

K C Journal

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

Volume 2 Issue 1

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

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After a two-year lapse, your newsletter for the Chapter is back. We have modified the cover and made other changes. We are however very open to suggestions and any volunteers who are creative in the area of design or journalism.

As is demonstrated by some of the enclosed writings, anyone can write an article. Sometimes the most interesting articles are reprints from magazines, newspapers or other newsletters. Feel free to send in anything you think might be of interest and we will make sure the source is referenced. As editor I would like to thank Rick Stuart and Stan Moulder for providing the majority of material found in this issue. In the future I hope to include other authors.



So send your articles or suggestions to:

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In This Issue:

Message From the Incoming President	2
Welcome to Become "Big Dog"	3
KC Chapter Committees and Members	3
IAAO Executive Committee Elections	3
New Income Valuation Class	4
NCRAAO Annual Conference	4
Authors, Authors Everywhere	5
8th Biennial Mid-America GIS	5
2001 Urisa Award Winners Announced	5
In the News	7
Merger Affiliation of Appraisal Organizations	7
Top 10 Reasons Why Appraisers Don't Measure Houses!	7
Adventures in Southern California	8
KCIAAO Membership and Class Registrations	11

Message From the President

DÉJÀ VU (All Over Again)

By Rick Stuart, CAE



This familiar quote from Yogi Berra seems to fit our situation. With the death of Chapter President Jim Stadler, Cheryl Aston assumed the Presidency. Now Cheryl is leaving Johnson County for the private sector and the Chapter is scrambling for a President. Perhaps a better word is 'desperate', as I have been drafted. It is a long way down the alphabet to the letter 'S'. My only comment might be, "Be careful what you ask for."

The Déjà vu relates to how I became President of the Chapter the first time. I had been on the Chapter Board for several years and wanted a break. Then President George Donatello, CMS, called and said Vice-President Chuck Blow, CAE was leaving and would I finish the year as Vice-President. Oh boy, I had a three-month break! Then three months later, George left and I was President for one and a half years. No repeat this time, the term is only one year!

The Kansas City Chapter has a strong and respected history. We are still held up as a model chapter. As members of the Chapter, our goal should be to maintain and improve our professional image. As a member you are a representative of our Chapter, your office, IAAO and our profession as a whole.

Your Chapter cannot be strong without contacted for your help. **However, do** Board members and Committee newsletter. Call and volunteer volunteering you get the versus one we may request There have already been a large will see that some committees are easy life for a President when members to make the Chapter work better.



your help and support. Expect to be **not wait for the call!** The chairs are listed in this now. After all, by committee you want you to serve on. number of volunteers. You already complete. What an come forth and ask to do something

A common theme I have been emphasizing to the Committees is to BE CREATIVE!

The goals of all organizations usually are to increase membership and to better serve the members. Although I agree with those, I am setting our goals higher. These are the goals I want you to help the Chapter attain.

Goal # 1: More workshops and educational offerings. The Education and Program Committees have been challenged to work together in setting up half-day workshops with a luncheon meeting. The workshops will be educational and deal with appraisal topics. Education has further been asked to offer 1 day and 1½-day workshops and to try and take them regionally within the Chapter.

Goal # 2: Better member service. Attaining Goal # 1 will go far in attaining this goal. Timely publication of a newsletter and frequent updating of the web page are crucial. If we accomplish both of these goals, membership increases will take care of themselves.

Goal # 3 is the big one! Paul Welcome, CAE, will be IAAO President for the 2003 IAAO Conference. Goal # 3 is for Paul to present the Kansas City Regional Chapter of IAAO with the award of IAAO Chapter of the Year.

We have won this award three times previously but it has been several years. This Chapter continues to be recognized as being one of the premiere Chapters, but we can do better.



Welcome to Become "Big Dog"

By Rick Stuart, CAE

Paul Welcome, CAE, will be sworn in as the IAAO President at the IAAO Annual Conference in Los Angeles on October 13-16, 2002. Paul is the County Appraiser of Johnson County, Kansas.

