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**Kansas City Regional Chapter of the International Association of Assessing Officers
IAAO Chapter of the Year 1992, 1994 and 1998**

Volume 2 Issue 2, June 2002

**Kansas City Regional Chapter
of IAAO – Executive Board**

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Is This Your Last Issue?

We certainly hope not! The chapter newsletter is up and running again as you can see. In order to make sure you keep receiving them, renew your membership today! We have included a membership form in this issue on page 20!

If you have already renewed, thank you. If not, time is running out. Here's what you will miss by not renewing:

- 1) New educational offerings offered no where else**
- 2) Interesting meetings and topics**
- 3) Fun**
- 4) Christmas gala**
- 5) Networking**
- 6) Did we mention fun?**
- 7) Annual conference**
- 8) Timely meeting schedules and descriptions**

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The International Association of Assessing Officers (IAAO) is an educational



Message From the President

By Rick Stuart, CAE

Another newsletter already! Time goes fast and the Chapter is moving at the same speed. Committees and the E-Board have taken on several exciting projects and all are directed at benefiting us – the members.

The education schedule is aggressive and responsive to the membership requests. Make sure and check out the upcoming courses and sign-up today. Most of these classes are not being offered anywhere else. Course descriptions begin on page 16 of this newsletter.

Vroom goes the next meeting. On June 28, the next Chapter meeting will include a tour of the new Kansas Speedway in Wyandotte County. The E-Board set a low cost that will include a tour, lunch and a speaker. This date is fast approaching, make your next pit stop on the registration form in this issue on page 11.

New workshops have been added for the Annual Conference. Check out what else is available besides the Advanced Income Course. Can you say, "Batter Up!"

Did you like the last newsletter? What a great job and the comments were wonderful. That newsletter was a perfect example of the Chapter spirit. From re-inventing the newsletter to purchasing the software to building a membership database to writing the articles to mailing, all in 60 days! You will notice a large number of different authors for the articles this time.

Again, our membership responds!

I promised you a new and updated web page. Not there yet but progress is being made.

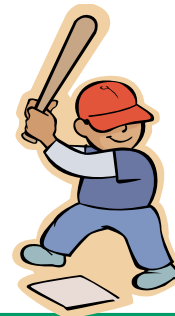
As the President, I am lucky to have a strong E-Board. Our March 26, 2002 meeting was the first one I presided over. The board members came prepared. All of us members should be proud of their attitude. The discussion

centered on the following main points:

- 1) How do we help the members?
- 2) What do they want?
- 3) How can we get them involved?
- 4) What can we show as benefits for being a member?

All four of these points are being addressed.

Batter Up!!!



Past President Resigns

The KCIAAO Past President Eugene Bryan resigned at the end of March. Gene's letter is shown below.

"I wanted to take this opportunity to let you and the rest of the KCIAAO board members know that I have tendered my resigna-

tion to Johnson County effective the end of this month. It is time to move on so unless I take another position in county government, within the region, you will need to appoint someone to take my place. As you know, I have been around a long time (some would say too long) but I have enjoyed every minute of it (well most of them anyway). I have also enjoyed working with everyone on the board, past and present, and hope that the chapter will continue to grow stronger and stronger. If you need to reach me, my e-mail is genbryan@planetkc.com. Best of luck to you and may God bless you all."

Gene has served the Chapter for a large number of years in various capacities. We wish him luck and thank him for his dedication to the Chapter.

**Kansas City Regional Chapter
of IAAO – Executive Board**

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Janna Holden – Member
Matt Nolte – Member
Johnson County, KS

Programs

Gary Dunn, CAE - Chair
Johnson County, KS
Angie Blazevic – Member
Wyandotte County, KS

Newsletter

Kevin Bradshaw, RMA - Chair
Bethany Wilson - Member
Johnson County, KS

Historian

Margaret Daugherty - Chair
Wyandotte County, KS

Membership

Your name goes here!!!!



URISA/IAAO Conference

By Paul Welcome, CAE

The URISA/IAAO conference in Reno was a great success. The keynote speaker was Jack Eichenbaum, City Assessor in the New York city Department of Finance Property, talked about the 9-11 event and the usage of GIS CAMA for the New York disaster. A self-directed team illustrated the usage and value for

accurate data and the maps for this disaster to the various departments. This 100 person self directed team became the “Maps are us” for the city and Mayor Rudy Guillano’s bunker headquarters.

The conference highlight was the Florida and the tornado disaster in Oklahoma City. Both presentations showed the importance of data and maps for field operations. Both presentations illustrated the need for data and maps to help locate property that is no longer there. Where am I? You can only see twisted home debris and the tallest object is a flattened car? The assessor’s office became the data warehouse for all the federal state and local agencies and they looked for the assessor to with help with damage assessments and other emergency operations.

This conference also highlighted the AVM and map integration techniques and other uses for the assessors and appraisers. A unique session was titled Po’ Boy GIS and CAMA. This session had an overflow crowd of attendees to help individuals with little or no money to have GIS and CAMA.

The last session “Who is in charge.” focused on integration of databases that included multiple offices and multiple jurisdictions. The new hot topic for the next conference would be to have sessions about workflow and document imaging. You need to mark you calendars for next year’s URISA/IAAO conference in Columbus Ohio scheduled for March 30 to April 2.

**19th Annual Personal
Property Seminar**

By Beth A. Brandel, CPA, PPS
Johnson County, KS

The 19th annual Personal Property Seminar was held May 16 – 18, 2002, at the Renaissance Pere Marquette Hotel in New Orleans, Louisiana. The seminar program was entirely new this year, with a fresh program slate and new faces making presentations.

Some of the topics covered included office automation, electronic filing, document imaging, and, of course, auditing. Presenters from the non-government aspect of personal property assessment regaled us with tales and topics including Wal-Mart, Phillips Petroleum, Advantax, Consumers Energy Company, Tax Management Associates, and Grant Thornton. Visiting and participating dignitaries included Paul Welcome, CAE, IAAO’s President Elect, and Kellianne M. Nagy, an IAAO Executive Board Member.

Every presentation was informative, and the presenters fielded questions with skill, providing a valuable learning experience to all present.

Seminar attendees enjoyed the program and the location. New Orleans provided a wide range of entertainment such as Bourbon Street's raucous activities, shopping at the River Walk, dinner cruises on the Mighty Mississippi River, trolley rides to the Garden District and Tulane University, and simply exploring the French Quarter.

