



TEAM Welcomes Scott Johnson, RES

By Rick Stuart, CAE, TEAM Consulting



Scott Johnson, RES

Welcome our new TEAM instructor Scott Johnson, RES. Scott brings over 25 years of experience in the mass appraisal industry, starting

in 1992 as the Ringgold County, Iowa, assessor where he helped develop a computerized agricultural soil valuation system.

Scott recently retired from a successful career with a leading Midwest mass appraisal/CAMA software company. There he gained valuable experience in software development, management, and appraisal education, and he conducted comprehensive market analysis for over 200 counties and cities, along with teaching and

developing workshops. He also assisted in the development and training of mass appraisal processes, including CAMA software, and maintaining and updating a cost manual.

Scott is happy to be able to continue his passion for teaching appraisal and looks forward to dedicating his time to the developing workshops, and teaching in the classroom and at conferences.

Scott is an Iowa certified assessor, an IAAO instructor-senior specialist, and holds his IAAO RES (Residential Evaluation Specialist) designation. He was awarded the 2018 Outstanding Member of the Year by the Iowa State Association of Assessors. We are delighted Scott will be sharing his talents through TEAM Consulting! ❖



After the Storm

It has been a disaster-filled year across large parts of the country. In response to record flooding, mudslides, tornados, earthquakes and other natural disasters, assessment offices are facing challenges to organize and provide accurate damage estimates.

"Appraising After a Disaster or in Traumatic Events" (revised 2019) is a TEAM workshop that may be very helpful to prepare for such events. Disasters discussed in this workshop will help you make some preparations in advance and possibly provide a blueprint in case your jurisdiction is affected by a disaster.

In addition to disaster assessment, this workshop also provides some examples of other dramatic challenges, such as extreme growth or economic changes, and steps that an assessor/appraiser can take to help make these extreme changes manageable.

To order the workshop, go to http://www.teamconsulting.cc/images/Workshop_Order_Form_2017.pdf. The workshop will be sent to you as a pdf via email. ❖

TEAM
Consulting LLC

Register Today!

AAS Case Study Review

November 18–20, 2019

Texas Assn. of Appraisal Districts Office (TAAD),
Austin, Texas

This 2½-day workshop provides a review of materials and an understanding of the composition of a case study to help you prepare for the AAS Case Study Exam. The focus will be on the most prevalent items to study for but will not be all-inclusive of what may actually be on the exam.

Cost for the workshop is \$325. Included are multiple problems associated with the assessment administration and valuation processes. The workshop concludes with a 4-hour practice case study exam with answers provided.

Find more information and registration form at:

www.teamconsulting.cc/aasreview/aasworkshopschedule.html

For questions, contact Rick Stuart at r17stuart@gmail.com or 785.259.1379.

Coming Soon: New TEAM Workshops

Now is the time for education coordinators to be adding two new TEAM workshops to their 2020 training schedule: *Valuation of Fast Food Restaurants* and *Fee Simple & Property Rights Valuation Issues for Commercial Properties*.

► Valuation of Fast Food Restaurants (1 day)

This workshop takes a look at Fast Food properties, also known as Quick Service Restaurants (QSRs), in the restaurant industry. Current trends in QSRs will be reviewed, as well as real-world case studies that address first-generation vs. second-generation users, build-to-suit, credit tenant/long-term lease, and property rights valuation issues. Workshop material address USPAP, highest and best use, the cost-sales comparison and the income approaches.

► Fee Simple & Property Rights Valuation Issues for Commercial Properties (1 day)

Assessors are challenged by the need to develop Fee Simple values for property that sells based on leases in place at the time of sale. This workshop looks at background, terminology, and appraisal concepts for Fee Simple valuation, as well as suggested appraisal practice and possible solutions to resolving common issues that surface in the valuation of leased commercial property. Workshop material addresses USPAP, highest/best use and market analysis, as well as the income, cost and sales comparison approaches to value.

Schedule your workshop today!

For more information or to book these workshops, contact Brad Eldridge, MAI, CAE, at eldridge.brad@gmail.com or (785) 550-0945.

AAS Designation

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Congratulations to the following appraisal professionals for obtaining their AAS designation by using TEAM's AAS Case Study Review material.



Scott Hyde, AAS, Chief Appraiser for Van Zandt County Appraisal District, Texas, has earned the Assessment

Administration Specialist professional designation. Mr. Hyde has served 10 and a half years in the profession with eight of those years with Van Zandt County Appraisal District and five years in his current position.

He holds a Master of Business Administration with a minor in finance from Texas A&M University-Commerce and a Bachelor of

Science in animal science from Texas Tech University.



Rownea K. Gerbracht, AAS, CAMA Specialist with Vanguard Appraisals Inc., has earned the Assessment Administration Specialist

professional designation. Ms. Gerbracht has been in the profession for 18 years, with two of those years in her current position. ❖

Praise for TEAM's AAS Case Study Workshop

Earlier this year TEAM hosted a live AAS Case Study Workshop in Texas. The next live workshop will be held November 18-20, 2019, in Austin, Texas. (See page 1.) TEAM also offers a self-study program. For more info, see the TEAM website at <http://www.teamconsulting.cc/aasreview/aasworkshop.html>

"I attended TEAM's AAS Case Study Workshop in Austin, Texas, with Rick Stuart in January. The material that we covered in this workshop was invaluable in preparing me for success with my Case Study and ultimately my Master Examination. Some of the course work we covered I had not taken for more than 10 years, so this was a wonderful refresher. I had tried to cover all of this on my own, but inevitably needed to take the workshop on site, because Rick has a way of making a person really understand what was covered in those courses, and how to use it in a practical application. Thank you, Rick Stuart, for making my road to an AAS Designation a success!"

—Rownea Gerbracht, AAS, CAA, CAMA Specialist, VANGUARD APPRAISALS, INC

Since May 2010, approximately 80 candidates have successfully used TEAM's AAS Case Study Workshop material to obtain their AAS designation.

Travel Squad

We've been everywhere, man



TEAM associates continue to serve in teaching, consulting and speaking capacities. In the second quarter of 2019, we have been in Arkansas, Indiana, Kansas, Maryland, Oklahoma, Rhode Island, South Dakota, Texas, and Virginia.

Looking for a workshop, series of workshops or professional assistance for your location? Visit our website at <http://www.teamconsulting.cc/>. ❖

Interesting Buildings

By Rick Stuart, CAE, CDEI

Over the years I have collected a very large number of photos. They are actually in a file titled "Weird Buildings," but I thought a more appropriate title would be "Interesting Buildings." My intention is to publish a couple each issue. If you have picture(s) of building that have piqued your interest, email them to me at my *new email address*: r17stuart@gmail.com. I will add to the file and the newsletter.



Grain Bin Offices

Robert Lee from Mt. Juliet, Tenn., sent this image of the Watkins College of Art studios in Nashville that his son Jordan helped to construct. Jordan stated it was a challenging project. See more images of the project on the architect's website, R. Alexander Architecture, PLLC, at <https://www.alexarch.com/projects/>.



Mammy's Cupboard, Natchez, Miss.

Butterfly House.

Thanks to Demetrio Flores of the Cowlitz County Assessor's Office in Kelso, Wash., for the "Butterfly House." Listing without the blueprint would be horrible!



Kettle House, Galveston, Texas. **Note:** This unique home has been remodeled and was featured in the DIY Network show "Big Texas Fix" in May.