Paul continues a proud heritage of Chapter leaders who have attained the Presidency of IAAO. Our first IAAO President was George Donatello, CMS and recently it was Bob Boley, AAS. What a wonderful compliment to the Kansas City Regional Chapter!

Paul has a deep commitment to the principles of IAAO and to the service of the membership. His emphasis as IAAO President will be to enhance education and professional development, which includes designations. All who know Paul recognize that he generates ideas, works with

others to filter out and keep the good ones and then presses to get them implemented and make them work. Any ideas or comments you have concerning IAAO should be sent to Paul. You can contact Paul by e-mail at welcome@jocoks.com or by phone at 913-715-0001.

The IAAO Conference is still several months away. An article is included in this newsletter by Pete Davis outlining some extra events or sites to take in if you have some extra time during the conference. You can also get more information at the IAAO website www.iaao.org. Start making plans now to attend and support Paul as he takes this challenging professional step. Good luck Paul!

KC Chapter Committees and Members

As of this writing, the committees and their respective members are listed below. All of these people volunteered and it is greatly appreciated. If you are interested in helping on a committee or in any capacity, please contact any of the Executive Board or a committee chair.

Education

Stan Moulder, CAE – Chair, Johnson County, KS
Janna Holden – Member, Johnson County, KS
Matt Nolte – Member, Johnson County, KS

Programs

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

Missing you here!

Newsletter

Kevin Bradshaw, RMA – Johnson County, KS

Big job, I need writers!

Historian

Margaret Daugherty – Chair, Wyandotte

Co., KS

Membership

Your name goes here!!!!

IAAO Executive Committee Elections

The slate of candidates for the IAAO executive committee for 2002 has been announced by the IAAO nominating committee. IAAO members should begin receiving ballots around the first of June and they have 60 days to return the ballots. Following is the candidate slate for 2002:

President Elect: Fred Chmura, AAS (CT)

Vice-President:

Calvin Hicks, CAE (GA)

Wayne Llewellyn, CAE (Alberta, Canada)

Executive Board Position #1:

Rob Turner (FL)

Ken Wilkerson (FL)

Executive Board Position #2:

Linda Cwiek (RI)

Ralph DiFebo, CAE (IL)

Executive Board Position #3:

Guy Griscom, CAE (TX)

John Moreland, CAE (IA)

Executive Board Position #4:

Marilee Fuller, CAE (ID)

Jim Hallstrom, CAE (MN)

Local Chapter Executive Board

Continued from Page 1

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New Income Valuation Class

The Kansas City Chapter of IAAO will be hosting a newly developed income valuation course the week of August 26, 2002 at the Embassy Suites on the Plaza. The course, currently entitled "Advanced Income Valuation - Analysis and Techniques" will begin that Monday morning and will conclude Friday morning of that week with a final examination.

The IAAO is currently reviewing the course for the purpose of making it one of their official courses or workshops. A letter of agreement with the IAAO has already been sent to them, at their direction, for the purpose of defining the Chapter's requirements in giving the locally prepared class and all materials to the IAAO. The final decision is expected no later than the April meeting of the IAAO's education committee. The feedback already received is very positive, and confirmation is expected at that meeting.

There will be four instructors for the class. It is expected that they will be Paul Welcom CAE, Marion Johnson CAE, Rick Stuart CAE and Dan Craig MAI.



The class can be described as an "in the trenches" income training course, because it deals with real world issues that confront county and state appraisers nation wide. Some of the class topics are:

- Property rights; understanding fee simple and leased fee values
- Building measures - GBA, NLA, Useable area, load factors, etc.
- Different types of rent - full service, NNN, net, etc.
- Rent roll and operating statement analysis
- Understanding capital and tenant improvements, deferred maintenance
- Cap rate development (from the market) and consistent use in appraisals
- Developing appraisal valuation matrices (rent, vacancy, and expenses)
- Highest & Best Use analysis
- Discounted Cash Flow analysis and comparison with direct capitalization
- Valuation of single tenant properties vs. multi-tenant vs. corporate HQ's
- Special valuation issues like "to value as if vacant even though occupied"

If you have any question regarding the class, contact Stan Moulder, CAE, Johnson County Appraisers Office. Office: 913-715-0033, email at STAN.MOULDER@JOCOKS.COM

Regional Conference Comes to Kansas

The North Central Regional Association of Assessing Officers (NCRAAO) Annual Conference will be held this year in Wichita, Kansas. This conference will be hosted by the Kansas County Appraiser's Association (KCAA) and is set for June 10-12 at the Wichita Marriott.

