

APPRAISAL CONTRACTORS

Massachusetts General Laws Chapter 58, Section 1A provides that the Commissioner of Revenue issue a list of firms or individuals qualified to perform appraisals or reappraisals for tax purposes in the Commonwealth. In the case of System Technology Associates, Inc. v Commissioner of Revenue, 393 Mass.539 (1984), the Supreme Judicial Court held that the List of Qualified Revaluation Contractors issued by the Commissioner pursuant to Ch.58, S.1A and 830 Code of Massachusetts Regulations (CMR), Property Tax Regulation 58.04 is void and of no legal effect. The Court stated in its decision that, as a prerequisite to the issuance of a qualified list, certain standards for determining a contractor's qualifications must first be established and that since such standards had yet to be established, the list issued by the Commissioner could not operate to preclude a municipality from contracting with a firm or individual not appearing on it. Therefore, until such time as the Department promulgates appropriate standards governing the qualifications of revaluation contractors and establishes a qualified list applying those standards, a municipality may contract with any contractor it determines has the necessary professional and technical capabilities and experience to perform the appraisal or consultant services the assessors are seeking to assist them in conducting their reassessment program.

In the interim, the Department has compiled the attached list of appraisal contractors for the **information and convenience only** of local assessors. The list includes the names, addresses and telephone numbers of all firms and individuals that the Department believes, as of this date, to (1) be providing professional appraisal services related to reassessment programs to Massachusetts cities and towns; or (2) be interested in providing such services in the Commonwealth.

The Department has made no determination regarding the qualifications of these firms or individuals to perform the appraisal services they offer. A contractor's appearance on the attached list is not an endorsement of the contractor by the Department, nor does the omission of a contractor from the list operate to preclude a community from contracting with that contractor if it so chooses. This list is meant to serve only as one source of information regarding appraisal contractors doing or wishing to do business in the Commonwealth.

Since the Court did not void Property Tax Regulation 58.04, only the qualified list issued by the Commissioner, proposed contracts must still satisfy certain minimum requirements established in the regulation.

Local assessors should direct any questions regarding the above to:

Joanne Graziano, Chief
Department of Revenue
P.O. Box 9569
Boston, MA 02114-9569
(617) 626-2334

Appraisal Contractors wishing to be included in the new year, or to update their current information should complete the [Appraisal Contractor Annual Report Form](#) and email it to bladata@dor.state.ma.us
If you have questions you may also call John Gillet at 617-626-3605.

Updated: December 7, 2016

Clipboard, Inc.

PO Box 93
Tiverton, RI 02878
Contact: Owen Hartnett
Telephone: (401) 816-0842
Fax: (401) 816-0843
E-mail: owen@clipboardinc.com
Website: www.clipboardinc.com
Type of Valuation Service: R, C, I, P
Other: CAMA Software

Mayflower Valuation, Ltd

150 Bump Rock Rd.
Plymouth, MA 02360
Contact: Duane Adams
Telephone: (413) 668-6531
FAX: (508) 746-6431
E-mail: duane105@msn.com
Website: www.MayVal.com
Valuation Service: R, C, I, P

Finnegan Appraisal & Consulting

321 Billington Street
Plymouth, MA 02360-3471
Contact: Richard W. Finnegan
Telephone: (508) 524-8780
E-mail: dickfinnegan@finneganappraisal.com
Type of Valuation Service: R, C, I
Other: Assessment Administration
Consulting

Northeast Revaluation Group, LLC.

615 Jefferson Blvd. – Suite 203
Warwick, RI 02886
Contact: Richard L. Nagle
Telephone: (401) 737-0300
Fax: (401) 737-9700
E-mail: rnagle@nereval.com
Website: www.nereval.com
Type of Valuation Service: R, C, I, P

J.F. Ryan Associates, Inc.

3 Longview Lane
Newbury, MA 01951
Contact: John Ryan
Telephone: (978) 462-0036
Fax:
E-mail: jfryan@comcast.net
Website:
Type of Valuation Service: R, C, I, P
Other: CAMA Systems and Support,
Defense of Value/Litigation Support

Patrick J. Harring

128 Quincy Ave
Marshfield, MA 02050
Contact: Patrick J. Harring
Telephone: (781) 837-1146
FAX: (781) 837-1146
E-mail: patrattartap@aol.com
Type of Valuation Service: R, C, I, P

KRT Appraisal

191 Merrimack St., Suite 701
Haverhill, MA 01830
Contact: Ken Rogers
Telephone: (877) 337-5574
FAX: (978) 914-7201
E-mail: marketing@krtappraisal.com
Website: www.krtappraisal.com
Valuation Service: R, C, I, P
Other: Assessment Administration

Patriot Properties, Inc.

123 Pleasant Street
Marblehead, MA 01945
Contact: Jeff Leone
Telephone: (800) 527-9991
FAX: (781) 586-9667
E-mail: jeff@patriotproperties.com
Website: www.patriotproperties.com
Type of Valuation Service: R, C, I, P
Other: Valuation Software

pk Valuation Group

29 College Street, Suite 10
South Hadley, MA 01075
Contact: Paul S. Kapinos
Telephone: (413) 534-9191 ext 111
Fax: (413) 534-9199
E-mail: pk@pkvaluationgroup.com
Website: www.pkvaluationgroup.com
Type of Valuation Service: R, C, I, P
Other: Valuation Software, GIS & web hosting

Terri Mac Company

94 Betts Road
Belmont, MA 02478-3814
Contact: Teresa MacNutt
Telephone: (617) 484-9543
Fax: (617) 484-2396
Email: teresamacnutt@verizon.net
Website: www.TerriMacCompany.com
Type of Valuation Service: R

Point Software, Inc.

200 North Main Street, #1103 West
East Longmeadow, MA 01028
Contact: James Regan
Telephone: (413) 525-8350
FAX: (413) 525-9125
E-mail: jregan@pointsw.com
Website: www.pointsw.com
Type of Valuation Service: R, C, I, P
Other: CAMA

Tyler Technologies, Inc. Appraisal

PO Box 3284
Danbury, CT 106813
Contact: Robert Marshall
Telephone: (800) 800 – 2581 ext. 1506
Fax: (937) 278 - 3711
E-mail: bob.marshall@tylertech.com
Website: www.tylertech.com
Type of Valuation Service: R, C, I, P

Real Estate Research Consultants, Inc., (RRC)

1538 Turnpike St.
North Andover, MA 01845
Contact: Brian Pelletier
Telephone: (978) 681-1991
Fax: (978) 681-1995
E-mail: brian@rrcpp.com
Type of Valuation Service: R, C, I, P

Vision Government Solutions

44 Bearfoot Road, 2nd floor
Northborough, MA 01532
Contact: Patrick Donovan
Telephone: (800) 628-1013
Fax: (508) 351-3798
E-mail: sales@vgsi.com
Website: www.vgsi.com
Type of Valuation Service: R, C, I

Regional Resource Group, Inc.

10 Monument Square, suite 204
Leominster, MA 01453
Contact: Harald Scheid, President
Telephone: (978) 386-7525
Fax: (978) 537-3433
E-mail: hscheid@rrgsystems.com
Website: www.rrgsystems.com
Type of Valuation Service: R, C, I, P
Other: Assessment Administration

Wimborne and Summertree, LLC

P.O. Box 3113
Newport, RI 02840
Contact: Allan Booth, Jr.
Telephone: (401) 965-2113
Email: wimandsummer@gmail.com
Website: www.wimborne-summertree.com
Type of Valuation Service: R, C, I

KEY -- Type of Valuation Service

- R = Residential
- C = Commercial
- I = Industrial
- P = Personal Property