



Texas Association of Appraisal Districts Chapter of the International Association of Assessing Officers

Rick L. Kuehler, Chair, IAAO Steering Committee

Texas has an IAAO chapter! The Texas Association of Appraisal Districts Chapter of the International Association of Assessing Officers (informally called The IAAO Texas Chapter) was talked about for years but had never materialized. That changed with TAAD's chapter application submission in July 2014 and its subsequent approval by the IAAO Executive Board.



eligible for membership in the new TAAD Chapter of IAAO for Texas. The first meeting of the chapter will be at the TAAD Conference in

TAAD President Brent South appointed an IAAO Steering Committee consisting of Rick L. Kuehler, Chair, Dallas; Gary Earnest, Taylor; Dinah Kilgore, El Paso; Angie Bellard, Jefferson; and John Huddleston, Reeves. President South, as well as TAAD Executive Director Doris Koch, also assisted. This committee outlined the organization and structure of the chapter and prepared bylaws required with a chapter application.

The Bylaws outline the number of times the chapter must meet (once a year), slate of officers, chapter dues (\$20 per year per member), eligibility for membership, and other issues of compliance with IAAO chapter status.

To be a member in the IAAO Texas Chapter a person must be a member of TAAD **and** a member of IAAO. If your appraisal district is a member of TAAD then all of your district's employees are members of TAAD. Attached is a listing of IAAO members from your appraisal district

Austin on Wednesday morning, February 18, 2015, at 8 am. The chapter will be officially formed, and officers for the chapter will be elected and installed.

I encourage each member appraisal district and its employees to become a member of the TAAD Chapter of IAAO. Many of your employees already hold an IAAO designation, and many are working toward designations. Texas has six appraisal districts who have obtained the IAAO Certificate of Excellence in Assessment Administration, and a goal of the chapter is to get more Texas Appraisal Districts to obtain that coveted recognition. Your membership in the TAAD Chapter of IAAO will greatly benefit your district and your employees.

There will be more information in the coming months before the TAAD Conference. I thank you for your consideration in becoming members of the new TAAD Chapter of IAAO for Texas.

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TAAD Classifieds

Chief Appraiser Position

The **Edwards Central Appraisal District** has a job opening for the **Chief Appraiser**. Persons interested in position must possess a RPA IV from the State of Texas, MAI from the Appraisal Institute or possess an AAS, CAE, or RES professional designation. Benefit package is included. Compensation will be commensurate on qualification and experience. Please send resume and salary requirements to: Eddie Rudasill, Chairman, ECAD Board of Directors; P.O. Box 37; Rocksprings, TX 78880

The **Galveston Central Appraisal District** is accepting applications for **Chief Appraiser**. Preferred applicants should have a Registered Professional Appraiser (RPA) designation from the Texas Department of Licensing and Regulations. Applicants should have at least three years' experience as a Chief Appraiser and knowledge of Appraisal district operations. Salary will be contingent upon qualifications and experience. Deadline for resume submission is November 15, 2014. Resumes and questions should be submitted to: Ken Wright; 9850 Emmett F. Lowry Expressway; Ste. A; Texas City, TX 77591
Phone: 409.935.1980 x 406

Commercial Appraiser Austin, Texas

The **Travis Central Appraisal District** has a position open for a **Commercial Appraiser**. Three or more years of experience in commercial fee or commercial mass appraising. Real estate sales, leasing, property management, building or development a plus. Must have knowledge and experience in the application of the Income Approach to value. For more information visit our website at: www.traviscad.org

Wharton CAD is accepting resumes for **Residential/Land Staff Appraiser**. Prefer experience in the TX Property Tax System. Duties include detailed data collection, field inspections and math skills. Position entails contact with property owners and evidence presentations. Requires vehicle, valid driver's license, self-motivation and ability to work unsupervised. For more information or consideration, send resume and references to 308 E. Milam, Wharton, TX 77488 or email to whartoncad@sbcglobal.net. EOE.

A TAAD of Info...

...and Arrivals

- » **Olson & Olson LLP** announces that **Deborah S. Cartwright** has joined their firm and will be concentrating her practice in the areas of ad valorem taxation and governmental law.
- » **Johnette Dixon** has moved up from deputy chief appraiser to chief appraiser at **Medina CAD**.
- » **Greg Cook** is taking over as chief appraiser at **Lavaca CAD**.

» **Ken Wright** will be retiring from his chief appraiser job at **Galveston CAD**.

Departures...

Attorney General Opinions/Requests for Opinions

GA-1079 (September 12, 2014) RE: The authority of members of a governmental body to participate in a meeting by videoconference call under section 551.127 of the Government Code (RQ-1191-GA)

Summary: An in-person meeting of an open-enrollment charter school's governing board must be physically accessible to the public to comply with the Open Meetings Act. Because accessibility depends on particular facts, we cannot conclude that an open-enrollment charter school's governing board may conduct such a meeting in compliance with the Act beyond its geographic service area.

An open-enrollment charter school's governing board may conduct an open meeting by videoconference call as provided by section 551.127 of the Government Code. Provided that the member of the board of the open-enrollment charter school presiding over the meeting is present at a physical location open to the public in or within a reasonable distance of the charter school's geographic territory, other members of the board may participate in a videoconference call meeting from remote locations outside of the geographic service area, including areas outside of the state.

Request No. 1215-GA RE: Authority of a county to form and operate transportation reinvestment zones, tax increment reinvestment zones, or county energy transportation reinvestment zones in various circumstances.

Opinion requested by Honorable Joe C. Pickett; Chair, House Select Committee on Transportation Funding, Expenditures & Finance

IAAO Award Winners



Jefferson CAD brings home IAAO designations ...

Keisha Hilstock received the Residential Evaluation Specialist (RES) designation from IAAO at its recent conference. She's been with JCAD for 16 years and is the GIS/Appraiser Specialist. **Wade Taylor** received IAAO's Cadastral Mapping Specialist (CMS) designation; he's been with JCAD for 32 years and is the Mapping/GIS Coordinator.