NCRAAO provides an avenue for education and professional development. The organization consists of eleven states: North Dakota, South Dakota, Nebraska, Kansas, Missouri, Illinois, Indiana, Iowa, Minnesota, Michigan and Wisconsin. These states are homogeneous as all are part of the north central prairie section of the United States and have multiple rural jurisdictions.

The NCRAAO Annual Conference provides an opportunity to review new hardware and software, network and share experiences that will enhance appraisal practices. The first NCRAAO Annual Conference was held in Wisconsin in 1976.

Several of the presenters for the educational sessions are from the Chapter. Educational offerings are:

Providing Extraordinary Service in Stressful Times

Grain Elevator Valuation

How to Get Customer Relations to Take

How to Critique an Appraisal
Bed and Breakfast Valuation

Authors, Authors Everywhere

Need some light reading? Our members have been very prominent in the IAAO *Assessment Journal* for the last several issues. The published articles and the authors are listed below.

Mercury Contamination – Functional or Economic Obsolescence? Rick Stuart, CAE, March/April, 2001.

Case Study: The Effect of Out-of-Town Buyers on Market Value in a Small Kansas Community. Marion R. Johnson, CAE and Rick Stuart, CAE, May/June, 2001.

Trimming Outlier Ratios in Small Samples, Nancy Tomberlin, July/August, 2001.

Case Study: Snakes and More Snakes, Marion R. Johnson, CAE and Paul A. Welcome, CAE, September/October, 2001.

Sales Validation from an Oversight Agency's Perspective, Nancy Tomberlin, November/December, 2001.

Case Study: The House of Mold, Marion R. Johnson, CAE, Paul A. Welcome, CAE and Darla Frank, CAE, November/December, 2001.

8th Biennial Mid- America



The Mid-America GIS Symposium Steering Committee cordially invites the members

of IAAO to participate in the 8th Biennial Mid-America GIS Symposium. The Symposium is being held at the Hyatt Regency – Crown Center in Kansas City, Missouri, on April 14-18, 2002. The Mid-America GIS Consortium, Ltd. (MAGIC) is a non-profit group of GIS professionals representing states and organizations from the within the region who have realized the importance of shared knowledge and experience.

The Symposium consists of Short Courses and Breakout Sessions designed to educate attendees and facilitate networking between people across the nation representing federal, state, local governments, academia, not-for-profits, utilities, and the private sector. Educational sessions that are being offered include Law/Public Information, Cadastral Data Development and Management, Address Databases, E-Government, Imagery, Wireless GIS, and a presentation by the North Central Regional

Association of Assessing Officers.

Participants play a central role in supporting and presenting the Symposium. Please consider contributing by being a co-sponsor, serving as a presenter in one of the technical sessions

2001 Urisa Award Winners Announced

Wendy Francis 847/824-6300, wfrancis@urisa.org

Park Ridge, IL (November 28, 2001) — The Urban and Regional Information Systems Association (URISA) is pleased to recognize members who have demonstrated exemplary leadership and faithful service to the association over a period of time. URISA also recently recognized the outstanding papers submitted for the 2001 Conference Proceedings. All award winners were honored during the Opening Ceremony of URISA's 2001 Annual Conference in Long Beach, California.

Horwood Distinguished Service Award: URISA's highest honor, awarded for significant contributions to URISA and the industry.

Presented to: Edward Crane, ESRI, Prairie Village, KS

Ed Crane has worked as a Senior GIS Consultant for ESRI since 1998, when he was hired to open a Kansas City office for the company. For more than nine years prior to his joining ESRI, Ed led the GIS Division of M. J. Harden Associates and led their efforts at supplying digital mapping and GIS databases to the firm's aerial mapping clients.

