



Don't Miss TEAM's AAS Case Study Review Workshop, June 2-4 in Manhattan, KS. See details on page 3.

TEAM Welcomes Ken Uhrich



Ken Uhrich

TEAM Consulting, LLC is pleased to announce the addition of Ken Uhrich as a TEAM associate.

Ken brings over 37 years of experience in property appraisals—

real and personal— property tax administration, and tax management specializing in complex properties (industrial, minerals, public utilities, telecommunications, and transportation entities) to TEAM Consulting.

As a 32-year member of the International Association of Assessing Officers (IAAO), Ken has served on the Technical Standards Committee (member and chairperson), Research Committee (member and chairperson), the Ethics Committee, and as the IAAO representative for the State of Wyoming for 20 years. He has been as a moderator, speaker or panelist at numerous annual conferences, receiving several Presidential Citations for committee work and contributions to IAAO.

Ken serves as an active member of the Wichita State University – National Tax Association-Tax Institute of America Planning

Committee and has been an instructor in the Basic Appraisal course and a moderator, speaker or panelist in the advanced sessions at the annual conference each year.

He concluded his career as the Appraisal Supervisor-Tax Manager for the State of Wyoming, Department of Revenue, Property Tax Division, Appraisal Services Group. In his spare time, he coaches a U9–10 boys soccer team, substitute teaches at the secondary level, and serves as a commissioner on the City of Cheyenne, WY Planning Commission.

Ken's resume can be found at <http://bit.ly/1BSsgY2>.



Keeping Education Offerings Current

TEAM is on a roll! Here is the list of all the new and updated workshops for 2014 and 2015.

New in 2014

- Property photo-models
- The American Cadastre – The History of Land Ownership in the United States
- The American Cadastre – The Principles of Property Law for Appraisers and Cadastral Mappers
- The American Cadastre – The Rest of the Story
- Mass Appraisal Analysis & Benchmarks
- Development of Capitalization Rates

Updated in 2014

- Valuation of Self Storage Properties
- Valuation of Mobile Home Parks Workshop
- Residential Quality, Condition and Effective Age Workshop
- Reconstructing Income & Expense Statements
- Unique Appraisal Problems Workshop
- How to be a Better Manager

Updated in 2015

- Valuation of Lodging Properties
- Preparation & Presenting a Valuation Appeal Workshop
- Valuation of Big Box Workshop
- Collection, Interpretation and Model Building of Income and Expense Data
- Valuation of Fast Food Restaurants Workshop
- Valuation of Historic Properties

Learn about all of our workshops at www.teamconsultingcc.com.

Four Receive AAS Designation

Reprinted from IAAO's Fair & Equitable, with permission from Chris Bennett & IAAO.



Sarah Curtis, AAS, received the Assessment Administration Specialist designation in November 2014. Curtis serves as the

Chief Appraiser for Upshur County Appraisal District in Gilmer, Texas. She has held that position for over nine years. Curtis previously worked as a chief appraiser for Delta County Appraisal District and as an elected county tax assessor/collector for Jack County.

She is a member of the steering committee and immediate past chair for the Texas Rural Chief Appraisers Inc., the regional director and chapter president for TAAO, bylaws committee and TDLR/PTAD/TAAD liaison committees with the Texas Association of Appraisal Districts. Curtis joined IAAO in 2007.



Mark E. Wyers, RES, AAS, received the Assessment Administration Specialist designation in January 2015. Wyers received

the RES designation in May 2014. He serves as a senior analyst/valuation specialist for the Pulaski County Assessor's Office in Little Rock, Arkansas. Wyers has held that position for three years.

He attended the University of Arkansas Monticello and earned a bachelor's degree in music. Wyers states he has been in the business just shy of five years and is looking forward to many more. He joined IAAO in 2013.



Michael S. Nelson, AAS, received the Assessment Administration Specialist designation in January 2015. Nelson works for the Pulaski County

Assessor's Office in Little Rock, Arkansas. He has worked in the assessor's office for three years. Nelson spent four years in early childhood in Tunis, Tunisia. His father was an Air Force military advisor. Nelson is a member of the National Academy of Recording Arts & Sciences and votes on the Grammys each year. He joined IAAO in 2012.



