



TEAM Welcomes Jerry Rudman

By Rick Stuart, CAE, TEAM Consulting



Jerry Rudman, CIAO/M

TEAM Consulting is pleased to welcome our newest instructor Jerald L. Rudman, CIAO/M (Certified Illinois Assessing Officer/Master.)

Jerry is a certified Illinois assessing officer and a certified general appraiser in Illinois with three decades of professional experience in the assessment field. (His CIAO/M designation qualifies him to become an elected Illinois assessor.) He currently serves as chief commercial deputy appraiser for the York Township (Illinois) Assessor's Office, where he is responsible for the valuation of more than 3,000 parcels of varying non-residential types.

Since 2000, Jerry has also been a classroom instructor for the Illinois Property Assessment Institute, teaching both residential and commercial specialties.

As a TEAM instructor, Jerry will be teaching the following courses nationwide:

- Appraising After a Disaster or in Traumatic Events
- Collection, Interpretation and Model Building of Income and Expense
- Development of Capitalization Rates

- Low-End Residential Properties
- Reconstruction of Income and Expense Statements
- Residential Quality, Condition and Effective Age
- Residential Quality Rating Guidebook
- Valuation of Self-Storage Properties
- Valuation of Lodging Properties
- Valuation of Green Residential Buildings
- Valuation of Green Commercial Buildings
- Valuation of Residential Land
- Mass Appraisal Analysis & Benchmarks
- Senior Housing Valuation Workshop
- Valuation of Big Box Properties
- Valuation of High-End and Difficult Homes

Contact Jerry directly to schedule a training workshop for your organization.

Contact Info

Chief Commercial Deputy Assessor
York Township Assessor's Office
1502 S. Meyers Rd.
Lombard, IL 60148

Office: 630.627.3354

FAX 630.627.3022

Cell: 630.234.1310

Email: JRudman1@prodigy.net ❖

Upcoming TEAM Workshops

A large number of TEAM Consulting workshops have been set. The location, dates, workshops and contacts are shown below. A description of each workshop can be found at <http://www.teamconsulting.cc/workshops/workshopoverview.html>.

Kansas: July 15 – 17, 2019

- Residential Quality, Condition and Effective Age – 2 days
- Residential Quality Rating Guidebook – ½ day

For workshop info contact:

Cindy Brenner, Kansas County Appraiser Association, 620.873.7449
kcaa@sbcglobal.net

Boise, Idaho: July 22 – 26, 2019

- Unique and Challenging Homes
- Valuation of Self Storage Properties
- Valuation of Lodging Properties
- Valuation of Residential Land
- Preparation & Presenting a Valuation Appeal
- Valuation of High-End & Difficult Homes
- Valuation of Manufactured Homes
- The Art of Making a Powerful Presentation

For workshop info contact:

Jeff Middleton, Idaho State Tax Commission, 208.334.7733
Jeffrey.Middleton@tax.idaho.gov

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Round Rock, Texas: Nov. 18 –22, 2019

- Collection, Interpretation and Model Building of Income and Expense Data
- Valuation of Barndominiums
- Valuation of Manufactured Homes
- Development of Capitalization Rates
- Valuation of Residential Land

For workshop info contact:

Doris Koch, Texas Association of Appraisal District, 512.467.0402
dkoch@taad.org ❖

TEAM Classes Get High Marks

Jerry Rudman, CAIO/M, and Rick Stuart, CAE, CDEI, conducted several TEAM workshops in January at the Winter School for the Idaho State Tax Commission. We were very pleased with participants' response. (The highest rating is 5.0.)

- Residential Quality Condition & Effective Age – 4.5
- Residential Quality Rating Guidebook – 4.5
- Low-End Residential Properties – 4.4
- Collection, Interpretation & Model Building of Income / Expense Data – 4.4
- Appraising After a Disaster & Traumatic Events – 4.7
- Contamination & Valuation – 4.6

Let TEAM help you with your educational needs. If you have your own instructors, TEAM will provide the materials. Learn more by contacting: Fred Chmura, AAS, at fchmura@teamconsulting.cc or Rick Stuart, CAE, CDEI, at rstuart17@co.net. ❖



Travel Squad

We've been everywhere, man



TEAM associates continue to serve in teaching, consulting and speaking capacities. In the first quarter of 2019, we have been in Arkansas, Idaho, Indiana, Georgia, Louisiana, Missouri, Mississippi, South Carolina, Texas and Washington.