Wyandotte County's Base Mapping Program in Kansas City benefited from Ed Crane's expertise from 1973 to 1989. The County's digital mapping systems for parcels, roads, and administrative information were recognized as pioneering efforts in local government automation by URISA, IAAO, and NACo in the 1980s, when the Program was awarded URISA's Exemplary Systems in Government (ESIG) Award and a Distinguished Assessment Jurisdiction honor. LANDS (Land Data System) was implemented in 1979 as a countywide assessment and tax roll administration/accounting system that is still functioning well after 20 years. Mr. Crane was Chairman of an interdepartmental coordinating committee that designed and instituted automation of LANDS and other automation technologies to support such tasks as reappraisal, election systems, and enterprise GIS for the County.

Ed has been extremely active in the industry's professional associations. Besides being an active URISA member since 1977, he was also a Board member and Past-President (1992-93). He has been a Program Committee member for several URISA Annual Conferences and is a frequent presenter.

He is a Charter Founding Member (1980) and the initial Chairman of the MidAmerica GIS Consortium (MAGIC) and is currently the Conference Program Chairman for the 2002 MidAmerica GIS Symposium. Ed is also a Founding Charter Member of the Kansas Association of Mappers (1985) and has held numerous conference and committee roles.

Ed is an active member (since 1986) of the International Association of Assessing Officers (IAAO) and a member of the Mapping Standards Committee. Ed has been instrumental in the continued success of the jointly sponsored IAAO and URISA Integrating GIS & CAMA Conference.

He is the Conference Chair for the 2002 Conference. Additionally, Ed was the Co-Chair of the committee that wrote URISA/IAAO's GIS Guidelines for Assessors publication.

Leadership Award: Presented to members who have demonstrated exemplary leadership to URISA, creativity, innovation and dedicated support of URISA programs.

Presented to:
Hilary Perkins, AICP,
Transportation Planner, Sverdrup
Civil, St. Louis, MO

Service Awards: Presented to members who have demonstrated faithful service to URISA and participation in its programs over a period of several years.

Presented to:
Kim McDonough, GIS
Coordinator, Metropolitan
Planning Department of Nashville/
Davidson County, TN Kathrine
Cargo, Planning Administrator,
New Orleans (LA) City Planning
Commission

Horwood Paper Critique Award
This prize is given annually to authors of papers submitted for the Proceedings that represent the best critical analysis of an urban or regional information system design, implementation or application; technology; policy or issue; or contextual environment. Papers are judged upon their

candor, critical insights and conclusions, and methods employed. The awards are funded from an endowment made by Edgar Horwood.

Horwood Critique Prize
Award Winner – Helen Whyte, The Orton Family Foundation and Brenda Faber, ForeSite Consulting, Inc., Rutland, VT
"Multi-Faceted Community Planning: Impacts, Forecasts, and 3D Visualization"

Honorable Mention – Shilpam Pandey, Jon Harbor, and Bernard Engel, Purdue University, West Lafayette, IN
"A Web Based Decision Support Tool for Land Use Planning"

Horwood Critique Student Prize
Award Winner – Liou Cao, Massachusetts Institute of Technology, Cambridge, MA
"Integrating GIS and RDBMS to Model Traffic Congestion and Urban Air Pollutants"

Honorable Mention – Ming Chi-Hung, University of Utah, Salt Lake City, UT
"Using the V-I-S Model to Analyze Urban Environments, from TM Imagery"

Each award-winning paper was included on the 2001 Conference Proceedings CD, along with the other papers presented at URISA's 39th Annual Conference.

For further information, contact URISA headquarters.

Founded in 1963, the Urban and Regional Information Systems Association (URISA) is a nonprofit association for professionals involved in improving urban and regional environments through the use of information technology.

In the News

Satellite Tax Out Of This World
Penelope Patsuris, *Forbes*,

NEW YORK - A California plan to levy property taxes on satellites orbiting in outer space has been shot down.