The success of the 2002 Personal Property Seminar is a reflection on the IAAO Executive Board and staff, and we all look forward to an even better seminar next year.

8th Annual MidAmerica GIS Symposium

By Dennis Albers CMS

The eighth MidAmerica GIS Symposium was again hosted in the Kansas City area from April 14-18. The number of attendees was roughly 625 people representing 22 states. This year's conference offered 14 different curriculums to chose from.

Emergency Response / Preparedness Planning
GIS Administration and Management
Conservation / Natural Resource Management
Public Works / Infrastructure Management
Local Public Safety and Criminology
Tax Assessment and Administra-

tion
GIS Education
GIS Technician
Electronic Government
Transportation
Health and Social Services
Data Warehousing and Distribution
Planning / Growth Management
New Technologies / Critical Issues

From the novice GIS user to the database guru, whether you are a government employee or work for the private sector, you were given a wide selection of programs and short courses to choose from. The short courses were offered Sunday afternoon, all day Monday, and Thursday afternoon. Most of these courses were halfday sessions; you also had available full day courses for GIS principles and software development. These courses were given with continuing education points available.

The highlight for tax assessment and administration came on Tuesday when Mr. Paul Welcome, (President Elect for IAAO, Johnson County Appraiser), demonstrated their stealth program AVM (Automated Valuation Modeling). I unfortunately couldn't make it to the conference that day, but if I had, I probably wouldn't have been able to find it anyway. Providing information in the same session was Mr. Joel Zitterich, from ProMap Corporation, talking about Web Access for Assessment Data and Mr. Ed Crane, ESRI, talking about GIS applications for Appraisal and Assessment.

In Exhibit Hall A, you could view what current GIS technology is available from various vendors or view work from various entities through their project showcase. In the project showcase area you had

over 30 different users showing what they do for special projects or what they do daily represented on poster board. On the vendors side you could choose from one of the 55 vendors to ask questions or learn about up to date technology being used in the GIS world today.

I would personally like to challenge everyone to take a chance and jump the fence to see what the GIS side has to offer you. I just recently took IAAO course 102 (Income Approach to Valuation), whether I passed or not only time will tell, but I did learn a lot about the appraisal side. At the next NCRAAO in Wichita, ask other appraisers who made it to MAGIC, if they think you might find the world of GIS advantageous to use in your office. Who knows, maybe I might see you there in two years.



Intranet Innovations

By Barbara K. Cameron, CPA
Wyandotte, Co. Kansas

Attendees of the April 26, 2002 Chapter Luncheon at Stephenson's Old Apple Farm Restaurant were treated to an overview of the innovative approach the Johnson County, Kansas Appraiser's Office is utilizing to harness the power of the intranet to improve communication and efficiencies in the office.

Jeremy Smoot, Public Information Officer presented an interactive slide show demonstrating some of the features of the Johnson County Appraiser's Office intranet site. Some of the features included on the user-friendly site are brief pro-

fessional designation biographies of staff, a pictorial index of the Appraiser's Office staff, a map of the Appraiser's Office, forms used in the office, and a helpful link to recent property tax decisions and legislation. The site includes pages devoted to each department in the Appraiser's Office.

In order to encourage the staff to learn how to use the site, Jeremy included a special events/birthday announcement page and a monthly contest site. Since several of the site's pages were still under construction, staff are encouraged to visit the site regularly to discover new links and information.

Jeremy estimated that the design and implementation phase of the Johnson County Appraiser's intranet site required 40-50 man-hours to complete and that site maintenance required a minimal amount of time. He closed his presentation by encouraging attendees with intranet technology available at their work place, to design and implement their own sites.

Sugar Cane, Pineapple and Hotels

Or, So you want to be a Hawaiian Mass Appraiser?

*By Kevin J. Bradshaw, RMA
Johnson County KS*



Rick Stuart has asked if I could write a quick article for you about appraising in Hawaii. So here it goes. It's fun! But let me elaborate.

First of all, I grew up in Hawaii and all told spent over 30 years there.

My dad was an electronic technician in the civil service and was transferred to Pearl Harbor when I was six. Like most kids back home I spent much of my time waiting for school to get out so I could go to the beach. After high school I went to the University of Hawaii and received my degree in communications.

My appraisal journey started here in Kansas City 18 years ago. I was working in the fee world for several years during the refinancing boom of the mid-80s. After that I got home sick and moved back to Honolulu and got a real job with the County of Honolulu Real Property Assessment Office. I spent a total of eight years with them.

Each island in the State of Hawaii is a County. For ease of administration most local city government functions are joined with the counties. So on Oahu the local government is referred to as the City and County of Honolulu. The assessment office where I worked was responsible for the entire Island of Oahu that contained 251,000 parcels. Our office had 60 appraisers, a clerical support staff of 50 and a mapping staff of 15.

Residential Valuation

Like most beginning mass appraisers I started in the residential section. For the most part appraising houses in Hawaii is the same as here. There was one main difference though. Many of the older, established residential neighborhoods were still on leasehold land. The homeowners did not own the land that their houses were built on. Most had 60-year land leases that allowed for the building of residences on those parcels in exchange for ground rent. This made our jobs interesting because

the Ordinances stated that we had to value all property at its fee simple fair market value. Since all "sales" in these neighborhoods were actually assignment of leases they had to be adjusted to account for the leased fee portion of the ownership.

Since then leasehold conversion laws have been passed that required fee conversion so that homeowners could now own the land under their homes.

Agricultural Use Valuation

From houses I was promoted to agricultural valuation. Like most States here, Hawaii also had use valuation for these parcels. If I remember correctly some of the valuations were:

Sugar Cane	\$510/Acre
Pineapple	\$850/Acre
Truck Crops	\$120/Acre

This was my favorite assignment working for the assessment office. This was because much of the State's history was associated with these areas that the general public never got to see. But I was given Carte Blanche by the landowners to be able to go wherever I felt I had to.

I remember one time seeing some building foundations just outside of the Schofield Army Barracks. I needed to know what they were to know how to value them. I asked my contact with the Oahu Sugar Company what they were. He found out that they were the foundations from a legal brothel that was in operation during WWII. Other times I have been 120 feet underground to inspect water pumping stations, in abandoned Nike missile sites, resurveying sugar mills, inspecting former officers quarters from the atomic testing programs and valuing abandoned sugar worker villages.

