

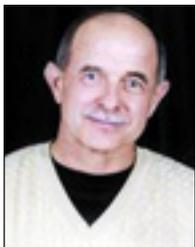


TEAM Work at IAAO Conference



Kim Lauffer

Congratulations to IAAO on their 80th Annual Conference held on August 21 – 24 in Sacramento, Calif. Over the years, TEAM’s consultants have had considerable involvement in the conference. But this year’s conference was of particular significance to TEAM member and IAAO President Kim Lauffer, RES, RMA . This was the conference during Kim’s tenure, and she and the Executive Board made a number of changes. The always-long awards breakfast



Ken Voss



Marion Johnson

was changed to a luncheon, and some of the awards were moved to the closing banquet, including the Certificate of Excellence in Assessment Administration (CEAA). The newly minted professional designees were also recognized at the closing banquet. These changes allowed both events to be shorter while giving all of the award winners greater recognition.

Great work, Kim!



Fred Chmura



Rick Stuart

TEAM consultant Ken Voss, MAI, SRA, CAE, who is also an IAAO Executive Board member, seemed to be everywhere during the conference. Fred Chmura, AAS, and Rick Stuart, CAE, were part of the very active and productive IAAO Infrastructure Subcommittee. Rick also joined TEAM’s Marion Johnson, CAE, a former IAAO president and current member of the Associate

Member Committee (AMC), to work the AMC booth, and together they and Ken Voss helped at the silent auction.

Rick also served as a moderator for two educational sessions. TEAM was also a sponsor of the Chapter and Affiliates meeting and the President’s hospitality.

Our hats off to IAAO President Kim Lauffer and to all of the IAAO members and staff who worked so hard to make this event a success. Next year’s conference returns to the Midwest, September 13–16 in Indianapolis. ❖

Oh, the burdens of teaching...

By Rick Stuart, CAE

Teaching throughout the country provides the opportunity to use every type and condition of facility. The classroom can be in a hotel, the basement of a courthouse, a man-camp in West Texas—everything else imaginable. Recently, I taught in a facility that was new to me and will make some of you readers say “next time send me.”

The class was held in the Wyoming Liquor Division of the Department of Revenue, located in beautiful Cheyenne, Wyoming. All wine and hard liquor sold in Wyoming must be purchased through the Liquor Division. The class was held at their office, which is also the warehouse. Yes, they gave us a tour. No, there is no sampling. Oh well, no facility is perfect.



The offices and warehouse of the Wyoming Liquor Division.



Success with the TEAM AAS Case Study Material

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

Editor's note: Congratulations to the new designees for obtaining their AAS (Assessment Administration Specialist) designation. TEAM members are always happy to see new IAAO designees and especially when our AAS Case Study workshop was beneficial in their preparation.



Jill Little, AAS, received the Assessment Administration Specialist designation in May 2014. Little serves as the deputy auditor for Defiance County in Defiance, Ohio. She has held that position for 19 years. Little attended Northwest State and received an associate's degree in accounting. She is a member of the Noble Township Zoning Board and joined IAAO in 2013.



Ronald E. Tidwell, III, RES, AAS, received the Assessment Administration Specialist designation in May 2014. Tidwell received the Residential Evaluation Specialist designation in 2011. He serves as a CAMA support officer for the Sedgwick County Appraiser's Office in Wichita, Kan. Tidwell has held that position for four years and previously worked as residential appraiser I & II. He attended Cypress Springs High School. Tidwell is a member of the South Central Kansas Chapter of IAAO and is currently serving as president. He joined IAAO in 2007.



Paul Humble, RES, AAS, received the Assessment Administration Specialist designation in June 2014. Humble received the Residential Evaluation Specialist designation in 2011. He serves as deputy assessor for the Polk County Assessor's Office in Des Moines, Iowa. He has held that position for 21 years. Humble previously worked as an appraiser for the Johnson County, Kan., Appraiser's Office and as deputy assessor for the Des Moines City Assessor's Office. He attended Kansas State University and earned a bachelor's degree in business administration. Humble is a member of the Timothy Hagemann Memorial Scholarship Committee and is currently serving as chairman. He is a member of the Iowa State Association of Assessors, Institute of Iowa Certified Assessors, and a state-certified residential real estate appraiser. Humble joined IAAO in 1988. ❖



Praise for TEAM Workshops

Two TEAM Workshops were presented in Boise, Idaho, in July and the student ratings and some comments were shared with us and are shown below.

■ Valuation of Manufactured Homes Workshop Overview – 1 day (Revised 2013)

Authors: Marion Johnson, CAE & Rick Stuart, CAE

This one-day workshop is designed to provide historical and current data to assist in the evaluation of Manufactured Homes. Topics for this session include history; trends; how to distinguish between manufactured homes, modular homes, panelized homes and pre-cut or kit homes; financing; and Internet sources for research and information.

All three approaches to value will be discussed and examples given. Considerable time will be spent on developing replacement cost new from the marketplace, comparing to cost manuals and calculating indexes. Depreciation and gross rent multipliers will be extracted from actual market data. Actual sales will be used to compare to cost manual value estimates and the workshop will conclude with two sections on questions and answers from assessors/appraisers and potential owners of manufactured homes. Available as a Self-Study Program.