The far-out concept came up when the tax assessor for Los Angeles County, Calif. was doing a routine audit of Hughes Electronics, the \$7 billion company that owns DirecTV, the country's largest satellite TV broadcaster. The eight satellites in question may be worth about \$100 million each, but they happen to be situated 22,300 miles above the equator—far beyond California's earthly confines.

"We saw the satellites on the books and wondered if they were taxable," says Los Angeles County Assessor Rick Auerbach, who says he's now reviled for simply trying to do his job. He put that question to the legal staff at the State Board of Equalization, which oversees all state assessors who advised

him to pursue the issue, which then went to the board itself.

"People always confuse me with the tax collector," he says a bit defensively. "My job is not to make sure the county gets a lot of money, it's to place value on property according to state law."

While the idea of taxing airborne satellites has proven controversial, it isn't actually so alien. Movable corporate property that is not always physically in the county, like construction equipment or aircraft, is often still subject to property tax in the county where the company is based, according to experts.

A Hughes spokesman says the satellites have never once set down inside state borders, although he admits they may have been manufactured in Los Angeles County. Still, he protests: "Should we make auto manufacturers pay taxes on every single car they make?"

Besides, he adds, the idea behind a property tax is that the county will provide services for that property. "If one of our satellites caught on fire," the spokesman quips, "I think the county would have a hard time trying to put that fire out for us."

Alas, the fire was doused last week when the State Board of Equalization voted to write a rule outlawing levies on spacecrafts. Nevertheless, Auerbach stands at the ready as the board crafts the legislation. "I'm happy as long as long as the decision is consistent with the state constitution, California statutes and case law," he says. "But if it's not, it is my obligation to challenge the rule in court."

In other words, the issue of satellite taxation is still up in the air.

Merger Affiliation of Appraisal

Find out what is new regarding the merger affiliation of appraisal organizations. A consolidated meeting of the appraisal organizations has been scheduled for May 22, 2002 at Leawood Country Club @ 11:45 am. Kansas City will be the first known city to conduct a consolidated meeting and has the interest of many of the organization's national headquarters.

Reserve this important date as the consolidation efforts continue to escalate.

For questions please contact Steve Katz @ (913) 897-4744 or Paul Welcome @ (913) 715-0001.

Top 10 Reasons Why Appraisers Don't Measure Houses!

10. It was raining.
9. My tape measure isn't that long.
8. It was snowing.
7. The dog was not friendly.
6. There were dog mines.
5. I'm a licensed appraiser, I just used appraisal judgement.
4. They don't pay me enough to measure these things!
3. I forgot my glasses.
2. I don't have an ANSI yard stick.

And the Number 1 reason we don't measure houses!

We're mass appraisers, we'll just run a report and find out what the median house size is!

Adventures in Southern California

(Some things that IAAO can't tell you)

By Pete Davis

As you probably know, the 2002 IAAO Conference on Assessment Administration will be held in downtown Los Angeles (October 13-17) and Paul Welcome will be assuming the office of President. We're expecting a big turnout from the KCIAAO Chapter for this conference, and Rick Stuart is already prepping. He called a few days ago to ask me about places to visit and party in Southern California. My family migrated to this area about 25 years ago, and I manage to visit at least two or three times every year. I told Rick he could distribute my recommendations, but some of this material may not be suitable for a professional association newsletter, young children, or my wife. I trust he will edit out any irreverent or inappropriate comments if he thinks this article cannot earn a PG-13 rating as it stands. He should also mention that my opinions are not necessarily shared by the LA Chamber of Commerce, KCIAAO, Kansas Department of Revenue, PVD, or its lackeys.

Los Angeles is a great party town, but it's not a very livable city like Chicago or New York. To get a real taste of the California Dreamscape, you've gotta get out of downtown for at least a day or two, before or after the conference. I will suggest a few places that will take between a half-hour and three hours of driving (or much longer during rush hour). I will try to incorporate some appraisal related purpose so you can attempt to get your county commission or supervisor to pay for the excursion.

