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## Crapo to Assist Virgin Islands

Ed Crapo, AAS, ASA, CFA, TEAM consultant and Alachua County, Fla., appraiser, has been appointed to serve on the Virgin Islands Real Property Task Force. The core mandate of the nine-member task force is explained in the following letter sent to Ed by the Lt. Governor's office.

Ed Crapo

### Real Property Tax Reform Task Force, Office of the Lt. Governor of the Virgin Islands

#### MANDATE

Lieutenant Governor Osbert Potter announces the formation of a new Real Property Tax Task Force that will spend the next twelve months to address the vexing problem of real property taxation in the Virgin Islands. Many Virgin Islanders, especially the people of St. John, are worried about rising property values and want to know how to manage future assessments that are virtually certain to result in higher tax bills.

In response to Territory-wide concerns about rising property taxes since the 2013 revaluation performed at fair market value levels, and the impact of increasing property assessments, the Lieutenant Governor has pledged the resources of his office to developing solutions that address the higher assessments that are driving taxes up and people off of their family land, and out of their homes.

Real estate taxes are the main drivers of a strong economic engine. Any proposed reforms must be based on sound tax policy. While



The core mandate of the Task Force is to review the property tax system and offer reforms to relieve homeowners and other property owners of their increasing tax burdens.

current legislation includes property tax relief in the form of circuit breakers and exemptions, there is still room for improvement to generate property tax relief and reform. As the head of the property tax assessment office, Lieutenant Governor Potter is committed to seeking out and helping to implement those reforms.

The nine-member Task Force will be comprised of two senators chosen by the Senate President, and other experts in the field of taxation, assessment administration, real estate, and public finance. The members come from a wide cross-section of socio-economic and political groups. The Task Force members represent all three islands, and also include one expert from the continental United States.

The core mandate of the nine-member Task Force is to review the property tax system and offer reforms to relieve homeowners and other property owners of their

increasing tax burdens.

At the conceptual level, the Task Force is charged with proposing tax policy recommendations that can address and harmonizes two competing claims: 1) addressing the Territory's need to generate revenue to support public services and infrastructure maintenance—the core functions of local government operations; and 2) helping the people of the Virgin Islands to retain their property in the face of increasing tax liability directly related to increased property values. In addition the Task Force will provide a framework for dialogue with a view to considering developed and emerging best practices and approaches to property assessments throughout the United States.

At the practical end of the spectrum, Lieutenant Governor Potter expects that at the conclusion of the review period the Task Force will present a detailed, written Real Property Tax Reform Plan that includes concrete recommendations that may be adopted by the Legislative and Executive branches. Ultimately, the work of the Task Force is to present several amended or new tax policies that are based on data-driven evidence and sound and sustainable economic principles. ❖



# Another Chapter for Rick Norejko

By Rick Stuart, CAE

Rick Norejko dressed as a colonial surveyor.

*“It just amazes me how this series has evolved...”*

TEAM member Rick Norejko, CMS, has closed one more chapter in his life and opened another. He retired from Buncombe County, N.C., last August. He was hired by the county in 1985 to direct the creation of their cadastral database. In that capacity Rick pioneered the use of orthophotography and GIS for county assessment use in North Carolina.

Following up on that successful implementation he became an IAAO senior instructor specializing in the mapping science curriculum. He has also authored all of their mapping/GIS workshops and courses. His most recent creation is Workshop 854–CMS Case Problem Review Workshop. He taught the pilot of that workshop in Arkansas last May for 16 CMS designees.

In 2014 Rick rolled out a series of workshops, “The American Cadastre: The Rest of the Story.” This lecture series had a very innocent beginning. It started as a short article for IAAO’s *Fair and Equitable* magazine in 2009. That led to an invitation as a plenary speaker at IAAO’s annual conference in Louisville, Ky. From there it evolved into a one-day workshop titled “The History of Land Ownership in United States” and a two-day workshop titled “Real Property Law for Appraisers and Mappers.”

Acceptance of this this workshop has been wonderful. In September, Rick will roll it out as a weeklong course for assessment personnel in Missouri.”

“It has always been my belief

that if you’re going to be a professional in the mapping or appraisal field, your body of knowledge should include the history of obtaining title to property that you are appraising, how and why the PLSS was developed, how the first U.S. Congress passed and changed that federal program, and how legal descriptions of property evolved,” Rick said. “I also believe that assessment personnel should understand legal documents related to real property ownership, and the meaning and history of all the terms used in American property law.”