When I moved to Kansas I was struck by a few differences between here and there. One is that Hawaii agricultural use laws had provisions for “accepted and normal farming practices”. This kept many landowners from planting one tree and getting an agricultural use valuation for an orchard. Another major difference between Hawaii and Kansas is that, for the most part, once a plot plan or non-agricultural zoning has been approved the agricultural use ends, period. In Hawaii, it is also the landowner’s responsibility to inform us if the agricultural use has ended. As assessors we had the option of applying a ten year roll back valuation, plus 10% penalty, if we found a violation of these agricultural use valuations.

Also the sugar cane fields are great places to stop the car for a quick post-lunch nap. I was doing fieldwork in places that would have not have traffic for months at a time. For this reason it was very important to take out an aerial map and show my supervisor exactly where I was going to be that day! Fruit was also never a problem since there was always a number of places where bananas, guavas, avocados, berries and mountain apples grew wild. But no pineapples! I was never a fan of pineapples!

Waikiki

I ended my days with the assessment office as the Waikiki special district appraiser. This meant I was responsible for the valuation of some 700 hotel, commercial and apartment parcels located in the famous Waikiki Beach area. And believe me, these 700 parcels were a full time job.

I took over this assignment at the end of the commercial real estate

feeding frenzy called, the “Japanese Investor” invasion. For a 24-month period in 1989-1990 speculative Asian investors had been purchasing properties for mind numbing prices. We were literally seeing office and commercial properties being purchased for 3.0% direct capitalization rates. Fee appraisers and appraisers in our office were using 20% per month appreciation rates in some areas. Some of the beachfront hotel properties were selling for \$100,000-200,000 per room. I also remember that land leases under some of the major beachfront hotels were being renegotiated at \$1,100 per SF in 1992!

Let me give you an idea how bad it was. There was one investor trying to buy an entire block of low-rise apartments for the land. He wanted to develop a high-rise luxury condominium. Since Hawaii State law does not allow for redevelopment condemnation he had to negotiate with each individual landowner. When he started, the purchase prices were \$150-200 per SF. By the time he got to the last 2 owners he was offering \$770 per SF. This was for property three blocks from the ocean. In the end the project failed because the last two owners would not sell. When I left the islands 7 years later that block was still vacant except for those last 2 apartment buildings.

Another time I was interviewing a seller in a hotel property transaction. The buyer in this transaction was a Japanese businessman who walked into their meeting with an armed guard. He told the buyer that he wasn’t interested in selling his hotel. But he literally started putting \$100,000 packets of CASH on the table. The buyer told him, “Just say when”! Once the price got to

three times the price he paid, he sold!

Some of these property values had to be doubled and tripled in a 2-year period and as a result of this activity I spent most of the next three years in court, being deposed, doing field inspections and trying not to go crazy.

One major issue that came up during this time was about cash equivalency. The property owners were advocating an adjustment for these “foreign” sales because of the term, “...payment is made in terms of cash in United States dollars...” in the definition of market value. The argument was that Japanese banks only required something like 1.5% equity for some loans. This was not typical to United States bank requirements and therefore required a cash equivalency adjustment. The judge asked them one question, “Are these prices being paid in US dollars or Japanese Yen”? That was the end of that case.

There were perks about being in Waikiki all the time. I carried my swim trunks and fins with me during fieldwork. During lunch breaks it was possible to go body surfing for a ½ hour or so and cleanup using the beach showers. I also spent many a lunch hour in the Aquarium or in one of the several museums in the area.

All was not joy in paradise however. It was no mean trick not ‘going postal’ listening to near continuous renditions of ‘Tiny Bubbles’ wafting through the air! Also the smell of severely sunburned white flesh covered in coconut suntan oil causes nightmares to this day!

Mahalo Nui Loa ia Kakou a me Ho’omaluhia iaia!
(Thanks very much everyone and peace to you!)

Notes of Interest to Members

Why Become a Member?

*By Larry Clark CAE
Johnson County KS*

There is only one reason to become a member of IAAO – professionalism. The monetary rewards are rare. Face facts, most of us work for governments where the salaries are generally lower than in the private sector. We trade security for monetary rewards and, quite often, upward mobility.

That is precisely where IAAO becomes important. There is a great deal of personal satisfaction in doing a job well. IAAO can provide the kind of networking opportunities that enhance success. Learning from other appraisers who have “been there and done that” helps us avoid the pitfalls and/or move more quickly to resolution of our own problems. Through conferences and publications, we learn what others are doing and have done.

IAAO is the one organization that specializes in the area of mass appraisal for property tax purposes. Its designation program challenges property tax professionals to greater levels of achievement. Working toward a designation is not for everyone. Nevertheless, for those few who do it, their level of training and expertise grows significantly.

IAAO has training for everyone involved in property tax assessment and administration. Over the years, the curriculum has expanded to meet the growing demand for training from virtually all parts of the property tax arena. Personal property practitioners have their set of courses and workshops. Mappers have seen their options expand along with tax administration staff. There is even a workshop or two

for those who specialize in utility valuation. The list grows each year; and those most interested in improving the curriculum have plenty of opportunities to serve IAAO as well as themselves.

IAAO has something to offer everyone who is interested in increasing their level of professionalism in the property tax field. For more information about membership contact me at larry.clark@jocoks.com.

Chapter Reps Appointed

The KCIAAO is proud to have Angela Blazevec and Steven Miles as the IAAO Representatives for the Chapter. Angela serves on our Executive Board and is a strong supporter of IAAO. Angela is the Program Supervisor for Wyandotte County, KS.

Steve is the Appraisal Manager for Douglas County, KS. Steve is a fairly new member of IAAO and wanting to become more actively involved. Serving as a Rep will give him that opportunity. We are confident they will serve all the IAAO membership well.

Help Wanted

A Membership Chairperson is needed for the Chapter. A membership brochure was just completed, a membership database is being built, recruitment ideals abound, and we just need you. This is a great opportunity to help promote and build the Chapter and also to help others become aware of what the Chapter offers. You may choose your own committee members. Contact me today!

Rick Stuart, CAE
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Endorsements

At the KCIAAO Executive Board meeting on April 26, 2002, the Board endorsed the following candidates for IAAO office.

Calvin Hicks, CAE – Vice-President
John Moreland, RES – Board Position #3

Good luck to the candidates and do not forget to vote. Make the Chapter's voice strong!