IAAO Public Information Program Award ...

goes to the Texas Comptroller's Office, Property Tax Assistance Division. This award is given to assessment jurisdictions that have developed and implemented an effective system for the dissemination to taxpayers of information regarding the assessment process. **PTAD Director Mike Esparza, Elizabeth Alvarado and Shannon Murphy** from the Comptroller's Property Tax Assistance Division display the award.

Harris CAD Awarded "Certificate of Excellence in Assessment Administration"

The International Association of Assessing Officers (IAAO) has recognized the Harris County Appraisal District with a "Certificate of Excellence in Assessment Administration." This certificate has only been awarded to just five districts in Texas. Previous awards in 2012 went to El Paso and Taylor CADs, and in 2013 to Dallas, Wichita and Williamson CADs.

IAAO's Certificate of Excellence in Assessment Administration recognizes governmental jurisdictions that utilize best appraisal and assessment practices in their offices. Jurisdictions that earn this designation demonstrate the highest level of proficiency in the assessment and appraisal disciplines.

IAAO is the preeminent authority in assessment administration and recognition from the IAAO through a Certificate of Excellence in Assessment Administration is the highest professional honor an assessment jurisdiction can obtain.

Each CAD was recognized for working diligently to integrate best appraisal and assessment practices to best serve the public and taxing jurisdictions of their respective counties, and each award-winning CAD vows to continue to strive for high levels of service and continued development for assessment administration.



Harris CAD staff and board members with their CEAA Award:
(from left) Ed Heathcott, Chairman BOD; Joe Hablinski; Bobby Larry; Sands Stiefer; Clarette Walker; Ray Holtzapple, Secretary BOD; James Aprea; Roland Altinger; Jason Cunningham

Texas A&M Institute Reports **Texas Land Conversion Losses**

AUSTIN (AgriLife Today) – Texas had a net loss of nearly 1.1 million acres of privately owned farms, ranches and forests from 1997 to 2012, continuing the trend of rural land conversion and fragmentation in Texas, according to Dr. Roel Lopez, director of the Texas A&M Institute of Renewable Natural Resources.

“Privately owned farms, ranches and forests account for 83 percent of the land in Texas and are increasingly threatened by suburbanization, rural development and land fragmentation driven by rapid population growth,” he said. “More than 54 percent of this land conversion was related to development associated with population expansion in the state’s 25 highest growth rate counties. During this period, approximately 590,000 acres were lost from the agricultural land base in these counties.”

Lopez presented these and other key findings from a new Texas Land Trends study at “No Land, No Water: Tools and Strategies for Conserving Land to Protect Water Resources,” sponsored by the Texas Agricultural Land Trust.

The report describes recent changes in ownership size, land use and property values of private farms, ranches and forests in Texas from 1997 to 2012. Developed by the institute, Texas Land Trends is an interactive website and database detailing current land use trends within the state. It also shows the impacts of rural land loss and fragmentation on water, agriculture and other natural resources.

Todd Snelgrove, associate director of the institute, said the goal of Texas Land Trends is to provide public and private decision-makers with information needed to plan for the conservation of Texas farms, ranches and forests.

Texas Home Sales Slowing, **But Market Still Strong**

By Bryan Pope, Associate Editor, Real Estate Center at Texas A&M University

Sept. 23, 2014/Release No. 01-0914

COLLEGE STATION, Tex. (Real Estate Center) – The latest existing single-family home sales figures for Texas show a marked slowdown in sales activity growth, but the numbers don’t tell the whole story.

Sales were down 1 percent last month from August 2013, and year-to-date sales for 2014 are only 0.7 percent higher than they were this time last year. In 2013, monthly sales were generally anywhere from 15 to 20 percent above previous year’s levels.

“Keep in mind that 2013 was the second best year ever for home sales,” said Real Estate Center Research Economist Dr. Jim Gaines. “By staying at the same level, 2014 will end the year equal to the second best year ever. That’s good news. As difficult as home loan financing has become, sales volume in the state has remained at a near record level reflecting the economic and population growth the state has experienced in the past several years.”

Home prices continued to climb but at a slower rate than they did last year. Median home prices are up about 7 percent year-over-year – a healthy increase but less than the nearly 10 percent increase of a year ago.

Months’ inventory, or balance between supply and demand, continues to be tight, dropping below four months at 3.8 months of inventory.

The number of listings has fallen almost 4 percent, but the rate of decline is much slower than it was last year.

Gaines said the market is trying to move toward its long-term “normal” levels in terms of sales volume and home price appreciation, but it’s having some difficulty getting there.

“Interest rates continue to be abnormally low, but credit underwriting is still tight,” he said. “The decline in lower-priced home sales is alarming, indicating difficulty for first-time buyers and first-move-up buyers. The estimated 2014 market share of sales for homes priced under \$70,000 is about 7 percent compared with almost 35 percent of all sales in 1996 and nearly 15 percent in 2011.”

August 2014 housing data for all Texas Multiple Listing Service areas are posted on the Center’s website at <http://www.recenter.tamu.edu/data/hs/>.

TAAD's 2014 State Certification Course Schedule

NOTE: Schedule is tentative – length of classes may change!

