



City of Cambridge

R-58.

IN CITY COUNCIL

April 23, 2001

MAYOR GALLUCCIO
COUNCILLOR BORN
COUNCILLOR BRAUDE
COUNCILLOR DAVIS
COUNCILLOR DECKER
VICE MAYOR MAHER
COUNCILLOR REEVES
COUNCILLOR SULLIVAN
COUNCILLOR TOOMEY

WHEREAS: It has come to the attention of this City Council that Sally Powers has retired from the Assessors Department effective April 26, 2001; and

WHEREAS: Sally received a Bachelor of Arts in 1968 from the University of Chicago and a Master of Science, Finance in 1987 from Boston College; and

WHEREAS: Sally has worked in the assessment field since 1983 working in Boston and the City of Newton; and

WHEREAS: Sally began her employment in the Cambridge Assessors Office in 1988 where she served as the Head of the department and the Chair of the Board of Assessors; and

WHEREAS: Sally was instrumental in assisting the city of Cambridge through the constraint imposed by Proposition 2 ½; now therefore be it

RESOLVED: That this City Council go on record expressing its appreciation to Sally Powers for her more than 17 years of dedicated service to the citizens and to the City of Cambridge and wish her much happiness in her retirement; and be it further

RESOLVED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this resolution to Sally Powers on behalf of the entire City Council and wish her good luck in her future endeavors in South Africa.

In City Council April 23, 2001.

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury, City Clerk

1258

Mayne Galluccio

ay

WHEREAS: It has come to the attention of this City Council that

Sally Powers ~~has~~ will retire

from the Assessors Department effective

April 26, 2001; and

WHEREAS: ^a Sally Received her Bachelor of Arts in 1968 From the Univ of Chicago
+ a Masters of Science, Finance in 1987 from B.C.; &

Whereas: Sally has worked in the Assessments field since 1983
working in Boston & the City of Newton; &

Whereas: Sally began her employment in the Cambridge
Assessors office in 1988 where she served as the Head of

WHEREAS: the Dept & the Chair of the Board of Assessors; &

Whereas: Sally was instrumental in the planning Cambridge's
Assessors the planning Cambridge through the Constraints imposed
by Prop 2 1/2; now therefore be
it

RESOLVED: That this City Council go on record expressing its appreciation to Sally Powers ^{17 1/2} for ~~his~~/her ~~many~~ years of dedicated service to the citizens and to the City of Cambridge and wish ~~his~~/her much happiness in ~~his~~/her retirement; and be it further

RESOLVED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this resolution to Sally Powers on behalf of the entire City Council. I wish her good luck in her future endeavors in South Africa.

SALLY POWERS

33 Stanton Road
Brookline, MA 02146
h: (617) 739-9146
o: (617) 349-4343

EMPLOYMENT HISTORY:

8/88 to

present:

Director of Assessment, City of Cambridge Assessing Department

Head of department as well as Chairman of the Board of Assessors. Exercise independent judgment in planning and carrying out broad assignments within the framework of enabling State legislation and City policies and procedures. Relying exclusively upon in-house staff, annually prepare 100% market value assessments for the City's 20,000 taxable real estate parcels. Every three years, specify and calibrate statistical model for valuation of one, two and three-family houses. Designed computerized property data base and valuation system for commercial properties and apartment buildings, then directed data conversion and entry for CAMA (Computer Assisted Mass Appraisal) applications to these properties. Prepare appraisals for tax assessment and appellate appeals. Oversee defense and settlement of valuation appeals, appearing as expert witness before the Appellate Tax Board. Officiate at meetings with developers and planners to stimulate building and capital rehabilitation of the City's property and tax base. Participate with and assist the Assistant City Manager for Fiscal Affairs in negotiating In-Lieu-of-Tax agreements with Harvard University, other exempt property owners, and developers who qualify for certain tax packages allowed by State law. Annually calculate tax rates in conformity with State enabling legislation and present them to the Cambridge City Council. Prepare long range projections and analyses of the City's real estate tax base within the constraints of "Proposition 2 1/2". Supervise and direct professional appraisers, assessors, legal counsel, and other contract professionals with an operating budget of \$1.19 million.

1/97 to 5/97: **Acting Director, City of Cambridge MIS Department**

After departure of the previous director, acted as head of the Management Information Systems Department, in addition to managing Assessing Department, while the City pursued recruitment of a new, permanent director. During this tenure, implemented a "help desk" operation to streamline the trouble-shooting and general support functions of the MIS staff, and created a database to track and analyze support requests. Finalized implementation of deployment of 100 personal computers, with network wiring and internet access, throughout the City. Led the City's intranet development and inaugurated series of training seminars by MIS staff for all interested City employees.

8/87 to 8/88: **Director of Valuation Standards, City of Boston Assessing Department**

Took charge of newly created Division within the Department. Activities completed in first year included market trending and publication of "Market Indexing Report"; residential and commercial valuation systems and models in place for completion of state certified revaluation on time, with no delay in billing. Supervised professional staff of analysts, directing cost, income, comparable sales and land valuation projects; trained staff in use of computer technology and modelling techniques. Evaluated, updated, and supervised development on the Department's hardware/software systems.

9/83 to 8/87: Assessor, City of Newton Assessing Department

Total responsibility for residential property valuation. Activities included residential neighborhood delineation; specification and calibration of statistical models which calculated assessed land and building values; implementation of new hardware/software system. Trained and supervised appraisal staff. Other duties included making presentations to public officials and taxpayer groups, defending values as expert witness, and coordinating Information Systems Department and Assessing Office activities.

