

Francis J. Golden, MAA, Watertown



September 26, 2017

To whom it may concern,

I have been employed in the real estate business since the fall 1992. Experience on both the private and municipal side of appraising and assessing has created a well-rounded understanding of value. Fortunately, my fee experience came first and set the foundation for a career in Mass Appraisal as an Assessor. My position in the public sector has always improved by methodically combining education with experience.

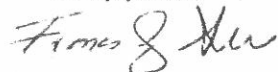
My seventeen years in assessing has involved several revaluations on two software systems. Two of which in Reading were in house on the State CAMA System, Fiscal Year 2006 was my first assisted by Patriot Properties in Stoneham. Since, I have been intimately involved in two in house revaluations in Watertown and four in Beverly. Mark Harrell and Jim McCathern of Patriot Properties have been constant residential, commercial and industrial mentors throughout my career.

As a City and Town Assessor I've been responsible for all classes of value, field collection, new growth permitting, abatement filings, and managing clerical office functions. I have represented the Town of Stoneham's, the City of Beverly's, and the Town of Watertown's values at the Appellate Tax Board. Currently, our focus in Watertown has been on the newly adopted Community Preservation Act, the increase of the Residential Exemption to 30% a year ago, and collectively monitoring several large commercial and residential projects to completion.

As an Assessor in the immediate Greater Boston area, I'm currently experiencing a similar burst in growth to Somerville on a lesser scale. The similarities between our two communities at the classification level has always captured my interest.

I look forward to discussing your position.

Sincerely yours,



Francis J. Golden

Employment History

<i>Oct 1992 - Jan 2000</i>	<i>Residential Appraiser Brown Associates</i>
<i>Feb 2000 - Nov 2000</i>	<i>Data Collector Town of Framingham</i>
<i>Dec 2000 - Dec 2004</i>	<i>Assistant Appraiser Town of Reading</i>
<i>Dec 2004 - Dec 2006</i>	<i>Director of Assessing Town of Stoneham</i>
<i>Nov 2005 - May 2007</i>	<i>Member of the Executive Board of the Middlesex County Assessors Association (MCAA)</i>
<i>Dec 2006 - July 2010</i>	<i>Chief Assessor City of Beverly Chairman of the Board of Assessors</i>
<i>Mar 2007- Nov 2009</i>	<i>Member of the Reading Board of Assessors</i>
<i>Jan 2009- July 2010</i>	<i>Member of the Executive Board of the Essex County Assessors Association (ECAA)</i>
<i>July 2010 - Present</i>	<i>Town Assessor, Chairman of the Board of Assessors Town of Watertown</i>
<i>July 2010 - Present</i>	<i>Member of the Beverly Board of Assessors</i>
<i>Dec 2011- Present</i>	<i>Vice President of the Executive Board of the Middlesex County Assessors Association (MCAA)</i>
<i>Apr 2013-Present</i>	<i>Chairman of the Board of Assessors Town of Reading</i>

Education History

Reading Memorial High School 1989

*University of Southern Maine 1993
History*

Assessing Education

*Massachusetts Accredited Assessor
No. 973*

Course 101: Assessment Administration: Law Procedures, Valuation

Course 200: Principles of Assessing Procedures

Course 1: Comparable Sales Approach to Value

Course 2: Cost Approach to Value

Course 3: Income Approach to Value

Course 5: Mass Appraisal of Real Property

*Specialty Course: IAAO Workshop - Depreciation Analysis
Revaluation: Planning & Project Management
Preparation & Presentation of an ATB Case
DOR – Interim Year Adjustments – New Growth
Regional Assessing*

*Introduction to Uniform Standards of Professional Appraisal Practice
For Assessors: February 29, 2008*

*Uniform Standard of Professional Appraisal Practice, USPAP, National 7 Hour Update
Course: May 1, 2012*

*Uniform Standard of Professional Appraisal Practice, USPAP, National 7 Hour
Update Course: August 6, 2015*

Appraising Education

Basics of Real Estate Appraisals

Appraising 1-4 Family Properties

Appraising Income Properties

Uniform standards of Professional Appraisal Practice

References