IAAO Annual Conference

After reading Pete Davis' article in the last newsletter, Adventures In Southern California, I am sure you are gearing up to attend the conference. To check out the preliminary schedule of educational sessions, registration forms and hotel information, go to the IAAO web page at www.iaao.org.

Remember: You may be able to receive a grant of up to \$500 from the Norman Register Scholarship Fund to help defray the cost. For an application form, contact Rick Stuart, CAE, at rstuart@ruralnet1.com or call 785.863.2552.

Play Ball!!

Jeff Busche would like to know if any members are interested in having a tailgate party and buying a block of seats for the August 28th Royals Game.

If anyone is interested or has any questions contact Jeff at (913)-897-2974 or jbusche@ptag.com

Proposed By-Law Changes

The current By-Laws of the Kansas City Regional Chapter of IAAO (KCIAAO) requires that only those regular members present at the annual meeting are eligible to vote for Chapter officers. IAAO mails ballots to all eligible voters for their election of officers. KCIAAO would like to adopt that approach, but instead of mailing ballots, KCIAAO would like to provide an e-mail ballot to those having e-mail addresses and mail ballots to those who do not. The changes proposed are shown below.

Bold - removal

Italics - added

Chapter 3 – Nominations & Elections

Article 2. Elections

- 3.21 The Officers and Executive Committee shall be Regular members, who hold Regular Membership in the IAAO, and shall be elected **by the attending membership at its regular meeting** *(by casting a written ballot or an electronic ballot.)*

A member must attend the meeting to be eligible to cast their ballot in the election. There shall be no absentee voting.

The Nominating Committee shall be responsible for counting the ballots and reporting the vote count to the Chapter President.

Article 3. District Nominations and Elections

- 3.31 Each District Chairperson shall be nominated by the Nominating Committee at the same time and in the same manner as the other elective office positions.

Chapter 5 – Meetings and Quorums

Article 1 Regular and Special Meetings

- 5.12 Elections will be held at the regular meeting immediately preceding the annual March/April meeting of the Chapter.**

Chapter 6 – Amendments

Article 1 Method

- 6.11 These by-laws may be amended, by a majority vote of the Regular Members present, at any meeting of the Chapter, provided that fourteen (14) days notice in advance shall have been given all members of the Chapter of the intention to amend, **together with a written copy of the substance of** the proposed amendments. This notice may be incorporated in the Chapter publications *(, written copy or electronic media.)*

Another by-law change calls for the creation of a new position called Chapter Operations Manager. The addition to the by-laws is shown below.

- 2.41 The Chapter Operations Manager would be the official keeper of the Chapter's files and records. This position would help maintain the archival records, including any correspondence with IAAO, Chapter By-Laws and corporation papers. The Operations Manager would be charged with developing a checklist for Chapter operations that would include, but not be limited to: election, installation and orientation of Officers, process for newsletter and webpage publications and updates, procedure for setting-up meetings and classes.
- 2.42 The Chapter Operations Manager would be an annual appointment by the newly elected President of the Chapter.

I.A.A.O. Technical Standards

*By Nancy C. Tomberlin
Subcommittee Chairman*

The Technical Standards Subcommittee just completed its spring meeting in Chicago. Again, I am very pleased to report it was a very productive meeting. Checkout the I.A.A.O. (International Association of Assessing Officers) website for the proposed update on the *Standard on Facilities, Computers, Equipment, and Supplies*. Membership involvement in the updating or creation of an I.A.A.O. Standard is crucial. The Subcommittee's goal is to present the proposed update to the I.A.A.O. Executive Board at its conference meeting in Los Angeles in October.

A first internal subcommittee draft was reviewed on the *Standard on Cadastral Maps and Parcel Identifiers*. The consensus of the subcommittee was that the existing standard should be updated and issued as a standard on manual cadastral mapping and that the new standard should be developed to address digital mapping. It is difficult to combine the two in one standard. Both are needed because many offices still maintain manually drawn maps. A project plan will be written for this proposal for the Board's approval. The draft of the digital mapping standard will be circulated to selected reviews before exposure to the general membership.

The Subcommittee started to breathe a sigh of relief because most of the standards have recently been updated when the Board charged the Subcommittee with an additional task of writing a new standard on oversight responsibilities. The first draft of the newly named *Standard on Admin-*

istration of Monitoring and Compliance Responsibilities was reviewed along with the project plan. The Standard covers an area not addressed in other I.A.A.O. Standards and that is the mutual responsibility of oversight agencies and the assessment jurisdictions they oversee. The purpose of this Standard is to define the responsibilities on both sides and recommend ways agencies can work together for compliance and equalization. The preliminary draft will be presented at the SPC Seminar.

A motion was also passed to adopt the ANSI (American National Standards Institute) Standard on Method of Calculating Square Footage for Single-Family Residences (Z765-1996) as a reference. The Subcommittee will also search for similar standards on additional property types and consider writing such standards if none can be found.

I.A.A.O.'s updated *Standard on Mass Appraisal of Real Property* and the *Standard on Contracting for Assessment Services* approved by the Board in February 2002 are available on I.A.A.O.'s website (www.iaao.org). Membership can download all of the standards free of charge. The standards are in Adobe Acrobat format. The download for the free Acrobat Reader is also available on the website.

My e-mail address is nancy_tomberlin@kdor.state.ks.us should you have any specific comments you would like to make.

Appraisal Organizations Consolidated Meeting

*By Teresa Hattemer, RMA
Jefferson County*

The first joint meeting of several appraisal organizations was held in Leawood, KS at the Leawood South Country Club on May 22, 2002.

At the meeting a handout was given which consists of 15 motions that will be presented to the participating regional and national Board of Directors. The Professional Alliance Project Team at a meeting held in Denver, CO April 12-14, 2002 proposed these motions.

These motions were suggested by representatives of the following organizations: the American Society of Appraisers (ASA), the American Society of Farm Managers and Rural Appraisers (ASFMRA), the Appraisal Institute (AI) the Appraisal Institute of Canada (AI Canada), the International Association of Assessing Officers (IAAO), the National Association of Independent Fee Appraisers (NAIFA) and the National Association of Realtors (NAR).