Chacko Mathai, AAS, received the Assessment Administration Specialist designation in December 2014. Mathai serves

as a senior valuation analyst for the Harris County Appraisal District in Houston, Texas. He has held that position for three years and previously worked as a residential appraiser, land valuation analyst, and commercial valuation analyst. Mathai attended Kerala State in India. He taught Pitman's shorthand and keyboarding in the National School of Commerce in Bhopal, India.

Mathai authored a book "Where Are You Going To" in Malayalam language and published it in Malayalam, Hindi, and Nepali languages. He was the director on the Boards of Al Badia Arts and Trading, LLC, and Liana Stores, Ltd., both in United Arab Emirates, Abu Dhabi. Mathai is married and has three children. He joined IAAO in 2003.

Desktop Verification hits 2.0M.

With the addition of 450,000 parcels to be completed by early 2016, Lexur Appraisal Services will have successfully completed over 2,000,000 parcels at the desktop. Starting in 2008, Lexur has now completed 21 reappraisal projects ranging in size from 19,000 to 450,000 parcels.

With our Virtual Data Verification (VDV) process, which incorporates oblique aerial photography, street level images, CAMA data including sketches and GIS parcel layers, the process of doing data collection can be accomplished with remote access and meets the IAAO Standard on data verification. The VDV system was designed by appraisers for use by appraisers and provides an efficient method to complete the data collection/verification process.

Lexur is a business partner with TEAM Consulting, LLC. Contact us for information about VDV or other appraisal services: Ph. (888) 430-4495. Email sales@lexurappraisal.com

Indiana to Host AAS Case Study Workshop

The Indiana Chapter of IAAO is sponsoring the TEAM written AAS Case Study taught by Marion Johnson, CAE, on May 27-29, 2015. This class prepares student for the AAS Case Study, a requirement of the AAS Designation. This class may make it possible to receive your designation at the September IAAO conference at the JW Marriott hotel in Indianapolis. Ten students must register in order to hold the class. This is not an IAAO class.

The class will be held at: Tippecanoe County Building, 20 N. 3rd St., Lafayette, IN 47901. To sign up for the workshop or for more information, contact Ginny Whipple, AAS at: ginny@gnaassessmentprofessionals.com or 812-593-5308

TEAM's New Workshop on Mass Appraisal A Hit!

TEAM's newest workshop, Mass Appraisal Analysis & Benchmarks, made a debut at the Bexar County Appraisal District in San Antonio, Texas, in January. The workshop was written by Fred Chmura, AAS, and Rick Stuart, CAE, and was taught by Rick. Some of the student comments are shown below.

- ▶ "Overall the class had a good flow and he was very insightful on the subject matter of not only mass appraisal but the emphasis on the difference between quality and condition. I really enjoyed the class."
- ▶ "I was probably most affected by his professional demeanor and understanding of the system and how we can apply it to what we do and that all of our concerns were touched on, on a step by step basis."

I appreciate the time he took to explain all of these things, and that the District gave us time to listen."

- ▶ "Including this course, this was my 3rd mass appraisal course. One of which was online and the other was just a partial class. Mass Appraisal seems to always be touched on briefly and in broadly, maybe because it varies so much by state and county. This was by far the best one I've been in. Although Rick's expertise was in another state, his ability to try and relate scenarios directly to our county was very helpful. I believe this helped me better understand a lot of what we already have in place and was beneficial to my position and understanding."
- ▶ "As being relatively "newer" to the appraisal field, I certainly en-

joyed the presentation. I felt the topics were concise and clearly explained, with the right amount of humor."

- ▶ "I especially liked your "real life" examples of how you yourself have addressed various issues. Thank you for taking care to make sure that the things that were important to us were addressed to our satisfaction. The workshop was very good!"

Find information about this workshop on the TEAM website at <http://bit.ly/1gCkskG>. If you need help in your jurisdiction or have an interest in one of our workshops, please contact: Fred Chmura, AAS, at fchmura@teamconsulting.cc, phone 860.974.1354 or Rick Stuart, CAE, at rstuart17@cox.net, Phone 785.259.1379.