Pasadena: If you are tired of breathing the brown "haze" in downtown LA then you may not want to head Northwest to Pasadena, about 10 miles. If you do have a good set of lungs, there are lots of things to see in this LA suburb. In 1910, railroad mogul Henry Huntington built a lavish home on 200+ acres of land. It's now called the "Huntington" and houses an art gallery (Blue Boy, Pinkie and other priceless works), library (Gutenberg Bible, The Canterbury Tales and other priceless works) and botanical gardens (over 15,000 species of plants). If you're into French Impressionist art you should also stop by the Norton Simon Museum. While in Pasadena don't forget to drive by the Gamble House. This 1908 residence is perhaps the finest example of Craftsman style architecture in the U.S. Pasadena is also the birthplace of the California Bungalow, which looks nothing like the bungalows in Topeka. Other places of interest: Rose Bowl, California Institute of Technology, NASA's Jet Propulsion Laboratory & the Pacific Asia Museum.

The Beaches of LA (Marina Del Rey/Venice/Santa Monica/Malibu): If art, architecture, astrophysics and academic institutions aren't your cup of tea, then what about bikinis, boats, beaches, and breathable air? In that case you may want to drive west about 14 miles to the coast. The beaches of LA are some of the most popular places to party, but I find the water too cold and polluted for swimming. **Marina Del Rey** is a small community that is mostly comprised of garden apartments built around the largest pleasure boat marina in the world (about 9,000 slips). When my father lived here in the 70's this neighborhood had no schools, no churches, and no children allowed. It was the ultimate party place for the young single crowd (It took my father about 10 years to burn out and eventually move to Las Vegas for a slower paced lifestyle). Lots of restaurants and bars surround the marina and many celebs dock their yachts here.

Next door to the marina is **Venice Beach**, a semi-seedy/funky little community that dates back to 1905. Appraisers will notice A-grade homes in excellent condition sitting near E-grade shacks in unsound condition. However, most appraisers can't concentrate on the dwellings. It probably has something to do with those distracting skaters in very tiny bikinis zipping up and down the boardwalk (it's actually a paved sidewalk). I suggest that you rent a bike or some inline skates and join the chase. Women can spend time appraising the guys working out on Muscle Beach next to the Venice Pier. Enjoy the day, but get out of town by sunset. The crossfire from street gangs can make this place a bit hazardous at night.

Just North of Venice is **Santa Monica**. This seaside town has gone through a significant restoration and revitalization in the last decade. The boardwalk, ocean piers, amusement park attractions, and souvenir shops mix well with upscale boutiques, salons, and specialty stores on the Third Street Promenade. This is also where to find some of the best restaurants in Southern California and is a great place to hang out at night. Now for the downside... Santa

Monica is known as the “Home of the Homeless”, so expect to run into many street people pushing shopping carts and fishing for spare change.

Life gets better as you drive up north to **Malibu** along the Pacific Coast Highway (PCH). On the way up you should stop at the Getty Villa if you want to tour a Grade X (probably a Grade XXX) home furnished with Greek and Roman antiques. If you rented an exotic car or SUV, I suggest you take a side trip up Topanga Canyon Blvd. and give it a workout. Adventurous types can even get out of the car and do some hiking in Topanga State Park for some beautiful views and a taste of the native landscape. The occasional wildfire or mudslide could add some additional excitement to your adventure. Malibu is home for many hot stars and cool cars so much of this beach colony is off-limits to tourists — the rich and famous guard their privacy. However, you can enjoy the beach and surfing (although access to the beach is very limited along some stretches) or just hang out at the pier (if you can find a parking spot) and watch the sunset. Ever since Mayor Martin Sheen declared this town to be a nuclear-free zone it has attracted people like Madonna, Ted Danson, Steven Spielberg, Sylvester Stallone, and Bruce Willis.