<i>Month</i>	<i>Course Number</i>	<i>Name</i>
NOVEMBER 2014		
November 3-5	Course 32	USPAP (new registrants)
November 5	Course 31	USPAP Refresher
DECEMBER 2014		
December 8-11	Course 7	Texas Property Tax Law
December 8-11	Course 10	Analyzing a Real Property Appraisal
December 8-11	Course 3	Income Approach to Value
December 8-11	Course 4	Personal Property Appraisal
December 8-10	Course 101	Intro to Texas Property Tax System
December 10-12	Course 102	Intro to Appraisal
December 8-12	Course 2	Appraisal of Real Property

Course Registration on next page



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- Public information programs
- Review of office procedures & processes
- *And more!*
- **Additional services as requested.**

Fred Chmura, AAS, Managing Partner
860.974.1354 • fchmura@teamconsulting.cc

Rick Stuart, CAE, Senior Consultant
785.259.1379 • Rstuart17@cox.net

TAAD's 2014 State Certification Course Registration Form

- 1. **Class Hours:** Unless otherwise specified, course hours are from 8:30 am - 5 pm. Registration on day one of class is 8 - 8:30 am.
- 2. **Class Location/Hotel Accommodations:** Courses will be held at the **Marriott North**, 2600 La Frontera Blvd., Round Rock, TX 78681, 512.733.6767 or 800.865.0546. Lodging is \$117/single or double per night (free parking). Call at least **three** weeks in advance, ask for the TAAD block.
- 3. **CEs:** All of TAAD's state certification courses are approved by PTAD and TDLR for certification and for continuing education (CE) hours.
- 4. **Certificate:** All member districts will receive a certificate for \$50-off Member District Course Fee. Certificates are valid for one individual registration. To redeem, please enclose certificate with remaining registration fee.
- 5. **Class Materials:** Your class materials will be waiting for you at registration. If you want them sooner, enclose \$10 with your registration. TAAD must receive payment at least three weeks prior to class.
- 6. **Cancellations:** There will be a **\$75 fee** charged for cancellations. Written request for a refund must be received at TAAD at least seven days **before** class begins or entire registration is forfeited.

Cost for Courses:

Courses 101 & 102 (each):
 \$180 for TAAD Member Districts
 \$230 for TAAD Associate/Affiliate Members
 \$280 for Nonmembers

Course 2:
 \$305 for TAAD Member Districts
 \$355 for TAAD Associate/Affiliate Members
 \$405 for Nonmembers

Courses 3, 4, 5, 7, 8, 9, & 10:
 \$280 for TAAD Member Districts
 \$330 for TAAD Associate/Affiliate Members
 \$380 for Nonmembers

Courses 28, 30 & 32:
 \$230 for TAAD Member Districts
 \$280 for TAAD Associate/Affiliate Members
 \$330 for Nonmembers

Course 31:
 \$175 for TAAD Member Districts
 \$225 for TAAD Associate/Affiliate Members
 \$275 for Nonmembers

Course # _____ Course Date _____ TDLR # (if applicable) _____

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____

Mailing address _____

City _____ State _____ Zip _____

Telephone _____ Email address _____

confirmations are sent by email

Course Materials (please mark one)

- Please **email** my class materials (student responsible for printing and bringing materials to class)
- I will **pick up** my class materials at registration
- Please **mail** my class materials. I have enclosed the \$10 shipping and handling fee.*

Materials mailed only if registration and payment are received **three weeks prior to class.*

Note: Property Assessment Valuation book is ordered directly from IAAO (iaao.org). (Required for Courses 2, 3, 4 and 5.)

Course Registration Fee.....	Registration Fee.....	\$ _____
PTEC Glossary - optional (\$20)	Enclosed.....	\$ _____
Mail Course Materials - optional (\$10)	Enclosed.....	\$ _____
Member District Certificate (must enclose with payment)	minus	\$ _____

TOTAL AMOUNT ENCLOSED \$ _____



Please complete the registration form and return it along with payment to:
TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558

Office Use Only:

Certificate _____ Date _____ Check# _____ Paid _____ Glossary _____
 DB _____ Materials mailed _____ Confirmation sent _____

TAAD's 2015 State Certification Course Schedule

NOTE: Schedule is tentative – length of classes may change!

<i>Month</i>	<i>Course Number</i>	<i>Name</i>
JANUARY 2015		
January 26-27	Course 30	Ethics
January 26-29	Course 5	Mass Appraisal
January 26-29	Course 3	Income Approach to Value
January 26-28	Course 101	Intro to Texas Property Tax System
January 28-30	Course 102	Intro to Appraisal
MARCH 2015		
March 9-11	Course 7	Property Tax Law
March 9-12	Course 4	Personal Property Appraisal
March 9-12	Course 10	Analyzing a Real Property Appraisal
March 9-13	Course 2	Appraisal of Real Property (scheduled to be divided into 2 courses)
APRIL 2015		
April 13-15	Courses 32	USPAP
April 15	Courses 31	USPAP refresher
JUNE 2015		
June 8-10	Course 9	Adv. Assessment and Collections (at TAAD office)
AUGUST 2015		
August 17-19	Course 7	Property Tax Law
August 17-20	Course 10	Analyzing a Real Property Appraisal
August 17-21	Course 2	Appraisal of Real Property (scheduled to be divided into 2 courses)
SEPTEMBER 2015		
September 21-24	Course 3	Income Approach to Value
September 21-24	Course 4	Personal Property Appraisal
September 21-24	Course 5	Mass Appraisal
OCTOBER 2015		
October 12-13	Course 30	Ethics
October 12-14	Course 101	Intro to Texas Property Tax System
October 14-16	Course 102	Intro to Appraisal
NOVEMBER 2015		
November 16-18	Courses 32	USPAP
November 18	Courses 31	USPAP refresher
DECEMBER 2015		
December 7-9	Course 7	Texas Property Tax Law
December 7-10	Course 10	Analyzing a Real Property Appraisal
December 7-10	Course 3	Income Approach to Value
December 7-10	Course 4	Personal Property Appraisal
December 7-9	Course 101	Intro to Texas Property Tax System
December 9-11	Course 102	Intro to Appraisal
December 7-11	Course 2	Appraisal of Real Property
To be scheduled		
	Course 8	Assessment and Collections
	Course 2	TNT

Course Registration on next page

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Cost for Courses:

Courses 101 & 102

\$180 for TAAD Member Districts
 \$230 for TAAD Associate/Affiliate Members
 \$280 for Nonmembers

Course 2, 8/28 revised

\$305 for TAAD Member Districts
 \$355 for TAAD Associate/Affiliate Members
 \$405 for Nonmembers

Courses 201, 202, 3, 4, 5, 7, 8, 9 & 10

\$280 for TAAD Member Districts
 \$330 for TAAD Associate/Affiliate Members
 \$380 for Nonmembers

