

**AAP 76<sup>th</sup> Annual Conference**  
DoubleTree by Hilton Hotel, Reading - May 6 to 8, 2026  
**AGENDA** - (This agenda is subject to change)

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**Wednesday, May 6**

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

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

8:30 a.m. - noon       **USPAP Mass Appraisal - 7-hour AQB course**

The USPAP course was developed to promote and maintain a high level of public trust in appraisal practice. This course aims to ensure that CPEs understand USPAP, the changes to USPAP, and how to use the USPAP publication to solve problems. **This course fulfills the USPAP requirement for CPEs for this recertification cycle. Textbooks for this class are 2024 USPAP, 2026 USPAP Guidance and Reference Manual, and 2026-27 7-Hour USPAP® Course Student Manual (Mass Appraisal Version). Please see the notes on Page 4 of this agenda detailing the USPAP textbook options.**

*Michelle Czekalski Bradley CPE, Chief Appraiser, Czekalski Real Estate, Inc.*

9 a.m. - noon           **PEMA Damage Assessment**

This course will equip tax assessors with the knowledge and practical skills necessary to conduct thorough, accurate, and timely damage assessments following disasters. Participants will learn to apply standardized assessment methodologies, utilize available tools and reporting systems, and coordinate effectively with local, state, and federal partners to ensure that disaster impacts are properly documented. By the end of the course, students will understand how damage assessments support decision-making, resource requests, and disaster recovery programs, thereby strengthening community resilience and expediting assistance to affected populations.

*Robert Then, Director, Central Area Office, PA Emergency Management Agency*

**Small Mixed Use & Residential Investment Appraisal/Appeal**

This course covers assessment and appeals for small mixed use and residential investment properties. It presents the definition and characteristics of these properties, along with the challenges in their assessment and appeals. It includes an overview of using the sales comparison (site/market), cost and income approaches, along with some of the difficulties created due to their features. It also includes a review and use of the Gross Rent Multiplier and Gross Income Multiplier, as well as preparing and organizing for appeals.

*Bruce Witt, CPE, Chief Appraiser, Bucks County*

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

1 - 4 p.m.               **Data Collection Standards**

The basis for this course is the "Data Collection Standards" document that the local government Commission's Assessment Reform Task Force adopted as best practices for CCAP and the AAP. This course is intended to be a source of reference for our members as well as serve to open a conversation on the importance of each phase of data collection and share information on processes utilized among peers.

*Rita Yannayon, CPE, Project Manager, Tyler Technologies*

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**Wednesday, May 6** - *continued*

1 - 4 p.m.                    **Reassessment from a Chief Assessors Perspective**  
This class is designed to assist chief assessors in counties thinking about doing a countywide reassessment. Both instructors, experienced with reassessment projects, present the topics and issues that should be considered in doing a reassessment.  
*Josh Zeyn, CPE, Chief Assessor, Tioga County*  
*Randy Waggoner, CPE, Chief Assessor, Perry County*

1 - 4:30 p.m.                **USPAP** - *Continuation of the morning session*

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 best "punny" t-shirt! Prizes will be give for the best punny w-shirt and best punny group.**

**Thursday, May 7**

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 - Sarah Jordan, CPE, AAP President*

9 a.m. - noon                **The Role of STEB**  
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 STEB software system and provide some helpful tips on navigation of the system.  
*Renee Reynolds, CPE, State Tax Equalization Board, Director, State Tax Equalization Board, PA Department of Community and Economic Development*

**Heightened Public Awareness and Communication During Reassessment**  
In this session, we will explore the key expectations of the assessment office from a public perspective, focusing on communication and public engagement throughout the reassessment process. We will examine the "Five Ways for the Public to Get Involved in the Reassessment Process," breaking down each method individually, explaining its purpose, and highlighting how it contributes to overall public awareness and participation.

*Samantha Edwards, CPE, Appraisal Project Manager I, Tyler Technologies*

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**Thursday, May 7** - continued

**Market Analysis vs. Income Analysis**

This course is designed to show the strengths and weaknesses of the two approaches to value. Participants will go through the steps in each approach to value and then discuss their conclusions. Students will work an actual case problem performing both a market analysis and income analysis.

*Charles 'JR' Hardester, CPE, Project Manager Vision Government Solutions  
Randy Waggoner, CPE, Chief Assessor, Perry County*

noon - 1 p.m.

**Past Presidents Luncheon** (Included in Conference fee)

1 - 4 p.m.

**Act 319 - What Constitutes a Violation**

This class offers a comprehensive review of the Act 319 Rules and Regulations, designed specifically for assessors seeking to deepen their understanding of the law. Instructors will present real-life scenarios that challenge participants to analyze potential violations of the Act. Through guided discussions, participants will learn to identify the relevant sections of the Rules and Regulations that provide clarity and guidance on these issues, enhancing their practical application of the law.

*Deborah Crawford, CPE, IAAO-P, PQMC, Vision Government Solutions  
Cathy Voda, CPE, Chief Assessor, Wyoming County  
Stephanie Zimmerman, Director, Bureau of Farmland Preservation,  
Department of Agriculture  
Christopher Snyder, Bureau of Farmland Preservation, Department of Agriculture*

**Tax Exemption**

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 Assessment Appeals, Monroe 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**

**Friday, May 8**

8 a.m.

**Conference Registration and Coffee Break**

8 - 11:30 a.m.

**Exhibits Open**

8:30 - 11:30 a.m.

**Real Property Field Review - Safety and Security**

This course will provide instruction on the following areas: an overview of illegal drug manufacture and use and the impact they have on society and specifically field assessors in the performance of their duties; the common

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**Friday, May 8** - continued

**Real Property Field Review - Safety and Security** *(continued)*

items that assessors might observe that would be indicative of illegal drug manufacture and/or use; indicators associated with clandestine drug laboratories; safety tips and recommendations for assessors that encounter these conditions and reporting these conditions to law enforcement. The course will also examine other dangers that may be encountered by field assessors including anti-government groups, other organized criminal groups and how to recognize these groups.

*John Goshert, retired Chief County Detective, Dauphin County Criminal*

*Investigation Division*

*Dennis Woodring, Dauphin County Department of Public Safety Operations  
Section Training Specialist/Logistics Officer*

**Real Estate Litigation**

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.

*Sharon DiPaolo, Esquire, CRE, Partner, Siegel Jennings, Co. LPA*

noon

**Adjournment**

**USPAP Textbook Information**

For the USPAP class each student is required to have the following texts:

1. 2024 USPAP® - \$35
2. 2026 USPAP® Guidance and Reference Manual - \$75
3. 2026-27 7-Hour USPAP® Student Manual (Mass Appraisal Version) **digital only** - \$35

When you complete your Conference registration you will have two options to purchase the above books -

- Purchase all three publications for \$145 in addition to the registration fee.
  - The printed versions of **2024 USPAP** and the **Guide and Reference Manual** will be waiting for you at the Conference
  - For the **Student Manual**, AAP will send you a code to download and print the on your own. Don't forget to bring it the Conference.
- If you already have the **2024 USPAP** book, purchase just the **Guide and Reference Manual** and **Student Manual** for \$110 in addition to the registration fee. ***The Student Manual is only available in digital form.***
  - AAP will purchase both books - the **Guide and Reference Manual** will waiting for you at Conference.
  - For the **Student Manual**, AAP will send you a code to download and print the on your own. Don't forget to bring it to Conference.