AAS Case Study Review Workshop

June 2-4, 2015 • Riley County Public Works Building
6215 Tuttle Creek Rd. • Manhattan, Kansas

Workshop Topics:

- USPAP
- Rates and levies
- Effective tax rates
- Economic principles
- Property definitions
- Ownerships and rights
- Three approaches to value
- Attributes in an effective tax system
- Role of the assessor
- Ratio studies
- Tax policy
- Reassessment Planning
- Assessment Administration

Included are multiple problems associated with the assessment and valuation processes, and the workshop concludes with a 4-hour case study exam followed by a review of the answers. *This is not an IAAO workshop but one developed by TEAM.*

TEAM Consulting LLC will present **AAS Case Study Review** June 2-4, 2015, at the Riley County Public Works Bldg. in Manhattan, KS. This 2½-day workshop provides a review of materials and an understanding of the composition of a case study to help 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.

Since May 2010, approximately 50 candidates have successfully used TEAM's AAS Case Study Review materials to obtain their AAS designations. If you are seeking your AAS, this may be your best opportunity to participate in TEAM's live workshop to help you prep for the IAAO exam. Let us help you achieve your goal!

Cost for the workshop is only \$275, which includes course materials. More information, including a registration form, is available on the TEAM website at <http://www.teamconsulting.cc/aasreview/june2015workshop.html>. For questions, contact Rick Stuart, CAE, rstuart17@cox.net or 785.259.1379.

<http://www.teamconsulting.cc/aasreview/june2015workshop.html>



Travel Squad

TEAM associates continue to move about the country teaching and consulting. In the first quarter of 2015, we have been

in Idaho, Indiana, Kansas, Louisiana, North 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/>.



TEAM consultant Ken Voss is a busy, busy, busy man! He will be instructing in Mississippi in May and consulting with

Hart County, Georgia, where their digest and methodology is being challenged in Superior Court. He also signed a contract with Wilkinson County, Ga., valuing the machinery and equipment in a Superior Court appeal. As a Hearing Officer, Ken hears approximately 10 appeals a month throughout the state of Georgia. And, as if not busy enough, he also received the AIGRS designation from the Appraisal Institute (basically, a knowledgeable reviewer of commercial appraisal reports/course work, test, and peer review). Congrats, Ken!

Meet Our TEAM



Learn more about our outstanding consultants at www.teamconsulting.cc

TEAM Workshops Rate High

Rick Stuart, CAE, and Marion Johnson, CAE, presented several TEAM workshops during the first three months of the year. The ratings and comments are shown below with the top rating of 5.

Vanderburgh County, Indiana

Presenter: Rick Stuart, CAE

Valuation of Low-End Residential Properties: 4.8

- Good class
- Great refresher
- Nicely organized materials

Preparation & Presentation of an Appeal: 4.7

- Loved the example given for us to evaluate and review

Collection, Interpretation and Model Building of Income and Expense Data: 4.9

- Very good handouts and problem solutions
- Enjoyed the class very much
- Good class
- Nicely put together, good examples (questions & answers)
- Great class

Development of a Capitalization Rate: 4.9

- This course could use more examples and more time to work through the problems
- Overall, very good. Great update for experienced assessor and for the new group to the profession
- Good examples, questions and answers

Boise, Idaho

Presenter: Marion Johnson, CAE

Valuation of Low End Properties: 4.7

- Interesting and informative
- Like interaction with other counties
- Actually pertained to real-life appraising

Residential Quality, Condition & Effective Age: 4.9

- Realistic and interesting;
- Very usable for my job
- I learned stuff we actually use
- Practical material for the workplace

Valuation of High End Properties: 4.7

- It is applicable to real life
- Pertinent topic
- Useful

Dupont, Washington

Presenter: Rick Stuart, CAE

Appraising after a Disaster or Traumatic Event: 4.2

- Gave many examples and points to consider – great
- I am working on an office plan and this contributes to my plan
- Totally enjoyed it
- Overall a good seminar

Valuation of Historic Properties: 4.2

- Totally enjoyed it
- Great class

Grayson Central Appraisal District, Sherman, Texas

Presenter: Rick Stuart, CAE

Valuation of High-End Residential Properties: 4.94

The Art of Making a More Powerful Presentation: 4.95

- Loved it
- Perfect and much needed topic for people who deliver information and advice to the public
- Great content
- I really enjoyed this class
- Excellent course

Preparation & Presentation of an Appeal: 4.96