Courses 28, 30 & 32

\$230 for TAAD Member Districts
 \$280 for TAAD Associate/Affiliate Members
 \$330 for Nonmembers

Course 31

\$100 for TAAD Member Districts
 \$150 for TAAD Associate/Affiliate Members
 \$200 for Nonmembers

Course # _____ Course Date _____ TDLR # (if applicable) _____

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____

Mailing address _____

City _____ State _____ Zip _____

Telephone _____ Email address _____

confirmations are sent by email

Course Materials (please mark one)

- Please **email** my class materials (student responsible for printing and bringing materials to class)
- I will **pick up** my class materials at registration
- Please **mail** my class materials. I have enclosed the \$10 shipping and handling fee.*

Materials mailed only if registration and payment are received **three weeks prior to class.*

Note: Property Assessment Valuation book is ordered directly from IAAO (iaao.org). (Required for Courses 2, 3, 4 and 5.)

Course Registration Fee Registration Fee \$ _____

PTEC Glossary - optional (\$20) Enclosed \$ _____

Mail Course Materials - optional (\$10) Enclosed \$ _____

Member District Certificate (must enclose with payment) minus \$ _____

TOTAL AMOUNT ENCLOSED \$ _____



Please complete the registration form and return it along with payment to:

TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558

Office Use Only:

Certificate _____ Date _____ Check# _____ Paid _____ Glossary _____

DB _____ Materials mailed _____ Confirmation sent _____

Real Estate Notes *continued***Kris Hudson, *The Wall Street Journal*, August 20, 2014**

"The median size of U.S. homes on which builders started construction in the second quarter registered 2,478 square feet, unchanged from the first quarter but still close to the all-time high of 2,491 set in last year's third quarter."

***www.htrends.com*, August 28, 2014**

"There are 3,228 hotels totaling 388,359 rooms Under Contract in the United States, according to the July 2014 STR Pipeline Report. This represents a 12.3-percent increase in the number of rooms Under Contract compared with July 2013 and a 43.5-percent increase in rooms under construction." <http://bit.ly/ivvkhig>

Eric Morath and Kris Hudson, *The Wall Street Journal*, August 26, 2014

"Demand for new homes has largely stalled this year as buyers lean toward lower priced, previously owned homes, Sales of new single-family houses declined 2.4 percent in July from a month earlier, according to the Commerce Department."

Kermit Baker, Hon. AIA, *www.aia.org*, August 22, 2014

"As of July, U.S. architecture firms have produced three straight months of accelerating gains in design billings. With a reading of 55.8 for the month (where any score above 50 signifies growth), the July reading reflects stronger gains in billings than any period since mid-2007." <http://bit.ly/iqGPoBZ>

Camille Salama, *www.builderonline.com*, September 8, 2014

"Zillow analyst Camille Salama worked with Zillow researchers to determine which college towns are prime for home buying by looking at each town's breakeven horizon - the amount of time it takes for buying a home to become more financially advantageous than renting the same home - and selected towns where buying becomes more advantageous than renting after just three years or less." <http://bit.ly/YtXnKJ>

*Editor's Note: Sorry folks, Doris Koch gets to brag. The #1 listing is College Station. [Doris' humble comment: **WHOO!!**]*

***www.builderonline.com*, September 8, 2014**

"Business Insider ranks the current strength of the 50 U.S. state economies, from worst to best on seven economic measures: the July unemployment rate; the change in nonfarm payroll jobs from June to July 2014; the 2013 GDP per capita; the 2012 per capita consumption; the 2013 average annual wage; the 2013 exports per capita; and the 2012 government expenditures."

#2. Texas <http://bit.ly/1p3rcXN>

- » Texas' economy continued to expand, especially in the oil and gas and construction industries. Manufacturing and cuts in federal spending "contributed to the state's job growth slowdown." According to our data:
- » Texas added the most jobs — **46,600**.
- » The average annual wage was relatively high at **\$51,187**.
- » Exports were also high at **\$10,567** per capita.

Katie Gioede, *www.builderonline.com*, September 10, 2014

Dallas has maintained its position as one of the top new-home markets in the nation since the start of the Great Recession. The most dramatic jump in price occurred in NW/NC Dallas, the fifth top selling submarket, where the median price has risen 86 percent from 2011 to 2014, reaching a 2014 median of \$913,200 for new homes.

Editor's Note: These are some extremely large numbers, and I suggest pulling up the data at <http://bit.ly/1pUdAy3>.

Stefanos Chen, *The Wall Street Journal*, September 12, 2014

"Want to sell your home fast? Maybe you should list it for over \$30 million. Luxury homes are selling faster than last year, according to data through July from listing website Realtor.com. And while bigger price tags typically mean more days on the market, homes listed for over \$30 million spent less time idling than their (slightly) less expensive counterparts."

Continued on following page

www.realtytimes.com, September 11, 2014

"The National Association of Home Builders' Remodeling Marketing Index (RMI) for Q2 2014 has a composite score of 56, up three points from Q1. A reading over 50 indicates that more homeowners and remodeling firms are reporting renovation activity versus inactivity. Large jobs costing over \$25,000 scored a 54. The RMI has now been above the 50-point mark since April of 2013." Three remodeling projects have the highest ROI (Return on Investment). Those three are: Windows at 72 percent of cost, kitchen and bathroom at 72 – 77 percent and entry door at almost 100 percent.

www.rcnanalytics.com, August 6, 2014

"Cap rates fell to 4.4 percent in H2'14, a percentage that equaled the historic low established in H2'06, RCA reported in US Capital Trends – Apartment 2014 Mid-Year Review. Yields for mid/high-rise properties reached 3.9 percent, surpassing 2013 lows. Overall, cap rates for garden and mid/high-rise properties were below 6.5 percent and 5 percent, respectively."