1/82 to 9/83: Appraiser/Analyst, City of Boston Assessing Department

In charge of project to value 10,000 condominium units for the first Boston revaluation to be certified by the State. Created condominium data base and implemented data collection system. Applied multiple regression analysis to derive statistical models for market valuation of condominium units; supervised appraisers, data collectors, and field review staff; coordinated consultants' and programmers' work with Assessing Department activities.

CONSULTING ASSIGNMENTS:

1988, Dona Ana County, New Mexico. On International Association of Assessing Officers (I.A.A.O.) team, advised Assessors and Data Processing Department about assessment system and real estate analysis software requirements.

1989 - 1990, Newton, Massachusetts (17,000 residential parcels). Specified and calibrated statistical models for valuation of all residential properties for Newton's FY90 revaluation. Models calculated separate land and building values. Trained staff in use of *Sigma Systems Technology* analysis software and modeling techniques.

1990 - 1991, Brookline, Massachusetts (14,000 residential parcels). Using *Sigma Systems Technology* assessment software specified and calibrated three approaches to value for residential properties for FY91 revaluation. A new statistical model was calculated for condominiums.

1991, Newton, Massachusetts. Time adjusted sales using multiple regression analysis and advised assessors in sales ratio analyses used to update Class 101, 104, 105, 109 and 102 values for FY92.

1992, Springfield, Massachusetts. Using *Number Cruncher Statistical System*, specified and calibrated statistical model to update prior year's values of one-, two-, and three-family houses for FY92. Applied model to all properties and delivered in ASCII format to the Assessors.

1992, Newton, Massachusetts. Advised Assessors as they conducted sales analysis to update existing values for FY93. Specified and calibrated regression model for condominium units for same revaluation.

1995, Newton, Massachusetts. Advised Assessors in model building and calibration for one, two, and three-family houses and condominium units.

1996, Bedford, Massachusetts. Performed sales ratio analysis and multiple regression analysis to derive update factors for FY97 residential assessed values.

EDUCATION:

Master of Science, Finance, 1987, Boston College

Bachelor of Arts, Anthropology, 1968, The University of Chicago

Real Estate: Advanced MRA Market Modelling, *Lincoln Institute of Land Policy*
Courses 101 and 201, *Appraisal Institute* (formerly Society of Real Estate Appraisers)
I.A.A.O. Course I, Course II, and Course I Instructor Workshop
Negotiation Skills for Real Estate Executives, *Massachusetts Institute of Technology Center for Real Estate*

PROFESSIONAL ACTIVITIES:

Member, Currently, Exempt Property Committee, *Massachusetts Association of Assessing officers.*

Member, 1995-1996, Advisory Committee for the Korea Land Tax Research Project,
Lincoln Institute of Land Policy.

Faculty Associate, 1994-1996, *Lincoln Institute of Land Policy.*

Member, 1995-1996, *Town of Brookline*, Advisory Committee on Assessment Practices.

I.A.A.O. Annual Meeting, 1991, Phoenix, Arizona

Presented the material in Chapters 14 and 15 of the *I.A.A.O.* textbook, *Property Appraisal and Assessment Administration*, in workshop offering continuing education certification for assessors.

As Technical Seminar panelist, presented paper "Comparing Model Structures".

I.A.A.O. Annual Meeting, 1990, Montreal, Quebec, Canada

Reviewer and panel member, *I.A.A.O.* Annual Technical Seminar.

Member, 1990-1991, *I.A.A.O.* Ad Hoc Committee on Computer-Assisted Appraisal. Purpose of the committee was integration of computer assisted appraisal into educational and policy initiatives of the *I.A.A.O.*
Co-authored report of recommendations to relate activities of the Computer-Assisted Appraisal Committee to the Long Range Plan of the *I.A.A.O.*

I.A.A.O. Instructor for Course I, "Cost and Market Approach to Valuation".

PUBLICATIONS:

"Comparing Model Structures," *Property Tax Journal*, 11:3-28, 1992.

"A Global Condominium Valuation Model," *Computer Assisted Appraisal Section News, I.A.A.O.*, Fall, 1987.



City of Cambridge

R-58.

IN CITY COUNCIL

April 23, 2001

MAYOR GALLUCCIO
COUNCILLOR BORN
COUNCILLOR BRAUDE
COUNCILLOR DAVIS
COUNCILLOR DECKER
VICE MAYOR MAHER
COUNCILLOR REEVES
COUNCILLOR SULLIVAN
COUNCILLOR TOOMEY

WHEREAS: It has come to the attention of this City Council that Sally Powers has retired from the Assessors Department effective April 26, 2001; and

WHEREAS: Sally received a Bachelor of Arts in 1968 from the University of Chicago and a Master of Science, Finance in 1987 from Boston College; and

WHEREAS: Sally has worked in the assessment field since 1983 working in Boston and the City of Newton; and

WHEREAS: Sally began her employment in the Cambridge Assessors Office in 1988 where she served as the Head of the department and the Chair of the Board of Assessors; and

WHEREAS: Sally was instrumental in assisting the city of Cambridge through the constraint imposed by Proposition 2 ½; now therefore be it

RESOLVED: That this City Council go on record expressing its appreciation to Sally Powers for her more than 17 years of dedicated service to the citizens and to the City of Cambridge and wish her much happiness in her retirement; and be it further

RESOLVED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this resolution to Sally Powers on behalf of the entire City Council and wish her good luck in her future endeavors in South Africa.

Resolution #58

Retirement of Sally Power from the
City of Cambridge Assessors
Office.

**Mayor Galluccio and entire
membership**

In City Council April 23, 2001

ORDER ADOPTED