Crystal Room in Milford. We had a morning session that was given by Lane Partridge on the Legislative process, pending updates to the Public Records Bill, the Modernize Municipal Act and tax exemptions on solar. The afternoon session was given by Cindy Cosgrove, Jon Steinberg, and Chris Reidy covering The Appeal Process, Personal Property, Tips and Tricks using the mass.gov LA3 program to gather data and find comparables, and Bill Ford, Assessor in Worcester closed things with How to Present Your Case at the ATB.

Thursday, April 21 we held a dinner meeting/workshop at The Public House in Sturbridge. Our topic was Assessing after a Disaster, presented by William Mitchell, Chief Assessor in Leominster, based on his experiences as the Assessor in Sturbridge when the tornado went through several years ago.

The annual WCAA Clerks Meeting was held on May 19th at the Shrewsbury Town

Hall, and once again was offered free of charge to all of our members. Terry French, from the office of the Secretary of the Commonwealth of Mass Archives spoke on records retention and Sean Nicholas Fay from the Fay Law Office in Marlboro did a wonderful presentation on Trusts. We closed our meeting on Motor Vehicle Excise with one of our favorite speakers, Pam Davis, Assessor in Everett.

On September 22nd we held an evening workshop at The Grille on the Hill in Worcester. The meeting was opened with a short legislative update from Lane Partridge and then Ellen Blanchard – the newly retired Chief Assessor from Carver, and immediate past president of the MAAO, shared her vast knowledge of Chapterland to a full house.

The final daytime workshop for the year was held on October 26th at the Wachusett Country Club. John Neas started the day with a great presentation on the Cost Approach using Marshall and Swift. Chris Keefe shared his expertise on Land Residuals in the afternoon. Thank you to our speakers for a very informative day.

Have a safe and happy holiday season, and we hope to see you all at the Salem Cross Inn for the Annual Meeting on December 7th.

Worcester County Assessor's Association Workshop

October 26, 2016



Marshall & Swift Cost Reconciliation

John Neas, MAA - Town of Hopkinton



Land Residuals & Valuation

Chris Keefe- Patriot Properties



*****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 that 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

September 22, 2016



A Meeting of the Worcester County Assessors Association was held at the “Grill on the Hill” in Worcester.

President John Valade called the meeting to order at 5:56 PM.

A motion was made by Bill Mitchell, seconded by Kathy Stanley and voted unanimously in favor to accept the Minutes of the April 22, 2016 meeting.

A motion was made by Bill Mitchell, seconded by Kathy Stanley and voted unanimously in favor to accept the Treasurer’s Report as of August 31, 2016.

Lane Partridge, chairman of the MAAO Legislative Committee discussed some of the changes brought about by the “Municipal Modernization Act” and noted that some of them will take effect on different dates.

Certification of Local Property Assessments, will take effect after July 1, 2018, while Abatement on Low Value Lands will take effect after November 7, 2016; DOR’s Authorization to assess owner unknown will take effect after January 1, 2017 and the Register of Probate Section won’t take effect until January 1, 2018.

Ellen Blanchard, retired Chief Assessor from Carver gave an interesting presentation on “Chapter Land reviewing the Lien Process, Qualifications, Valuations and Appeals.

With no further business the meeting was adjourned at 8:06 PM

Respectfully Submitted

Priscilla A. Johnson
Secretary

Treasurers Report

Treasurer - Teri Gonsalves, Hopedale

October 31, 2016

Account Balance as of September 1, 2016	\$6,136.21	
Income 9/1/2016 - 10/31/2016	\$2,402.50	
Total	\$8,538.71	\$8,538.71
Less Expenses 9/1/2016 -10/31/2016	\$5,117.33	\$3,421.38
Available Checking Account Funds as of 10/31/2016	\$3,421.38	
Certificates of Deposit (6 month CD)		
Milford Federal Savings & Loan Association	10/31/2016	\$16,942.59
Savings Account		
Milford Federal Savings and Loan Association Account (opened 10/3/08)	10/31/2016	\$1,122.63
Total CD and Savings Value		\$18,065.22
Total available cash as of 10/31/2016		\$18,065.22