Editor's Note: For any of you that value apartments, you should read this short article. This is a repeat of the cap rates in about 2003 – 2004, before the economy crashed. <http://bit.ly/iwGYW6l>

Adam DeSanctis, www.realtor.org, September 22, 2014

Total existing-home sales, which are completed transactions that include single-family homes, townhomes, condominiums and co-ops, decreased 1.8 percent to a seasonally adjusted annual rate of 5.05 million in August from a slight downwardly-revised 5.14 million in July. Sales are at the second-highest pace of 2014, but remain 5.3 percent below the 5.33 million-unit level from last August, which was also the second-highest sales level of 2013. <http://bit.ly/1shEc3N>

www.realtormag, realtor.org, September 25, 2014

Sales of new single-family homes soared 18 percent in August, as greater confidence in the recovery swept across the housing industry, despite news that homebuilding tumbled 14 percent and existing-home sales fell 1.8 percent in the same month. <http://bit.ly/YhUvQf>

www.hotelnews.com, October 2, 2014

"The U.S. hotel industry recorded positive results in the three key performance measurements during the week of 21-27 September 2014, according to data from STR. In year-over-year measurements, the industry's occupancy rose 1.2 percent to 68.6 percent. Average daily rate increased 1.5 percent to finish the week at US\$117.15. Revenue per available room for the week was up 2.7 percent to finish at US\$80.37." <http://bit.ly/1sQXdKT>

Robbie Whelan, The Wall Street Journal, October 3, 2014

"Rental rates at malls and strip centers ticked up slightly in the third quarter, but vacancy rates remained flat as the slow recovery in retail real estate continued to plod along."

Wsj.com, October 2, 2014

"It's a strange time for houses to get bigger. The housing bust was followed by sharp criticisms of excesses such as McMansions and started a movement toward **tiny houses**. Combined with America's aging, "**empty nester**" population, increasing environmental concerns and **smaller household sizes**, you might think the U.S. would want to build smaller houses. We haven't." <http://on.wsj.com/1yAnek2>

Susan Johnston, www.moneyusa.com, September 30, 2014

Editor's Note: This is an article that I have never seen information on and may affect a large number of us.

Aside from adding a handicap-accessible ramp for grandma's walker or soundproofing the basement for a teen's late-night jam sessions, multigenerational households need to consider the insurance implications of this living arrangement. "The first call you should make when grandma moves in with you would be to your insurance professional," says Loretta Worters, spokeswoman of the Insurance Information Institute, an industry organization that provides insurance information to the public. "Any life change should be discussed with your insurer to make sure you are financially protected." <http://bit.ly/1xeZmhp>



TAAD 2014 IAAO Course/Workshop Schedule

Course 300: Fundamentals of Mass Appraisal

November 17-21, 2014

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Rick Stuart, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

This course provides an introduction to mass appraisal and is a prerequisite for the 300 series of courses offered by the IAAO. Topics covered include single-property appraisal versus mass appraisal, components of a mass appraisal system, data requirements and analysis, introduction to statistics, use of assessment ratio studies in mass appraisal, modeling of the three approaches to value, and selection of a mass appraisal system.

Recommended: Course 101, 102

Recommended text: Mass Appraisal of Real Property textbook (MARP) (obtain from IAAO)

Course 331: Mass Appraisal Practices & Procedures

November 3-7, 2014

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Marion Johnson, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

This course is designed to build on the subject matter covered in Course 300 – Fundamentals of Mass Appraisal and prepare the student to take the more advanced mass appraisal courses. It teaches the student how to use Excel and SPSS to analyze data and apply it. Much of the emphasis will be on data accumulation and analysis primarily directed toward the cost approach. Along the way the student will learn how to use the graphing and analysis tools within Excel for ratio studies in addition to supporting existing cost schedules or building new ones.

Recommended: Course 300

Recommended text: Fundamentals of Mass Appraisal textbook (FMA) (obtain from IAAO)

Course 102: Income Approach to Valuation

December 8-12, 2014

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Rick Stuart, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

Covers the theory and techniques of estimating value by the income, or capitalized earnings, approach. The material includes selection of capitalization rates, analysis of income and expenses to estimate operating income, and capitalization methods and techniques. This course also covers rental units of comparison, as well as real estate finance and investment.

Recommended: Course 101

Required text: Property Assessment Valuation, 3rd edition (obtain from IAAO)

Course 112: Income Approach to Valuation II

December 8-12, 2014

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Guy Griscorn, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

IAAO Course 112 is a comprehensive, interactive program intended for mid-level, commercial-industrial appraisers. The material will cover the income approach to value in depth, and reflect contemporary appraisal theory. The course will be broad based, while covering many topics that will focus on a case study problem that utilizes methodology learned in the course and will allow the audience to work through the case study to its conclusion. Depending on the size of the class, students will be grouped, based on the instructor's summation of the student's class participation. The groups will generally consist of 2-4 students. Each group will be expected to present their results to the remainder of the class. The instructor will be available to assist each group.

Recommended: Course 101, Course 102

AQB Approved: 33.50 QE, 33.50 CE with exam / 30 CE no exam

Required text: Property Assessment Valuation, 3rd edition (obtain from IAAO)

IAAO Registration Form on following page

Check back ... more courses and workshops will be added!

TAAD 2014 IAAO Course Registration Form

- Class Hours:** Unless otherwise specified, course hours are from 8:30 am - 5 pm. Registration on class day 1 is 8-8:30 am.
- Location/Hotel Accommodations:** Check registration materials for announced location:
 - **Harris County Appraisal District**
13013 Northwest Freeway, Houston
 - **North Austin/Round Rock Marriott Hotel**
2600 LaFrontera Blvd., Round Rock
 - **Travis Central Appraisal District**
8314 Cross Park Drive, Austin
 - **Dallas Central Appraisal District**
2949 North Stemmons Freeway, Dallas

For lodging information, please contact TAAD or refer to TAAD's website for suggestions.
- Registration Requirement:** Payment must be received by TAAD for an individual to be officially registered. *There is no on-site registration.*
- Cancellations:** For all course cancellations there will be a \$100 administrative charge deducted. This includes faxed registrations. *Refund requests must be received by TAAD in writing no later than one week prior to the first day of the course.* There are no refunds for cancellations received by TAAD less than one week prior to first day of class.
- Cost for Courses:** Please refer to the registration materials for cost of registration for TAAD members and nonmembers. Cost of registration is based on *TAAD membership*, not IAAO membership.
- Additional Texts:** Please refer to the registration materials for possible additional IAAO texts needed for the class. *Each student is responsible for ordering and obtaining them from IAAO. No texts will be available at the class.*
- Registration Deadline:** IAAO requires that registrations be processed *at least three weeks prior to the course* in order to allow sufficient time for mailing materials.
- Course Materials:** Students will pick up course materials at registration on the first day of class.