Long Beach - If you want to get a little further out of LA then head South. Long Beach offers some places of interest. This was a hot town in the 1920's, and Ocean Blvd is home of the first co-operative apartments in the U.S. Long Beach went through several decades of decline but has begun to make a comeback in the last few years. Many movies are filmed here because it's easier to disrupt traffic than in downtown LA. The new Aquarium of the Pacific, cruise ship Queen Mary, and the small boat harbor are the most popular tourist attractions. The last time I paid a visit there was also a retired Soviet submarine open for tours. If you want lodging in Long Beach, I suggest you stay overnight on the Queen Mary. Belmont Shore (on the way South to Seal Beach) is the small shopping and party district. Appraisers may want to check out what is known as the skinniest home in California, which sits on a 10 X 50 foot lot at 708 Gladys Ave. My mother lives on Ocean Blvd. She can arrange a happy hour if you give her a few days notice. She is 80+ years old and uses a walker, so please limit her to two margaritas (and ask her to bring along Tatiana, her young neighbor who occasionally works as a stripper, I mean showgirl). Long Beach is still too big (5th largest city in CA) and too close to LA for my comfort, so I suggest heading further south to Orange County. Before you go, did I mention golf? Tiger Woods learned to play on many of the public courses around here.

Coastal Orange County (Huntington, Newport, Laguna, and San Clemente Beach): In my opinion, you have to get away from downtown LA to understand the allure of Southern California. Drive South of Long Beach and you will pass into Orange County, considered by many to be the ultimate American Dream. My brother buys into the city motto of Irvine, “Another Day in Paradise”, although he can't afford this lifestyle. The 40-mile stretch of PCH from Seal Beach to San Clemente is called the “Gold Coast”. This place was once part of Los Angeles County until it broke away in a real estate tax rebellion. There are many things not to like about Orange County, such as heavy traffic, conspicuous consumption, white-collar crime, and outrageous real estate prices. A few years ago I saw a newspaper ad for residential lots in a hillside subdivision with a water view. Some were selling for as little as one million dollars, but the ad noted in very small print that only a few lots were available at this “discount” price and they had restricted views of the ocean.

I suggest you begin your research in **Newport**, where shopping is almost a religious experience. Women can head for South Coast Plaza, one of the most popular mega-malls in the area (in nearby Costa Mesa). Fashion Island is another prime place to max out your credit cards (just off PCH in Newport). Guys will probably want to check out Josh Slocum's Bar and perhaps share a beer with the new owner, Dennis Rodman (if you expect to get in on a Saturday night you probably need to bring Tatiana along with you). You can take a boat cruise around Balboa Harbor and view the former homes of John Wayne, Roy Rogers, Shirley Temple and other Hollywood stars. The beaches in this area are more suitable for swimming and diving than those places around Santa Monica Bay. Crystal Cove State Park, just South of Newport Beach is my choice.

For a more laid-back setting, head down to **Laguna Beach**. This small town is packed with art galleries, specialty shops, cafes and restaurants.

If you brought the kids (or just feel like one) you probably need to get over to The Magic Kingdom at Disneyland in **Anaheim**. Disney's Florida property has as much or more to offer because it has more land, but this place is still the #1 tourist destination in CA. However, you may want to check out the new Disney California Adventure. It's a \$1.4 billion hotel/retail/restaurant complex that opened last year. This 55 acre theme park addition is a basically a safe,

sanitized, and G-rated version of the California experience that you might find in places like LA and San Francisco. Did I mention golf? Yes, you can find many excellent private and public courses in Orange County.

Catalina Island – If you want to do something different, I suggest a day or two of romance or solitude on Catalina Island. There's also a tricky 9-hole golf course, hiking, rafting, snorkeling, and kayaking. The island lies about 20 miles offshore. William Wrigley, the chewing gum guy, purchased most of this island around 1920, built a mansion, and started to develop the port of Avalon as a resort. Passenger ferries (no non-resident cars allowed, but you can rent golf carts and bicycles on the island) leave from San Pedro, Long Beach and other coastal towns on a regular basis. The trip takes from one to two hours, depending on the speed of the boat and your port of departure. You can also opt for an awesome 15-minute helicopter flight over if you don't enjoy water travel. Lodging is relatively expensive, so I suggest that you get a group of appraisers/assessors together, charter a boat for two or three days, and sail over. Appraisers will want to check out the grand "Moorish Casino", built in 1929. Wrigley never permitted gambling or drinking in this place so I'm not sure why he called it a casino, but it did house a dance hall and spectacular movie theatre.

