

*Town of Weymouth  
Massachusetts*

Robert L. Hedlund  
Mayor

75 Middle Street  
Weymouth, MA 02189



Office: 781.340.5012  
Fax: 781.335.8184


www.weymouth.ma.us

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**MEMORANDUM**

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23 094

**TO:** TOWN COUNCIL  
**FROM:** MAYOR ROBERT L. HEDLUND   
**RE:** APPOINTMENT TO BOARD OF ASSESSORS ALTERNATE-STEPHEN WHALEN  
**DATE:** MAY 11, 2023

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2023 MAY 11 AM 10:22

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

I hereby submit the following measure for consideration by Town Council:

In accordance with Section 2-10 of the Town Charter, I respectfully submit the name of **Stephen Whalen** of **25 Lincoln Street, Weymouth, MA 02191** for appointment to the Board of Assessors Alternate Seat. This is a 3-year term due to expire on June 30<sup>th</sup>, 2026.

\*Filling the vacancy created by Denice Alexander being appointed as a full-time member

Weymouth  
TOWN COUNCIL

2023 MAY 11 AM 10:46

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# TOWN OF WEYMOUTH BOARD & COMMISSION APPLICATION

The Mayor is seeking citizens who wish to serve on Town Boards and Commissions established to assist and advise the Town on specific matters. Please complete this application in full (attach a resume and other information which may assist the Mayor and the Town Council in making its selection) and file it with the Mayor's Office. The Mayor reserves the right to reject any applications. Some appointments are subject to confirmation by the Town Council.

Name: Stephen Whalen Email: [spwhales@aol.com](mailto:spwhales@aol.com)  
Home Telephone: 617-462-6091 Work Telephone: Same  
Residence Address: 25 Lincoln Street North Weymouth 02191  
Present Occupation: Appraiser / Project manager (See attached resume)  
Place of Employment: Vision Government Solutions Inc.  
Educational Background: Graduated Umass Boston / Economics  
Memberships in Community Organizations or Professional Groups: Real Estate realtor \_\_\_\_\_

City Boards and/or Commissions on which you have previously served: None

The reasons why you wish to be considered for appointment by the Mayor:

To assist with Weymouth's continued real estate new growth. And to help taxpayers understand how the Town's new growth will contribute to a lower tax rate for all Weymouth taxpayers.

Please detail specific areas of expertise: 35+ years of mass appraisals for assessor's offices throughout New England.

Please detail specific areas of interest: Commercial and residential real estate valuations.

Available for meetings in the (check one): daytime \_\_\_ evenings X both

Resident of the Town since what year: 2005

Appointees and incumbents may be required to file a Statement of Economic Interest, as required by the Town Council Rules or the Mayor. The statement may require a declaration that you have no interest in conducting business with the Town of Weymouth. Please return your completed application to the Mayor's Office, 75 Middle Street, Weymouth, MA 02189.

The Mayor will keep applications on file.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT.

Signature of Applicant:  Date: 2/10/2023

Printed Name: Stephen Whalen Date: 2/10/2023

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TOWN OF WEYMOUTH  
MAYOR'S OFFICE  
2023 FEB 10 12:30

# WEYMOUTH BOARDS, COMMITTEES, AND COMMISSIONS

Place a number next to your preferred position(s) (up to four choices) with #1 being your first priority.

- |                                   |  |
|-----------------------------------|--|
| Board of Assessors 1              | Local Emergency Planning Committee     |
| Board of Elder Services           | Memorial Committee                     |
| Board of Health                   | Planning Board 3                       |
| Board of Library Trustees         | Recreation Commission                  |
| Board of Registrars of Voters     | — Scholarship Fund Committee           |
| Cemetery Commission               | Waterfront Committee                   |
| Commission on Disabilities        | WETC Board of Directors                |
| Community Events Committee        | Weymouth Historical Commission         |
| Community Preservation Committee  | — Weymouth Housing Authority           |
| Conservation Commission           | — Weymouth Redevelopment Authority     |
| — Construction Steering Committee | Weymouth Contributory Retirement Board |
| Cultural Council                  | — Youth Coalition                      |
| — Fourth of July Committee        | — Zoning Board of Appeals 2            |

\*Members are appointed by Mayor Hedlund and require Town Council approval.