The real property law portion of this workshop is a university-level course that explains the legal recording process, how the owner of record should be listed, the proper interpretation of legal terms and their application to a county cadastre, and the importance of the county assessment system to the national economy.

“It just amazes me how this series has evolved from a single article to a weeklong course explaining how the assessment cadastre developed and how to properly, and fairly, maintain that appraisal system,” said Rick.

A new chapter in Rick’s life has begun as he focuses solely on teaching IAAO classes and his American Cadastre series throughout the United States. When he’s not teaching, he and his wife, Sue, are busy building a log home overlooking the French Broad River basin outside Asheville, N.C.

You can contact Rick about his series of workshops or an IAAO mapping class by email at [Richardnorejko@bellsouth.net](mailto:Richardnorejko@bellsouth.net) or by phone at (828) 275-7883. A full list and description of Rick’s classes can be found on the TEAM website at <http://bit.ly/1CRwspv>. ❖



## New Workshops

In 2009, TEAM developed a workshop on **The Valuation of Green Buildings**. The workshop was updated in 2012 and 2013. This workshop discussed the valuation of both residential and commercial properties. The amount of information in the market place has become so prevalent, that the workshop needed to be separated into two workshops.

TEAM is pleased to announce the completion of the residential portion, **Valuation of Green Residential Buildings**. The commercial workshop is under construction.

## Updated Workshops

TEAM has been on a roll of late updating workshops to keep them current, fresh and responsive to student requests. Here is a list of the most recently updated workshops:

**Appraising After A Disaster or in Traumatic Events** – Written 2013, Updated 2016

**Valuation of Big Box Properties** – Written 2013, Updated 2016

**Preparing and Presenting a Valuation Appeal** – Written 2009, Updated 2011, 2012 and 2016

**Valuation of Residential Land** – Written 2008, Updated 2014 and 2016

Let us know how we can help your educational offerings get high ratings. Almost 5,000 students have attended our workshops in the last four years. If your organization is seeking current topics that allow for hands-on application in your office, please contact Fred Chmura, AAS, at [fchmura@teamconsulting.cc](mailto:fchmura@teamconsulting.cc) or Rick Stuart, CAE, at [rstuart17@cox.net](mailto:rstuart17@cox.net). See all the TEAM workshops at <http://bit.ly/1gCkskG> and <http://bit.ly/1CRwspv>. ❖

# Successful AAS Designees Who Used TEAM's AAS Case Study Review

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**Richard L. Sanderson, AAS**, fulfilled the requirements of the Assessment Administration Specialist designation in December 2015.

For the past 10 years, Mr. Sanderson has been a Senior Property Tax Consultant for Local Government Services International, currently working in Rome, Italy.

His career has included such roles as Deputy Director of the St. Joseph County, Mich., Equalization Department, 1977–1979; Deputy City Assessor for the City of Midland, Mich., 1980–1981; City Assessor of Midland, 1981–1987; Director of the Department of Real Estate Assessments for the City of Alexandria, Va., 1987–2002; and City Assessor for the City of Manassas Park, Va., 2007–2012.

He received a Bachelor of Arts degree in business administration from Northwood University. He has taught on several occasions, including one three-hour and five one-day Land Valuation Workshops for the Afghanistan Land Authority in Kabul, Afghanistan, in 2013 and 2014; “Effective Ways to Enhance Your Public Relations Program” at the IAAO 2006 Annual Conference; and two one-day workshops on “Basic Principles of Property Tax Systems and Management” in Skopje, Macedonia, in 2005.

His article, “Valuation Consulting at the International Level,” appeared in the January 2015 F&E. He also wrote “Keeping Current with Changes in Legislation Affecting Property Assessments: A Resource Guide for Virginia Property Assessors” for the Winter 2012 issue of the VAAO Network newsletter.

Mr. Sanderson was presented with the IAAO International Award

in 2015 and was awarded the U.S. Department of State Professional Development Program Fellowship in 2014.



**Barbara Teatsorth, AAS**, earned the Assessment Administration Specialist designation in December 2015. Ms. Teatsorth has been

Chief Operating Officer for the Appraisal Research Corporation in Findlay, Ohio, for the past 10 years.

The assessment field is her second career, finding it after spending most of her professional career in the semiconductor industry working for Intel Corporation as the People Systems Manager for Global Manufacturing Operations. She received both a bachelor's degree and a master's degree in accountancy from New Mexico State University.