In attendance from some of the organizations were: Paul Welcome, CAE President-Elect of IAAO, Johnson County, KS Appraiser; Richard Roach, ASA Chairman International Education Committee, San Jose CA; Terisa Hoffman, ASA Governor Region 7, Minneapolis MN; Margaret Sullivan, Executive Director NAIFA, St. Louis; Max Evans, ASA Past Governor Region 7, Current International President ASFMRA, Des Moines IA; Jim Job, ASA Past International President ASA, Kansas City; Ken Nicholson, SRA, Chairman of Appraisal Foundation and Past President of the Appraisal Institute and Edward L. Liggins, IFAS National President of NAIFA.

The proposal is that the different organizations would come

together under an umbrella organization for property professionals.

There would be different disciplines (i.e., personal property, residential real estate, commercial real estate, mass appraisers, etc). Each of the discipline entities is composed of individual members who will form the basic structural component of the new organization. Each discipline would control all of its professional activities, both doctrine and qualifications criteria.

There would be one service management company, which would be owned by all the disciplines, for services, i.e., administrative, education and publishing. The service management company should provide all administrative and staff support to the disciplines and the umbrella on a contract basis.

The umbrella is the strategic planning, public and government relations coordinating body to project a unified public image for all disciplines and the profession. The umbrella would be discipline owned and composed of one director from each discipline. It will have only the powers granted by the discipline entities.

As IAAO members, make sure and keep informed on this topic. You can contact our IAAO board representatives, Paul Welcome, CAE or Marion Johnson, CAE. Information may also appear in IAAO publications. Paul and Marion would appreciate any questions or comments on this subject.



Minutes from KCIAAO Board Meeting Held on February 21,2002

In Attendance: Gene Bryan, Past President (Presiding)
Dennis Albers
Gary Dunn
Jeff Ramsey
Stan Moulder
Ron Fischer
Jeff Busche
Kevin (Brad) Bradshaw
Cathy Rinehart
Teresa Hattermer, Treasurer
Mark Hixon, Secretary

The Executive Board meeting took place immediately following the election of officers. The newly elected officers are:

Rick Stuart, President
Bob Burnett, Vice President
Mark Hixon, Secretary
Teresa Hattamer, Treasurer

President Stuart was present for the chapter meeting and election of officers, but could not be present for the Board meeting due to travel requirements for an IAAO Budget Committee meeting. Past President Bryan conducted the meeting.

The minutes of the November 8, 2001 meeting were approved as written.

The past secretary and treasurer passed the Association records to their successors.

Old Business:

Gene Bryan will transfer records from previous meetings to new officers in order to help establish continuity from one administration to the next.

Gene Bryan expressed a concern over the fact that no response had been received from IAAO regarding our letter of understanding regarding the \$40,000 building fund contribution. He (Gene) will send a follow-up communication to the IAAO asking for a response.

Committee Reports and Board Discussion:

Kevin Bradshaw, Publication/Web Page chairman. He reported that the next issue of the KCIAAO Newsletter will be published in March and quarterly thereafter. It will be made available on the Association's web site which will also be updated for the first time in quite a while. Kevin informed the Board that, in order to produce an aesthetically pleasing high quality publication, the Association needs to acquire Adobe's PageMaker software at a cost of approximately \$499. After learning that the Association has adequate funds, the Board unanimously approved the purchase. Kevin will also inquire as to the various options and cost of web hosting and report to the Board.

Stan Moulder, Education Chairman, gave a report on upcoming courses. He stated that he has been having trouble getting the course on mobile home

valuation organized due to an apparent lack of interest. Stan also asked that KCIAAO members provide him with input on courses and seminars they would like to see offered.

Jeff Busche, Conference Chairman, reported on the 2002 KCIAAO Business Conference. The date is set for August 26 – 30, 2002 at the Embassy Suites Hotel in KC, MO. The conference agenda and programs are not finalized, but are progressing. Further details will be forthcoming.

The Board approved the continuation of Association dues with no changes.

The Board set the next meeting date for April 26, 2002.

Board adjourned.

Meet Your Directors

Dennis Albers

Douglas County GIS Administrator

Hello, my name is Dennis Albers I live in Olathe, Kansas. I have a wife, Christine and two boys Mark, and Michael. We also have a cat and dog, Simon and Sophie. I received my BA from the University of Kansas in 1985. I have been working for Douglas County for over 15 years.

I am a current member of (KAM) Kansas Association of Mappers. I held a directors position with KAM for two years. I have been a member of IAAO for over 10 years. I received by CMS designation in April of 1994.

I love food, travel, family, and sports. I backpacked Europe for 3 months during the 70's. I love pro football and college basketball.

I look forward to serving as a director for the Kansas City Chapter IAAO.

Janet Duever, RMA
Marshall County Kansas Appraiser

I am Janet Duever of Marysville, Kansas and hold the position of West District Chair of KCIAAO. I have worked for the county full time since 1987 and have had the position of County Appraiser since 1994. Marshall County is 9800 parcels and split half agricultural and half residential.

I am a member of IAAO, KAM, Kansas Society of Farm Managers and Rural Appraisers, hold the state's Registered Mass Appraiser (RMA) designation and licensed with the Kansas Real Estate Appraisal Board.

My husband, Gary and I have two sons. Michael is a senior at KSU and Anthony is a sophomore at KU. Living in a small community, we enjoy following local activities and KSU women's basketball.

Programs, Programs, Programs

Do you ever wonder where the ideas for the wonderful meeting programs come from?

That's right they come from our members. Our two program Guru's Gary Dunn and Angela Blazevec plan the meeting, select a restaurant and consult President Rick before we settle on a topic and location.

We try to select a different county for every meeting. If you have a topic or location you would like to be considered for future meetings...call Angie or Gary. We are open for any worthy subject or location.

Upcoming Events

June takes us to the speedway in Wyandotte County for a tour

and lunch. Registration Form is in this issue.

September

The Golf tournament pits our best against the rest of the appraisal community. See flyer in this issue.

October

Dust off that HP 12C ... a luncheon seminar on how to use it.

December

Winter Gala
December 14th, 2002
Mark your calendar now!



If you have a program idea don't be shy... let us know.

gary.dunn@jocoks.com or 913-715-0070
ablazevec@wycokck.org or 913-287-2641

Education Subcommittee Update

By Larry Clark, CAE
Johnson County KS

The Education subcommittee of the Professional Development Committee of IAAO was formed to "support the mission and commitments of the IAAO by developing, coordinating, maintaining, and guiding the education program of the IAAO." (IAAO Procedural Rule 11.3.2.1)

Current activities involve reviewing and updating course curriculum, evaluating instructors, developing new courses and training new teachers. Course curriculum has been allowed to become outdated. Errors discovered by students and instructors have not been corrected. The existing committee is taking corrective action in both areas.