Statement - October 31, 2016

Account	Income	Expense
Deposit (September Dinner Meeting)	\$1,453.00	
Deposit (October Workshop)	\$880.00	
Deposit 50/50 Raffle (September Dinner Meeting)	\$69.50	
City Trophy (Fireside Feast December 2015 - bill just received)		\$238.46
CAN Surety (2016 - 2017 Bonding)		\$125.00
Postmaster Hopedale (Stamps)		\$9.40
John Valade (September E-Board Dinner Meeting O'Connor's)		\$253.75
Grill on the Hill (September Dinner Meeting)		\$1,647.53
Brookfield Orchards (September Dinner Meeting)		\$50.25
Town of Shrewsbury (U Mass Scholarship - H. Townsend)		\$450.00
Cindy Cosgrove (Co-Editor Newsletter)		\$250.00
Lisa Berg (Co-Editor Newsletter)		\$250.00
Priscilla Johnson (Secretary)		\$400.00
Teri Gonsalves (Treasurer)		\$400.00
Wachusett County Club (October Workshop)		\$1,007.86
Cindy Cosgrove (October Workshop)		\$35.08
Total	\$2,402.50	\$5,117.33

Income and Expense

November 1, 2015 - October 31, 2016

Income Items	Income Total
Dinner Meetings & Workshops	\$9,027.00
Dues 2016	\$4,057.00
Raffles	\$338.50
Donation (Scholarship Use)	\$800.00
Total	\$14,222.50
Expense Items	
Dinner Meetings & Workshops	\$11,245.46
Audit Meeting	\$284.40
E- Board Meetings	\$1,272.78
Education Meeting	\$315.16
Miscellaneous Expenses	\$2,224.72
Staff	\$1,300.00
Scholarships	\$2,027.05
Donation to Veterans, Inc (Raffle from Fireside Feast)	\$218.00
Total Expenses	\$18,887.57



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Worcester County Assessors Association

Serving Sixty Cities And Towns

Date: November 17, 2016

To: All WCAA Members

From: 2016 Nominating Committee

William Mitchell, Kathleen Stanley, Cindy Cosgrove

The Nominating Committee brought to the table all candidates which were presented for consideration for Officer and Executive Board positions for Fiscal Year 2017. **Please provide a copy of this ballot to all members of the Worcester County Assessors Association in your office.**

The Nominating Committee would like to present the following slate of Officers and Executive Board Members at the Annual Meeting of the WCAA to be held on December 7, 2016, at the Salem Cross Inn, West Brookfield. The Committee is confident that the members chosen to serve our Association will have your full support in the coming year.

President: Kathleen M. Stanley, MAA – Paxton

Vice-President: Jonathan Steinberg, MAA - Westborough

Treasurer: Teri Gonsalves, MAA - Hopedale

Secretary: Mary Oliver, MAA - Auburn

Executive Board: Arthur K. Holmes, MAA - Southborough

Christopher Reidy, MAA – Shrewsbury

Cindy Cosgrove, MAA - Auburn

Rosemary Scully, MAA – Holden

Molly Reed, MAA – Berlin

Donna Wentzell, MAA – East Brookfield

Tracey Tardy, MAA - Upton

Past President: John Valade, MAA – Worcester



Worcester County Assessors Association

2016 OFFICERS

President: John Valade, MAA, Worcester
Vice-President: Kathleen M. Stanley, MAA, Paxton
Treasurer: Teri Gonsalves, MAA Hopedale
Secretary: Priscilla A. Johnson, MAA, North Brookfield

Executive Board: William Mitchell, RMA, MAA, Leominster
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

Lisa Berg—Dudley lisab@dudleyma.gov

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

Your Ideas and Input
are always
Welcome!