She has taught numerous Intel University courses and Accounting 101 at New Mexico State University and has facilitated Stephen Covey's 7 Habits.



**Jack Baines, AAS**, completed the requirements for the Assessment Administration Specialist designation in January. Mr. Baines

has been the Chief Field Deputy for Douglas County in Omaha, Neb., for the past year. Prior to this position, he was the Deputy Appraiser for Wyandotte County, Kan., for nine years. He's also been a Right of Way Appraiser for the Kansas Department of Transportation; the Barton County, Kan., County Appraiser; and the Clay County, Kan., County Appraiser.

He found his way to the

*continued on page 4*

## It Works!

Team Consulting's AAS Case Study Review Class prepared me to take and pass the IAAO's case study exam on my way to earning my designation. The information presented in the class, mirrors the material on the new Case Study exam that the IAAO has recently implemented in their designation program. Thanks Rick, Marion and the entire Team Consulting organization for helping me further my assessing career.

—Aaron Suozzi, AAS, Indiana

## More AAS Compliments

I want to take a moment to thank you guys for putting together the AAS Case Study Review

materials that I purchased from TEAM last January. I sat for the 8-hour exam yesterday and the study materials were very helpful in preparing me for the topics covered on the exam. I sat for the AAS Master exam and studied the same materials in your AAS Case Study Review. Your material was helpful in taking both the AAS Case Study and Master exams in that it narrowed the scope of material to study from everything in the property assessment and valuation universe to controllable, structured topic areas.

—Richard Sanderson, AAS, Washington, DC; Oregon



assessment field working as a data collector during Kansas's reappraisal in the late 1980s. He is now a Nebraska State Certified Assessor and holds a Registered Mass Appraiser designation in the state of Kansas.



**Aaron Suozzi, AAS**, earned his Assessment Administration Specialist designation in December 2015.

Mr. Suozzi has been North East District Coordinator for Nexus Tax Group in Fort Wayne, Ind., for the past four years. Prior to his work with this company, he was the Residential Deputy in the Allen County Assessor's Office for three years.

He found himself working in the assessment field after an award-winning career as a newspaper photojournalist. Mr. Suozzi received an Associate of Arts degree in photojournalism from Los Angeles Pierce College and a Bachelor of Science degree in journalism with a minor in geology from San Jose State University.

He has been an adjunct instructor in photography and Adobe Photoshop for Indiana University–Purdue University Fort Wayne for eight years and has taught visual communication classes for Ivy Tech for two years. Aaron coauthored and designed the college textbook *Visual Communications in a Digital Age*. ❖



Henry Riley, CAE

## Some Quality Time with Henry

Dr. Wm. Henry Riley, CAE, of TEAM Consulting, was a presenter at the 52nd Northeastern Regional Association of Assessing Officers Annual Conference. The conference was jointly hosted with the Maryland Association of Assessing Officers at the Carousel Resort in Ocean City, Md., on May 15–18. Dr. Riley presented a session entitled "Mass Appraisal and Statistical Software in Market Analysis, Appraisal, and Measuring Assessment Performance".

A former member of the Appraisal Standards Board, Dr. Riley has also been active in the ASB's workgroup charged with reviewing and revising STANDARD 6, Mass Appraisal, Development and Reporting.

### The Mass Appraisal Workgroup— ASB 2018-2019 USPAP Revision

The Appraisal Standards Board (ASB) of the Appraisal Foundation has begun work on the 2018-2019 editions of the Uniform Standards of Professional Appraisal Practice (USPAP). The ASB issued a Discussion Draft in January 2016, identifying potential areas of change for the 2018-2019 edition of USPAP. Of importance to assessors, were possible changes to STANDARD 6, Mass Appraisal, Development and Reporting.

The ASB's examination included the formation of a working group of mass appraisers, including ad valorem appraisers. This work group included experienced ad valorem and non-ad valorem mass appraisers.

The work group was charged with reviewing STANDARD 6 for possible edits or revisions. It was asked to offer an opinion as to whether or not STANDARD 6 should be split into separate development and reporting standards like the Standards for real property appraisal (STANDARDS 1 and 2), personal property appraisal (STANDARDS 7 and 8), and business appraisal (STANDARDS 9 and 10).

The mass appraisal working group was in favor of dividing STANDARD 6 into separate development and reporting standards. The group also presented several potential changes to STANDARD 6. All of these potential changes are being considered by the ASB. However, for the first exposure draft (April 16, 2016) only basic changes related to the division of STANDARD 6 and some minor wording changes relating to reporting are being exposed.