Corrections have been made to curriculum material in courses 101, 102 and nearly all of the 300 series courses.

Volunteers have worked on this project, which also involved moving that material into a common, electronic format. In addition, IAAO staff has been working with a publishing house in Chicago to develop a unique style for IAAO material that promises to give it an even more professional look and feel.

Responding to concerns expressed by many students of IAAO Course 101, this committee has asked that a purely introductory course be developed. This new course will take some of the material from the existing course to provide those persons new to the appraisal profession an opportunity to more gradually absorb the material in 101. Those who opt to take advantage of this course will ease into the volume of material over a two-week period.

The committee will also be responding to recent executive board action calling for the updating of the self-paced study material. This material is not used by very many jurisdictions and, due to that low demand, has not been given a high priority by past committees. The executive board approved funding of a project plan to update those courses, and the committee will respond with requests for proposals for persons to do the actual updates.

Finally, the committee has been struggling for two years with the need to accurately evaluate the work of IAAO instructors. At the most recent meeting, we reviewed a ranking based on student evaluations. With '1' being Excellent and '5' being Poor, the overall average ranking of the ninety-three instructors was 1.82. The range was from 1.26 to 2.79. This process will continue at the Los Angeles conference meeting with the committee reviewing specific student comments, with the goal of helping poorly performing instructors improve their skills or make them ineligible to teach.

Appraising is a Funny

Top Ten Reasons why it is great

to be an appraiser

10. Dazzle your friends with your knowledge of external obsolescence.
9. The wonderful world of rats, bats, and spiders.
8. Be a part of the profession which finishes the the famous quote, "Death and"
7. Be one of a handful of people who know that USPAP is not a medical term.
6. Arouse the suspicion of an entire neighborhood when inspecting comparable sales.
5. Chance to really irritate annoying real estate salespeople.
4. Walk around holding a clipboard just like "Skip" down at the Jiffy Lube.
3. Spend hours writing volumes of supporting documentation to justify the market value of a property you already decided on when you pulled into the driveway.
2. See that some people really do hang those black velveteen pictures of Elvis on their living room walls.
1. See places in people's houses that usually require a search warrant to access.

What is an appraiser?
By Bill Sparks, www.mwan.com

An appraiser is one who compiles and analyzes voluminous data of problematical accuracy from sources of dubious veracity and derives therefrom a numerical quantification of unquestionable necessity, analogous to a nebelous and euphemistic concept representational of value commensurate with ambient

configurations of the open market and promulgates thereby a precise written declamation which delineates his observation, deliberations and conclusions all done while he feighns absolute ignorance of the avericious machinations of Buyers, Sellers, Brokers and Lenders, compensated only by that penurious stipend known as the professional fee.

No Kidding, There I was...

By Kevin Bradshaw, RMA
Editor

Yup, this is another shameless solicitation for material.

For the next newsletter I thought it would be fun to relate stories about the most unusual, disgusting, confusing, opulent or beautiful property you have ever appraised. I want to know about those properties you tell your friends about.

For example, I once appraised a house owned by a former drug dealing biker. This property had a secret room in it that was used to hide during rip-offs or police raids. Another time I appraised the house of a professional dominatrix. She would entertain clients in a most unusual room in the basement.

Do you have any such stories? Send them to me by email at kevin.bradshaw@jocoks.com



9th Annual KCIAAO GOLF OUTING

With AI, ASA, ASFM, IRWA, IFA, NAMA, AG and NA OF Realtors



September 6, 2002
Prompt - 7:30 AM Prompt
Shotgun Start

Painted Hills Golf Course
7101 Parallel Parkway
Kansas City, KS 66112

\$50 ENTRY FEE INCLUDES:

GOLF
CART
VARIOUS PRIZE HOLES
REFRESHMENTS ON COURSE (You buy)



**** AFTER 08/23/02, ENTRY FEE IS \$90 ****

PICK YOUR OWN TEAM OR WE WILL (SCRAMBLE)
(TEAMS NOT GUARANTEED UNTIL ALL MEMBERS ARE PAID)

REGISTRATION

All entries must be RECEIVED by 08/23/02

TEAM MEMBERS: _____

TEAM CAPTAIN: _____

CAPTAINS PHONE: _____

Gary Dunn
Office of the County Appraiser
County Administration Building
111 South Cherry Street, Suite 2100
Olathe, Kansas 66061-3468
Phone: (913)-715-0070
Fax (913)-715-0010 Email: gary.dunn@jocoks.com

KCI AAO membership meeting
and
Tour of the Kansas Speedway



Friday, June 28th, 2002

The tour starts at 11:30 AM Sharp!!!
It may be a good idea to arrive 15 minutes early

Meet at the Administrative building
400 speedway blvd

take the 110th street offramp at I-70

Lunch will be at the Frontier Restaurant
1:00 pm following the tour

94th and State av

Meal Choices (choose one):

Chicken Fried Steak: _____

Chicken Fried Chicken: _____

chicken baked white fish: _____

\$17.00 members

\$22.00 Non-members



REGISTRATION

Name: _____

Jurisdiction: _____

Phone Number: _____

Email: _____

Make Checks payable to KCI AAO and Mail to:

Gary Dunn
Office of the County Appraiser
County Administration Building
111 South Cherry Street, Suite 2100
Olathe, Kansas 66061-3468
Phone: (913)-715-0070
Fax (913)-715-0010 Email: gary.dunn@jocoks.com

KCIAAO Audit
February 26, 2002

On this date, we conducted an audit of the financial records of the Kansas City Chapter of the International Association of Assessing Officers. The results of the audit are shown below.

1. For the last several months bank reconciliation was not made. However, the checking account does balance.
2. Receipts for expenses were not kept in a standard format that would allow for easy retrieval and review.
3. Check # 2045 written on September 6, 2001 for \$100.00 has not cleared the bank to date.
4. The review showed a match between the expense receipts and the checks written.
5. Account balances as of this date are:

Checking	\$ 5,801.98
Money Market	19,541.83
Petty Cash on Hand	85.14
Total	\$ 25,428.95

Petty cash will be deposited.