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

Praise for TEAM's AAS Case Study Workshop

Earlier this year TEAM hosted a live AAS Case Study Workshop in Texas. TEAM also offers a self-study program. For more info, see the TEAM website at <http://www.teamconsulting.cc/aasreview/aasworkshop.html>

"The material provided and the attendance of the AAS Case Study Workshop was incredibly helpful in refreshing my knowledge that I hadn't used in some time. I feel it was well worth the time and personal investment, which was the biggest contributing factor to my passing of the actual exam. I extend my personal thanks to Rick Stuart, who instructed the course, and to all those who were involved."

—Troy Duke, Senior Analyst, Pulaski County Arkansas Assessor's Office

"It was a great refresher and invaluable for someone like me who took IAAO 101 & 102 many years ago. With our busy lives the workshop helps to get you focused. It was a large part of assisting me in passing the Case Study Exam."

—Carl Chance, CLDA – Sabine, Louisiana Assessor's Office



The 2019 IAAO Annual International Conference on Assessment Administration set for Sept. 8-11, 2019, in Niagara Falls, Ontario, Canada. If you are traveling from the U.S., remember to bring your passport! Canadian law requires that all persons entering Canada carry both proof of citizenship and proof of identity. A valid U.S. passport book, a passport card, or NEXUS card satisfies these requirements for U.S. citizens; however, a U.S. passport card is only valid when crossing the U.S./Canadian border by land (i.e., car). It is not a valid ID for entering or exiting Canada by plane. International flights require a traditional passport book.

To learn more about this year's exciting conference, select the Events tab at www.iaao.org. ❖

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 month. If you have picture(s) of building that have piqued your interest, email them to me at Rstuart17@cox.net, and I will add to the file and the newsletter.



Ripley's Believe It or Not Odditorium, Niagara Falls, Ontario

Doug Will, AAS, Tampa, Fla., sent the Ripley's photo to help those of us who are headed to the 2019 IAAO Conference in Niagara Falls, Ontario, Canada, in September. I don't think Doug believes all the architecture will look like this.



Casa Auto, Argentina

Thanks also to Rob McGee of the Arkansas Assessment Coordination Division for submitting this one-of-a-kind race car-shaped residence.

Check Out the Changes to Keith's Workshops

The following four workshops authored by Keith Cunningham, PhD, are available as a four-day series or as standalone workshops.

History of Mapping Including the Cadastre

Human history has literally connected the dots to define property ownership for several thousand years. Of course, the motivation was typically taxes. This history of mapping led to understanding the shape of the Earth as well as how to measure time. There is lots of humor and surprises on this first day.

Today's Surveying

GPS and professional surveying tools are explained as well as how these points, lines, and polygons are the foundation of your Geographic Information System. Like the first day, we poke some fun at the old ways of doing things, while learning the nuance of map distortions and errors.

Drones

How can drones be safely used to map property and buildings in three dimensions, and what about the privacy laws affecting the safe use of this invasive technology? Another fascinating history of the technology and law, and how society changes with time.

Future Technology

The last day of this series examines how CAMA will likely move towards a three-dimensional cadastre. 3D buildings and virtual reality will be explained. Also, how automated change detection works, including with 3D point clouds but also with neural networks processing new air photos. Included is a discussion of what this means for today's assessor.

Contact Info: Keith Cunningham, PhD, kwc@mobile-map.com. See all TEAM workshops at <http://www.teamconsulting.cc/workshops/workshop-soverview.html>.



KEITH CUNNINGHAM'S two decades of GIS experience is used in the disciplines of land records, CAMA change detection, and quantitative modeling. His assessment experience includes "spatial-accounting" with governments and industry. He has managed large-scale asset inventories for electric and telecommunications utilities to calculate valuations to establish utility base rates and set tariffs. Within government appraisal, he has implemented digital cadastres for many counties. He has also developed several software applications used for geo-referenced "street-view" imaging to enable the desktop property appraisals approved by the 1996 IAAO Standard. Dr. Cunningham's doctoral dissertation investigated the use of artificial neural networks for spatial pattern detection and extraction. This effort has been incorporated in his recent research utilizing light-detection and ranging (LiDAR) to automatically geo-reference CAMA sketches and perform change detection of each sketch against LiDAR footprints. Other experience with spatial modeling includes issues of community development, consolidated planning, and transportation. ❖