These proposed edits would make the mass appraisal reporting standard more consistent with the other standards. For example, the requirement to summarize rather than describe is being proposed as being more appropriate to mass appraisal reporting. This is also consistent with the other reporting standards and the requirements for an Appraisal Report.

Future exposure drafts of the ASB's work on the 2018-2019 USPAP Revisions can be found at the Appraisal Foundation's website following the June 17, 2016, public meeting. ❖

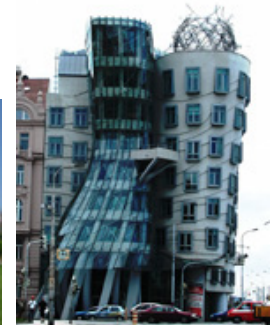
## Interesting Buildings

By Rick Stuart, CAE

Over the years I have collected a very large number of photos. My intention is to publish a couple each month. If you have pictures that have piqued your interest, email them to me, and I will include them in the newsletter.

**Left:** Dome House, Florida.

**Right:** Dancing Building, Prague, Czech Republic



# Good Reviews for TEAM Workshops

Rick Stuart, CAE presented two TEAM workshops in Little Rock, Ark., for the Arkansas Chapter of IAAO: Valuation of Big Box and Mass Appraisal Analysis and Benchmarks. Both received very good reviews.

Rick also presented two TEAM workshops in Springfield, Mo., for the Southwest Missouri Chapter of IAAO: Appraising After a Disaster or in Traumatic Events and Preparation & Presenting a Valuation Appeal. Read some of the comments from participants below.

## Valuation of Big Box

Comments:

—I thought the day was time well spent. A unique experience in the world if CE. Good work!!!

—Good data and class discussion.

—Great one-day workshop on a very timely subject!

—Attendees were very engaged and interested the entire day. The market value versus value in use & highest

and best use analysis topics covered in this workshop were spot on and gave attendees some very valuable information that they can use immediately in their jobs when dealing with the current big box issues. This workshop definitely exceeded my expectations!"

## Mass Appraisal Analysis and Benchmarks

Comments:

—I learned some things today and normally that does not happen in class.

—Good use of ratio studies.

—This one-day workshop was packed full of valuable information that was beneficial to rookies and a great refresher for seasoned veterans. Attendees were very engaged, which created lots of discussion on the topics of neighborhood analysis, sales validation, and sales ratio analysis.

## Appraising After a Disaster or in Traumatic Events & Preparation & Presenting a Valuation Appeal

Comments:

—I have to say, each of the classes was one of the best I have attended in the 25+ years I have been in real estate appraising, the last 16 yrs. in tax assessment. After this long, the classes are total repeats, except for these two—very fresh, well presented, and great discussion elicited from the students. Each class was made up of a mixture of tax assessment personnel and independent fee appraisers. Even the assessment personnel with minimal work experience said the classes were very good with great discussion that was not dominated by the instructor or a student.

—I attended both days offered and the information was insightful and informative. I especially appreciate how you took special care to address Assessor's Office situations in addition to situations regarding private appraisers. Great interaction between you and the class seemed to make the time go by quickly. Thanks again for sharing your wisdom & knowledge with us.

## Senior Housing Valuation

Last issue we highlighted the Senior Housing Valuation seminar presented by Brad Eldridge, MAI in a five-city tour of Texas. Well, the evaluations are in—and they are good! In fact, the abundance of helpful information (see comments below) suggest the need for a one-day and a two-day version. Stay tuned.

## Overall quality of material: 4.8 out of a possible 5

Comments:

—With the elderly population growing, here in North Texas and elsewhere, it's always helpful to see how others address this issue. Finding a comparable, knowing which items are allowable for expenses, etc. Good reference information and practical applications—the text style book provided is superior to common outline format.

—I feel that this information will be very helpful since several senior housing developments are being constructed in our county.

—The materials were so in depth, I think that this needs to be a two-day course.

—The amount of information was almost too much for a single day. Still digesting the handouts and will use for the future year. ❖

## Travel Squad

TEAM associates continue to move about the country teaching, consulting and speaking. In the second quarter of 2016, we have been in Arkansas, Georgia, Indiana, Iowa, Kansas, Louisiana, Maryland, Missouri, New Jersey, North Dakota, Oklahoma, Texas and Virginia.

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