IAAO Course/Workshop # _____ Course Date _____ TDLR # (if applicable) _____

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ Email Address _____

Course Registration Fee\$ _____

(Fee is based on TAAD membership, not on IAAO membership)

Please submit this course for Continuing Education credit with TDLR

TOTAL AMOUNT ENCLOSED\$ _____

Please complete the registration form and return it along with payment to:
TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558

Office Use Only:

Date _____ Check# _____ Paid _____ PC _____

DB _____ ADV _____ Materials Date _____





TAAD 2015 IAAO Course/Workshop Schedule *in progress*

Course 311: Residential Modeling Concepts

January 5-9, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Barry Couch, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

Course 311 presents a detailed study of the mass appraisal process as applied to residential property. Topics covered include a comparison of single-property appraisal and mass appraisal, the major steps in the mass appraisal process, data requirements, market analysis, application of the approaches to value, use of sales ratio studies, and valuation review techniques.

Recommended prerequisite: Course 300

Recommended text: IAAO's Mass Appraisal of Real Property textbook (obtain from IAAO)

Course 112: Income Approach to Valuation II

January 12-16, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Rick Stuart, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

IAAO Course 112 is a comprehensive, interactive program intended for mid-level, commercial-industrial appraisers. The material will cover the income approach to value in depth, and reflect contemporary appraisal theory. The course will be broad based, while covering many topics that will focus on a case study problem that utilizes methodology learned in the course and will allow the audience to work through the case study to its conclusion. Depending on the size of the class, students will be grouped, based on the instructor's summation of the student's class participation. The groups will generally consist of 2-4 students. Each group will be expected to present their results to the remainder of the class. The instructor will be available to assist each group.

Recommended: Course 101, Course 102

AQB Approved: 33.50 QE, 33.50 CE with exam / 30 CE no exam

Required text: Property Assessment Valuation, 3rd edition (obtain from IAAO)

Course 201: Appraisal of Land

February 9-13, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Rick Stuart, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

Appraisal of Land is designed to provide the students with an understanding and working knowledge of the procedures and techniques required to estimate the market value of land. This course concentrates on the skills necessary for estimating land value primarily using the sales comparison approach.

Recommended: Course 101, Course 102

AQB Approved: 33.50 CE with exam / 30 CE

Recommended text: Property Assessment Valuation, 3rd edition (obtain from IAAO)

Workshop 171: IAAO Standards of Professional Practice & Ethics

Date: February 23, 2015

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Guy Griscom, CAE

Fees: TAAD member districts: \$135

TAAD associate/affiliate members: \$150

Nonmembers: \$200

IAAO's "Code of Ethics, Canons and Standards of Professional Conduct." This workshop is designed to provide performance standards for real property, mass, business and personal property appraisal and consulting. Case studies and exercises illustrate the material. This workshop includes an exam.

IAAO recertification credit: 7 hours-1 day

Course 311: Residential Modeling Concepts

March 2-6, 2015

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Guy Griscom, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

Course 311 presents a detailed study of the mass

Continued on following page

2015 IAAO Course/Workshop *continued*

appraisal process as applied to residential property. Topics covered include a comparison of single-property appraisal and mass appraisal, the major steps in the mass appraisal process, data requirements, market analysis, application of the approaches to value, use of sales ratio studies, and valuation review techniques.

Recommended prerequisite: Course 300

Recommended text: *IAAO's Mass Appraisal of Real Property textbook* (obtain from IAAO)

Workshop 151: Uniform Standards of Professional Appraisal Practice (National)

Date: October 5-6, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Lath Harris, CAE

Fees: TAAD member districts: \$225

TAAD associate/affiliate members: \$285

Nonmembers: \$325

TDLR credit: 15 hours

This workshop covers materials from The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice which includes: Definitions, Preamble, Ethics Rule, Competency Rule, Departure Rule, Jurisdictional Exception Rule, Supplemental Standards Rule, and Standards 1 through 10. Supplementary materials include The Appraisal Foundation Uniform Standards of Professional Appraisal Practice (USPAP). This workshop includes an exam.

IAAO recertification credit: 15 hours-2 days

Workshop 157: Appraisal Uses of Excel Software

Date: October 7-8, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Larry Clark, CAE

Fees: TAAD member districts: \$310

TAAD associate/affiliate members: \$375

Nonmembers: \$410

TDLR credit: 15 hours

The Appraisal Uses of Excel Software Workshop provides the participants with practical, hands-on instruction on the use of Excel to accomplish basic appraisal functions. Participants will be required to bring a laptop computer with a 2003 or 2007 version of Excel installed. They will be given a dataset and a student reference manual. The instructor will take them through a series of steps to achieve value estimates for a small dataset using the cost, sales

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comparison and income approaches to value. Each participant will be allowed to take the completed spreadsheets with them to use in their jurisdictions.

IAAO recertification credit: 15 hours-2 days

Workshop 151: Uniform Standards of Professional Appraisal Practice (National)

Date: October 7-8, 2015

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lath Harris, CAE

Fees: TAAD member districts: \$225

TAAD associate/affiliate members: \$285

Nonmembers: \$325

TDLR credit: 15 hours

This workshop covers materials from The Appraisal Foundation, Uniform Standards of Professional Appraisal Practice which includes: Definitions, Preamble, Ethics Rule, Competency Rule, Departure Rule, Jurisdictional Exception Rule, Supplemental Standards Rule, and Standards 1 through 10. Supplementary materials include The Appraisal Foundation Uniform Standards of Professional Appraisal Practice (USPAP). This workshop includes an exam.