6. The estimated outstanding expenses are:

IAAO Course 300 Material	\$ 2,925.00
Larry Clark – Teaching 300	1,500.00
Johnson County – Refreshments	200.00
Total	\$ 4,625.00

7. The Chapter also has a long-term indebtedness to the IAAO Building Fund. That information is shown below with the remaining balance due in equal amounts of \$7,500.00 for each of three (3) years.

Pledge	\$ 40,000.00
Payment 9/7/2000 Ck #2013	- 10,000.00
Payment 10/24/2001 Ck #2058	- 7,500.00
Balance Due	\$ 22,500.00

Based upon this analysis, we conclude the Chapter to be financially sound.

Mark Hixon
Rick Stuart, CAE

KANSAS CITY CHAPTER OF I.A.A.O.

Presents

**Valuation of Residential Condominiums, Townhouses and
Duplexes**

August 28, 2002

OBJECTIVES:

This seven- hour workshop will combine a discussion of the application of the three approaches to value with original research about the multi-family market. The instructor, Larry Clark, CAE, will combine lecture with handouts and exercises to help students understand the underlying principles of multi-family valuation.

LOCATION/INSTRUCTOR:

The class will be conducted at the Embassy Suites on the Country Club Plaza in Kansas City, Missouri. The instructor will be Larry Clark, CAE.

MATERIALS: *Students will receive reference manuals at registration.*

RECOMMENDED: *Basic income valuation training.*

SCHEDULE: *August 28, 2002, Wednesday 8:00AM 0 to 4:00 PM*

HOTEL:

The following Hotel is where the class will be held. For additional information contact the course coordinator.

*Embassy Suites Hotel, 220 West 43rd. Street, Kansas City, MO 64111
Tele: (816) 756-1720 FAX: (816) 756-3260; 1-800-EMBASSY*

Average rate: \$117 + tax, continental breakfast included (call early for this special rate for class registrants while they last.)

REGISTRATION:

*To enroll, complete the registration form and mail registration fee (only) payment with form to Johnson County Appraiser, attention Stan Moulder.
Make checks payable to the "Kansas City Chapter of IAAO".*

COST: *The class registration fee is \$80.*

CANCELATION: *Full refunds will be made for enrollment cancellations made by August 2, 2002*

REGISTRATION FORM

**Valuation of Residential Condominiums, Townhouses, and
Duplexes**

August 28, 2002

Embassy Suites – Kansas City, Missouri

(PLEASE PRINT or TYPE)

FULL NAME: _____

JURISDICTION: _____

MAILING ADDRESS: _____

WORK PHONE: _____ FAX: _____

E-MAIL: _____

COURSE FEE: _____ \$80.00

Please accompany fee with registration.

Make checks payable to Kansas City Chapter of I.A.A.O., and mail to:

Stan Moulder, CAE, RMA
KCIAAO Education Coordinator

Johnson County Appraiser's Office
111 S. Cherry Street, Suite 2100
Olathe, Kansas 66061-3468

Telephone: (913) 715-0033
FAX: (913) 715-0010
Email: stan.moulder@jocoks.com

KANSAS CITY CHAPTER OF I.A.A.O.
Presents

ADVANCED INCOME VALUATION – ANALYSIS AND TECHNIQUES
AUGUST 26 – 30, 2002

OBJECTIVES:

This is a training course designed specifically to address many advanced real world issues that most income courses cover minimally or not at all. Topics included in the course include detailed property rights analysis, understanding how to calculate NLA and useable areas correctly, rent roll and lease analysis, income and expense analysis, tenant improvements, excess vacancy, developing capitalization rates from the market, highest & best use analysis, DCF vs direct capitalization, creating income, expense and vacancy matrices for mass appraisal, and more. The KCIAAO chapter has applied for 30 hours continuing education credit with the Missouri and Kansas real estate appraisal boards.

LOCATION/INSTRUCTOR:

The class will be conducted at the Embassy Suites Hotel on the Plaza, Kansas City, Missouri. The instructors will be Paul Welcome, CAE, Rick Stuart, CAE, Marion Johnson, CAE, and Dan Craig, MAI.

MATERIALS: Students will receive student reference manuals at registration.

RECOMMENDED: Basic income valuation training.
HP12C or equivalent; instructors will support/provide HP12C operations but not equivalent calculator keystrokes

SCHEDULE:

Registration, Monday	7:30 am – 8:00 am
Classes (Monday -Thursday)	8:00 am – 12:00 noon (mid-morning break)
Lunch (Monday – Thursday)	12:00 - 1 pm
Classes (Monday – Thursday)	1:00 pm – 5:00 pm (mid-afternoon break)
Review/Exam (Friday)	8:00 pm - 12:00 pm (est)

HOTEL: The following Hotel is where the class will be held. For additional information contact the course coordinator.

Embassy Suites Hotel, 220 West 43rd Street, Kansas City, MO 64111 Tele: (816) 756-1720; FAX (816) 756-3260; 1-800-EMBASSY
Avg rate: \$117 + tax , continental breakfast included (call early for this special rate for class registrants while they last)

IF YOU ARE STAYING AT THE HOTEL, RESERVATIONS SHOULD BE MADE AT YOUR EARLIEST CONVENIENCE.

AIRPORT TO HOTEL: The Kansas City International Airport (KCI) is located about 20 miles north of the classroom site. Check with the hotel regarding shuttle service. KCI Shuttle charges \$14 one way or \$23 round trip. Their telephone number is (816) 243-5000 or (800) 243-6383.

REGISTRATION: To enroll, complete the registration form and mail registration fee (only) payment with form to the Johnson County Appraiser, attention Stan Moulder (course coordinator). Make checks payable to the “**Kansas City Chapter of IAAO**”. Hotel and shuttle billing must be handled separately according to arrangements you make with them.

COST: The class registration fee is \$500 for IAAO and KCIAAO members and \$540 for non-members.

CANCELLATION: Full refunds will be made for enrollment cancellations by August 2, 2002. There will be a late cancellation charge of \$25 after that date.

SPECIAL NOTE: This class is being reviewed by the IAAO as an official IAAO course or workshop. As of the date this flyer was printed, the matter is still before the IAAO Education Committee. This could cause the official name of the course to be changed if the IAAO makes that decision.