# **Stephen P. Whalen**

25 Lincoln Street  
Weymouth, MA 02191  
Cell (617) 462-6091

## **Career Profile**

Senior Project Manager for Vision Government Solutions with more than 35 years' experience in real estate valuation. Responsible for the on-time and on-budget oversight of revaluation projects throughout New England. Vision Government Solutions is a real estate revaluation company with over three hundred clients throughout New England.

### **Appraisal Experience**

**Vision Government Solutions  
Hudson, MA  
Project Manager  
(2005 to Present)**

Responsibilities include project management, residential and commercial property valuation, consulting, and court work. Specific expertise in the valuation of commercial and industrial properties. Responsible for handling over a dozen town/city contracts annually.

### **Other Professional Experience**

**Hingham, MA William Raveis Real Estate  
Real Estate Realtor (2014-2020)**

**Saugus, MA – Assessor's Office  
Property Appraiser (1999 – 2014)**

Performs inspections of all residential and commercial properties that have filed building permits and re-inspection of properties that have filed for a tax abatement. Additional responsibilities include income and expense analysis and commercial and industrial valuation. And implement the D.O.R. commercial required reval update. Including land values, cost modeling, income and expense analysis, and final value correlation.

**West Newbury, MA – Assessor's Office  
Property Appraiser (2005 – 2012) (2020 – 2021)**

Responsibilities included field review and verification of all residential properties that have filed building permits and re-inspection of properties that had sold within the past year. Also performed all commercial analysis for D.O.R. required state revaluation. Including setting of land values, cost modeling, commercial table building, and all required D.O.R. spreadsheets.

**Wellesley, MA – Assessor's Office  
Property Appraiser (2008 – 2012)**

Performed field review and verification of all residential properties that filed building

**CLT/TYLER**

**Tolland, CT**

**Senior Project Manager (1987 – 2005)**

Supervised several revaluation projects throughout New England and is experienced in all phases of the revaluation process. Responsibilities included hiring and training of both colleagues and clients, defense of values at both informal and formal levels, establishing market rents for commercial and industrial properties based on income and expense reports, and utilizing the income, cost, and sales approaches to value for state mandated revaluations.

### **Education**

**University of Massachusetts – Boston, MA**

Bachelor of Arts Degree – Economics

**University of Massachusetts – Dartmouth, MA**

Liberal Arts and Computer Science Courses

**Massachusetts Association of Assessing Officers**

Course 1: Comparable Sales Approach

**International Association of Assessing Officers**

Site Analysis and Evaluation

Introduction to the Cost Approach to Value

Introduction to the Market Approach to Value

Course 1: Fundamentals of Real Property Appraisal

Course 2: Income Approach to Valuation

Course 301: Mass Appraisal of Residential Property

Course 400: Assessment Administration

**Other Courses/Seminars**

2019 NH State Statutes Course#1 (40) hours

2019 NH State Statutes Course#2 (32) hours

The Rushmore Model for Hotel Valuation

Complex Industrial Property

Mass Appraisal of High-End Residences

Valuation of Regional Malls and Golf Courses

Specialty Properties: Hospital Exemptions and Assisted Living

Valuation Telecommunications Property and Wireless Technology

**The Appraisal Foundation**

National Uniform Standards of Professional Appraisal Practice Course (USPAP 2020-2021)

**Professional Real Estate Training Institute**

Completed forty (40) hours of pre-licensure salesperson education

### **Computer/Software Experience**

Experienced in using multiple CAMA revaluation company's software.

### **Certifications/Licenses**

MA Licensed Real Estate Salesperson #00953264

CT Certified Residential Appraiser