IAAO recertification credit: 15 hours-2 days

Continued on following page

2015 IAAO Course/Workshop *continued*

Workshop 191: Uniform Standards of Professional Appraisal Practice Update (*National*)

Date: October 9, 2015

Site: Harris CAD, 13013 Northwest Freeway, Houston

Instructor: Lath Harris, CAE

Fees: TAAD member districts: \$165

TAAD associate/affiliate members: \$225

Nonmembers: \$300

TDLR credit: 7 hours

This workshop is the National 7-hour USPAP Update offered for continuing education for licensure and certification through The Appraisal Foundation. The workshop provides a general overview of USPAP guidelines, advisory opinions, statements, and other appraisal practices. The course is updated yearly to address changes to USPAP and common misunderstandings.

IAAO recertification credit: 7 hours-1 day

Course 312: Commercial/Industrial Modeling Concepts

October 12-16, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Barry Couch, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

Course 312 presents a detailed study of the mass appraisal process as applied to income-producing property. Topics include income property data, market analysis, sales comparison approach, cost approach, cost approach, gross and net income analysis, capitalization rate development, model specification and calibration, and value review and maintenance.

Recommended prerequisite: Course 300

Recommended text: *Mass Appraisal of Real Property textbook* (obtain from IAAO)

Workshop 851: RES Case Study Review

November 16-18, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Rick Stuart, CAE

Fees: TAAD member districts: \$450

TAAD associate/affiliate members: \$500

Nonmembers: \$550

TDLR credit: 18.5 hours

This 2½ day workshop provides a comprehensive review and case study for the valuation of commercial property. Anyone preparing for a comprehensive exam such as for a professional designation, state certification or wanting a detailed overview, would be a candidate for this workshop. Participants are considered to have had at least the basic appraisal courses and have experience in the appraisal of commercial property. This is not an introductory workshop.

IAAO recertification credit: 18.5 hours-2½ days

Course 500: Income Assessment of Personal Property

December 16-20, 2015

Site: Travis CAD, 8314 Cross Park Drive, Austin

Instructor: Jewett Farley, CAE

Fees: TAAD member districts: \$425

TAAD associate/affiliate members: \$475

Nonmembers: \$550

TDLR credit: 30 hours

The Assessment of Personal Property is designed to provide the students with an understanding and working knowledge of the procedures and techniques required to assess personal property. This course concentrates on the skills necessary for listing, appraising and assessing the market value of properties using the three approaches to value: the cost approach, the income approach and the sales comparison approach. The Assessment of Personal Property utilizes lectures, classroom discussion, and homework problems to emphasize the main concepts and procedures taught in the course. The ten sections of the course present a broad mixture of theory and practical application. Exercises are included so the student can test and reinforce new skills. Time is allotted for questions and answers throughout the course. Students are encouraged to participate actively.

Required text: *Property Assessment Valuation, 3rd edition* (obtain from IAAO)

IAAO Registration Form on following page

Check back ... more courses and workshops will be added!

TAAD 2015 IAAO Course Registration Form

- Class Hours:** Unless otherwise specified, course hours are from 8:30 am - 5 pm. Registration on class day 1 is 8-8:30 am.
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 - North Austin/Round Rock Marriott Hotel**
2600 LaFrontera Blvd., Round Rock
 - Travis Central Appraisal District**
8314 Cross Park Drive, Austin
 - Dallas Central Appraisal District**
2949 North Stemmons Freeway, Dallas

For lodging information, please contact TAAD or refer to TAAD's website for suggestions.
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- Cost for Courses:** Please refer to the registration materials for cost of registration for TAAD members and nonmembers. Cost of registration is based on *TAAD membership*, not IAAO membership.
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IAAO Course/Workshop # _____ Course Date _____ TDLR # (if applicable) _____

Name _____ Nickname _____ Title _____

Jurisdiction/Firm _____

Mailing Address _____

City _____ State _____ Zip _____

Telephone _____ Email Address _____

Course Registration Fee\$ _____

(Fee is based on TAAD membership, not on IAAO membership)

Please submit this course for Continuing Education credit with TDLR

TOTAL AMOUNT ENCLOSED\$ _____

Please complete the registration form and return it along with payment to:
TAAD | 7700 Chevy Chase Drive; Building One, Suite 425 | Austin, Texas 78752-1558

Office Use Only:

Date _____ Check# _____ Paid _____ PC _____

DB _____ ADV _____ Materials Date _____



IAAO Candidates

Greg McHenry, AAS County Appraiser, Riley County Manhattan, Kansas

I respectfully ask for your vote for IAAO Executive Board from Region I. During my 26 year career in the assessment profession IAAO has provided many great opportunities for education, mentoring, and networking. I've been blessed by these opportunities and they've been crucial to my career development. I hope to give back by putting my experiences to work as a member of the Executive Board.

My goals if elected are:

- Promotion of IAAO to future members & leaders.
- Providing relevant, affordable, and flexible education programs.
- Maintaining IAAO's position as the preeminent professional & educational organization for our profession.
- Enhanced mentoring opportunities for IAAO members & leaders.
- Fiscal responsibility of IAAO funds.