**KANSAS CITY CHAPTER OF I.A.A.O.
REGISTRATION FORM**

**ADVANCED INCOME VALUATION- ANALYSIS & TECHNIQUES
AUGUST 26 – 30, 2002
KANSAS CITY, MISSOURI**

PLEASE PRINT OR TYPE:

TYPE OF CURRENT IAAO OR KCIAAO MEMBERSHIP : _____

NAME: _____

TITLE: _____

JURISDICTION/COMPANY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: (____) _____

FAX : (____) _____

EMAIL: _____

REGISTRATION FEE: _____ \$500 IAAO & KCIAAO Members; \$540 Non-Members

Please accompany fee with registration.

Make checks payable to **Kansas City Chapter of I.A.A.O.**, and mail to:

Stan Moulder, CAE, RMA
KCIAAO Education Coordinator
Johnson County Appraiser's Office
111 South Cherry Street, Second Floor
Olathe, Kansas 66061-3468

Telephone: (913) 715-0033
FAX: (913) 715-0010
Email: STAN.MOULDER@JOCOKS.COM

KANSAS CITY CHAPTER OF I.A.A.O.

Presents

I.A.A.O. Course 201 – Appraisal of Land September 23 – 27, 2002

OBJECTIVES:

Course 201 covers the theory and techniques of appraising land. Topics include classifying land; estimating highest and best use; discovering significant trends and factors and their effects on value; data collection; and selection of correct physical units of land measurement for appraisal. The five land methods (sales comparison, allocation, anticipated use, capitalization of ground rent and land residual capitalization) are studied in depth. The KCIAAO chapter has applied for 30 hours continuing education credit with the Missouri and Kansas real estate appraisal boards.

LOCATION/INSTRUCTOR:

The class will be conducted at the Holiday Inn Hotel in Overland Park, KS. At 87th and I-35. The instructor will be Marion Johnson, CAE.

MATERIALS: *Students will receive reference manuals at registration.*

RECOMMENDED: *Recommended: Course 101 and course 102*

SCHEDULE:	<i>Registration, Monday</i>	<i>7:30 to 8:00am</i>
	<i>Classes M-TH</i>	<i>8:00 to 5:00pm</i>
	<i>Exam, Friday</i>	<i>8:00 to 12:00pm (est)</i>

HOTEL: *Rooms are available at the Holiday Inn. Reservations must be made by 8/23/2002 to receive reduced group rate. Group rates for a Standard Room (king-double bed) are \$79 + tax and for a Suite, \$99 + tax.*

<i>Holiday Inn Hotel</i>	<i>Phone # (913) 888-8440</i>
<i>8787 Reeder Rd.</i>	<i>Fax# (913) 888-3438</i>
<i>Overland Park, KS. 66214</i>	

REGISTRATION:

*To enroll, complete the registration form and mail registration fee (only) payment with form to Johnson County Appraiser, attention StanMoulder.
Make checks payable to the “**Kansas City Chapter of IAAO**”.*

COST: *The class registration fee is \$395 for IAAO and KCIAAO members and \$425 for Non-members*

CANCELATION: *Full refunds will be made for enrollment cancellations by Sept. 3, 2002.*

IAAO COURSE 201 REGISTRATION FORM

September 23 – 27, 2002

Holiday Inn Hotel – Overland Park, Kansas

(PLEASE PRINT or TYPE)

FULL NAME: _____

JURISDICTION: _____

MAILING ADDRESS: _____

WORK PHONE: _____ FAX: _____

E-MAIL: _____

COURSE FEE:

_____ \$395 IAAO member's

_____ \$425 non-IAAO members

Please accompany fee with registration.

Make checks payable to Kansas City Chapter of I.A.A.O., and mail to:

Stan Moulder, CAE, RMA
KCIAAO Education Coordinator

Johnson County Appraiser's Office
111 S. Cherry Street, Suite 2100
Olathe, Kansas 66061-3468

Telephone: (913) 715-0033
FAX: (913) 715-0010
Email: stan.moulder@jocoks.com

2002 MEMBERSHIP APPLICATION & RENEWAL FORM

Please complete the following and return, with payment to:

Teresa Hattermer RMA
Jefferson County Appraiser's Office
PO Box 331
Oskaloosa, KS 66066
Phone: 785.863.2552 Fax: 785.863.2069
Email: teresah@ruralnet1.com

Name: _____ Title: _____

Jurisdiction/Company: _____ Phone: _____ ext. _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Fax #: _____ E-mail Address: _____

County Web Page Address: _____

NOTE: MAILING AND/OR EMAIL ADDRESSES MAY BE SHARED WITH SISTER APPRAISAL ORGANIZATIONS. IF YOU DO NOT WISH THESE TO BE GIVEN OUT, PLEASE MAKE A NOTE OF IT ON THIS APPLICATION.

Membership categories:	Regular member:	\$15.00	[IAAO Member: Y N]
(Circle the category you	Associate member:	\$15.00	
are applying for. See	Subscribing member:	\$35.00	Type: Reg. or "First /
Assoc.descriptions below).	First Time Member:	\$ 0.00	(circle one)
	Candidate:	\$ 0.00	[CAE/RES/PPS/CMS/AAS]

MAKE CHECKS PAYABLE TO: KANSAS CITY CHAPTER OF I.A.A.O.

Regular Member: Any government employee, who is a current member of I.A.A.O. in good standing. SO WE CAN UPDATE OUR RECORDS, PLEASE MARK IF YOU ARE A MEMBER OF I.A.A.O. BY CIRCLING THE "Y" (YES) OR "N" (NO) NEXT TO THE "REGULAR MEMBER" CATEGORY ABOVE.

Associate Member: Anyone who is employed by a government agency but is not a member of the IAAO. Associate membership also includes employees of other government agencies that are not involved with property tax administration.

Subscribing Member: Corporate or non-governmental employee who, as representatives of private industry, subscribe to the purpose of the Chapter and wish to become affiliated with it.

Candidates pay no dues to the Kansas City Chapter, but they must send this form with *proof of payment* of candidacy dues paid to the IAAO or a copy of the IAAO's official recognition letter.

First Time Member: Anyone who would qualify as a Regular or Associate Member but has never been a chapter member before.

SHARE THE BENEFITS OF MEMBERSHIP

If you would like to receive this newsletter by Email, or if you are not currently on our mailing list, please drop me a line at: kevin.bradshaw@jocoks.com.

KCIAAO
C/O Johnson County Appraiser
111 S Cherry Street, Suite 2100
Olathe, Ks. 66061
Attn: Kevin Bradshaw, Comm RE