Ratings: This workshop received a rating of 4.6 out of 5. Some student comments were:

- Great use of examples & illustrations
- Very good handouts
- The info was great

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Travel Squad

In the second quarter of 2014, TEAM associates have been to Kansas, Idaho, Indiana, Iowa, Maryland, Missouri, New Jersey, North Carolina, Texas, Vermont, Washington and Wyoming. *Looking for a workshop, series of workshops or professional assistance for your location? Visit our website at <http://www.teamconsulting.cc/>.*

■ Valuation of Barndominiums – 1 day (New 2013)

Authors: Marion Johnson, CAE & Rick Stuart, CAE

The purpose of this workshop is to provide some guidance and suggestions on the process of analysis and valuation of metal buildings converted to living areas, what we call Barndominiums. These are structures that appear to be metal clad farm buildings, but part or all of the structure has been finished on the interior and used as living area. Some are used as temporary living areas while the owners construct a new stick-built home, while others are built as a permanent residence. The framing can be pole or steel. Available as a Self-Study Program.

Ratings: This workshop received a rating of 4.7 out of 5. Student comments included:

- The thoroughness of the course was much appreciated
- Good information and basics on how to value these structures
- Very interesting topic on a house type we are seeing more of —loved all the examples
- I can apply it all now

Let us help you with your educational needs. You can view all of the TEAM workshops at <http://bit.ly/1gCkskG>.

Questions? Please contact:

- ▶ Fred Chmura, AAS, at fchmura@teamconsulting.cc 860.974.1354
- ▶ Rick Stuart, CAE at rstuart17@cox.net 785.259.1379. ❖

Meet Our TEAM



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

Mapping, GIS and Beyond

By Tara Fitzpatrick, ICA, Mason City, Iowa, Chief Deputy Assessor



Keith Cunningham

Over 100 people attended the 2014 IICA (Institute of Iowa Certified Assessors) Summer Seminar and Conference this year hosted in Okoboji, Iowa. The

theme of the conference was “Technically Speaking” and focused heavily on advancements made in technology used in the assessment field.

Those who attended had the opportunity to attend Intro to GIS, a seven-hour course taught by Keith Cunningham, PhD. Cunningham is a research professor at the University of Alaska Fairbanks. Prior to joining UAF, Cunningham founded two successful geospatial consulting firms with applied expertise in telecommunications engineering, public safety, utilities, property taxation, and redistricting. He has over two decades of GIS experience in the disciplines of land records, CAMA change detection, and quantitative modeling.

The class provided an overview of the history of mapping and aerial imagery and the basics of GIS data types, data capture, and storage.

“Keith’s presentation was fascinating. I appreciated how he started with the history of capturing images and progressed throughout the day into where imagery is headed in the very near future. His presentation was engaging and interactive from start to finish. The ICA’s are hoping Keith will come back and present for us again in the near future. It is obvious he loves his work and has so much enthusiasm for his research.

—Dana Naumann, ICA, RES, AAS
Mason City Assessor
ICA Vice President

Cunningham also provided an introduction into statistical analysis of data collected through GIS, the elements of map design, and various ways to effectively integrate GIS data with CAMA systems in order to simplify the assessment process.

Cunningham was chosen as an instructor from the list of Team Consulting LLC’s courses and presenters. He was recently published in Fair & Equitable (October 2013) with his article “Robot Eyes in the Skies,” which studied the future of using drones for property assessment. ❖

Retirement in Style



Ron Telles, Skagit County, Wash., has found his perfect RV for retirement. The one problem with attempting to purchase the perfect RV: working for government. Good luck, Ron!

TEAM Education Calendar

Below are the TEAM classes that are scheduled to date. Not seeing what you need? Check our website at <http://bit.ly/1gCkskG>. Or contact Fred Chmura, AAS, at fchmura@teamconsulting.cc or Rick Stuart, CAE, at rstuart17@cox.net.

Rocky Hill, CT

October 20, 2014Low End and Difficult Residential Properties
Contact Melinda Fonda at mfonda@townofstratford.com

East Greenwich, RI

October 21, 2014High End & Difficult Homes
Contact Linda Cwiek at lcwiek@northkingstown

Portland, ME

October 23, 2014High End & Difficult Homes
Contact Bill Healey at whealey@ci.scarborough.me.us

Round Rock, TX

November 3, 2014.....How to be a better manager
November 4, 2014.....The art of making a more powerful presentation
November 5, 2014.....Public relations and customer service
November 6, 2014.....Reconstructing income and expense data
November 7, 2014.....Appraising after a disaster on in traumatic events
Contact Doris Koch at dkoch@taad.org or Marianne Lawson at mlawson@taad.org

Evansville, IN

February 2, 2015Low end and difficult residential properties
February 3, 2015Preparation and presenting an evaluation appeal
February 4 & 5, 2015.....Collection, interpretation and model building of income and expense data
February 6, 2015Development of capitalization rates
Contact Stacey French at sfrench@vanderburghgov.org

Sherman, TX

March 25, 2015Valuation of high end residential properties
March 26, 2015The art of making a more powerful presentation
March 27, 2015Preparation and presenting an evaluation appeal
Contact Don Spencer at spencerd@graysonappraisal.org