IAAO Activities

- IAAO Conference Content Committee, 2012-present
- IAAO Local Host Committee, 2012
- IAAO Hageman Trust Committee, 2012
- Specialty Instructor

Local/State Activities

- Kansas County Appraisers Association – President, 2012
- Kansas County Appraisers Association – Executive Board member, 2008-present
- Kansas County Appraisers Association Legislative Committee – Chairman & Lobbyist, 2013-present
- Kansas County Appraisers Association CAMA Enhancement Committee, 2007-present
- Kansas County Appraisers Association Personal Property Committee – Chairman, 1997-2000, 2002-2006
- Appointed by Director of Property Valuation to serve on statewide New CAMA Review Committee, 2002-2006
- Kansas City Chapter IAAO – member
- Flint Hills Regional Leadership Program – alumni class of 2002-2003, Board of Trustees 2005-2008

Designations, Certifications, and Awards

- Assessment Administration Specialist (AAS), 2012
- Kansas Registered Mass Appraiser (RMA), 1998
- IAAO Instructor Certification, 1996
- Certificate in Effective Supervisory Skills (Kansas County Government Institute), 2009

Professional Experience

- Riley County Appraiser's Office, Manhattan KS
 - County Appraiser, 2006-present
 - Deputy County Appraiser, 2001-2006
 - Business Specialist, 1988-2000
- Clay County Appraiser's Office, Clay Center KS – County Appraiser, 1999-2005

Education

- Kansas State University, Agricultural Economics/Finance (BS)



Roger McCarty for Region 2, Executive Board

I am Roger McCarty and I'm running for the Executive Board for Region 2. I have been an IAAO member since 1986 and have served the membership as a State Instructor, State Representative and committee member. Now I would now like to work for you as a member of the Executive Board.

IAAO is moving in exciting new directions. My reason for running for the Board is to be part of the team that guides and supports these endeavors.

In the last few years IAAO has placed an emphasis on reaching out to areas of the world where we have not previously had a presence. IAAO is the premier organization in the property assessment field. We have the most knowledge, the best education, and the most capable instructors in the field. We need to continue and further expand our outreach.

IAAO has been working to expand our presence on the web. This includes putting more of our education material on line. Balancing greater availability with maintaining the quality of the education is a challenge that we must solve.

I respectfully request your vote for Executive Board from Region 2.



Roger McCarty

Professional Experience / Education

- BA – Michigan Technological University
- MA – Western Michigan University
- Michigan Master Assessing Officer (4)
- Michigan Certified Personal Property Examiner
- 23 years at Cascade Township, Grand Rapids, MI – currently as Assessor.
- Formerly Assessor/Building Official for City of Niles, MI

IAAO Activities

- IAAO member since 1986
- IAAO State Representative since 2003
- Member – Instructor Relations Subcommittee 2010-present
- Member – Local Host Committee 2012-2013
- Member – Curriculum Development Special Committee – 2011
- Instate IAAO Instructor – 1991-present

Awards

- Rosalyn Johnston Award – 2013
- David Bone Education Award – MI Assessor Association – 2010

VOTE: ROGER McCARTY
REGION 2 BOARD MEMBER
Rmccarty@cascaletwp.com

Randy Ripperger, CAE
For IAAO Vice-President
Polk County Assessor
Des Moines, Iowa

IAAO Leadership Roles

- Executive Board 2011-2013
- Chair, Education Subcommittee 2014
- Chair, Audit Committee 2012
- Chair, Grading Committee 2001-present
- Chair, Professional Designations – Subcommittee 2008-2009
- Budget Committee 2013

Professional Experience

- Polk County Assessor, 2014-present
- Polk County Chief Deputy Assessor, 2007-2014
- Polk County Assessor's Office 1980-present

Education/Professional Development

- BA, Economics – Central College
- IAAO education – over 350 hours
- IAAO Designated Member - CAE
- IAAO Senior Instructor
- IAAO Grader
- Iowa Certified Assessor (ICA)
- Iowa Certified General Real Property Appraiser

Peer Recognition

- IAAO Verne W. Pottorff, CAE, Professional Designee of the Year Award 2011
- Outstanding Member Award, Iowa State Association of Assessors 2011

With my experience and knowledge, I am prepared to provide leadership as an IAAO officer. My focus:

- Ensure adequate resources are available to expand the opportunities for professional development
- Determine, monitor and enhance sound fiscal policies
- Maintain legal and ethical integrity as well as accountability

My Commitment to You

I will do my best to ensure IAAO remains the standard-bearer for excellence in property appraisal, assessment administration, and property tax policy.

I respectfully ask for your support and vote.



Randy Ripperger

President: **Brent South**
Chief Appraiser
Hunt County Appraisal District

President-elect:
P.H. "Fourth" Coates
Chief Appraiser
Kerr Central Appraisal District

Vice President:
Dinah Kilgore
Chief Appraiser
El Paso County Appraisal District

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Gary Earnest
Chief Appraiser
Taylor Central Appraisal District

Past President: **Jeff Law**
Chief Appraiser
Tarrant Appraisal District

Editor: **Doris M. Koch**
TAAD Executive Director
dkoch@taad.org

Region 1 » **Jorge Arellano** Chief Appraiser Jim Hogg CAD

Region 2 » **Kevin Jamison** Chief Appraiser Aransas CAD

Region 3 » **John Haliburton** Chief Appraiser Victoria CAD

Region 4 » **Glenn Peters** Board Member Harris CAD

Region 5 » **Gene Landry** Board Member Jefferson CAD

Region 6 » **Mark Price** Chief Appraiser Brazos CAD

Region 7 » **Tom Hays** Chief Appraiser Gregg CAD

Region 8 » **Christie Ussery** Chief Appraiser Red River CAD

Region 9 » **Lisa Stephens-Musick** Deputy Chief Appraiser Wichita CAD

Region 10 » **Rick Kuehler** Director of Administration Dallas CAD

Region 11 » **Rick Armstrong** Deputy Chief Appraiser Parker CAD

Region 12 » **Mitch Fast** Chief Appraiser Coryell CAD

Region 13 » **Mark Boehnke** Chief Appraiser Bastrop CAD

Region 14 » **Randy Clark** Chief Appraiser Eastland CAD

Region 15 » **Zane Brandenberger** Chief Appraiser McCulloch CAD

Region 16 » **Tyson Paronto** Chief Appraiser Gray CAD

Region 17 » **Greg Kelley** Chief Appraiser Hockley CAD

Region 18 » **John Huddleston** Chief Appraiser Reeves CAD

Region 19 » **Vacant**

Region 20 » **Michelle Cardenas** Chief Appraiser Atascosa CAD



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