Santa Barbara - About 100 miles north of LA is the beautiful seaside town of Santa Barbara. This place offers fine beaches, luxury resorts, antique stores, stylish shops, trendy boutiques, craft shows, and more restaurants per capita than any other US city. Fifty years ago the Hollywood set escaped to Malibu, Palm Springs, and Newport Beach. Today they seem to head for Santa Barbara. It's home to John Travolta, Michael Douglas, Steve Martin, Cher, Kevin Costner, Kenny Loggins and Julia Child. Oprah Winfrey just purchased a 23,000 SFLA home for a bit over \$50 million. This is also the place that Mariah Carey came to recover from her breakdown. Appraisers should take the walking tour to review the adobe, mission and Spanish Colonial style homes and commercial buildings. The Santa Barbara Courthouse is considered by many to be the most beautiful public building in California. Santa Barbara is also home to some very fine vineyards in the nearby mountains (about 25 miles further north in Los Olivos). I recommend a tour of Firestone (their wine is much higher quality than those SUV tires made by the other family members) and stop by the Fess Parker Winery for a glass of the 1999 syrah and a coonskin cap. Did I mention golf?

Palm Springs - For those who crave the desert heat, Palm Springs is about 100 miles from downtown LA. This is where Marilyn Monroe, Elvis Presley, Bob Hope, Frank Sinatra, and Dinah Shore called home. Sure, these people are all dead, but I still see plenty of old codgers on the road who bear a striking resemblance. Palm Springs is also a home for tennis and world class golf; however, I'd opt for the backcountry jeep trips into the desert. Guided tours of Indian Canyons and Joshua Tree National Park are recommended for first time adventurers. Be sure to bring along plenty of beer and other survival rations. If the heat gets you down then take the aerial tram up Mt. Jacinto. The air temp drops about 70 degrees as your elevation increases by 5,000 feet. At these higher elevations you can enjoy mountain biking tours, hiking or camping in the state park. I think October is still too warm to enjoy downtown Palm Springs, but it's better than August. Did I mention golf?

Driving in Southern California - Southern California is the land of Freeways. Just think of them as 10 to 14 lane Interstate Highways that are jammed with cars almost all hours of the day moving at either 65 or 3 MPH. Morning rush hour runs from about 5:30 to 9:30 AM. Evening rush hour begins around 2:30 and runs until about 7:00 PM. It helps to have a navigator and a roadmap in your car. Most LA drivers carry a map book called the Thomas Brother Guide. It's about the size of the Topeka telephone directory, but you should be able to get by with a typical roadmap. Don't get nervous about driving bumper to bumper at high speeds, but don't try to imitate some native drivers who read books, play Nintendo games, or apply eye shadow while behind the wheel. If you have ever considered renting an exotic car, this is this place to do it. I'm not suggesting a Lamborghini Diablo VT for \$2,800/day, but something more modest like a BMW Z3 Roadster or Porsche Boxster for about \$150/day (Budget Rent-A-Car of Beverly Hills). In this part of the California (and particularly in Orange County) cars are the symbol of the culture. A Ferrari 308 is as common as a Corvette in Kansas, but as great as these cars look and drive, most would not start on a typical Kansas morning in February. Also, it does occasionally rain in Southern California. Unfortunately, most drivers don't have any idea how to handle a vehicle on wet pavement, so watch out for cars pulling off the side of the road if you run into a sudden downpour.

If you have questions about lodging or dining in these areas you can reach me at pete_davis@kdor.state.ks.us.

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

**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 Regional Chapter of I.A.A.O. Education Survey

Please complete the following survey and return it to the address at the bottom. Your help is needed to determine what classes are needed, and will be supported by the jurisdictions within the KCIAAO Chapter.

1. Please list the IAAO classes you would like to see held, and indicate the number of people you believe will be able to attend from your jurisdiction:

Class Title	# of People
_____	_____
_____	_____
_____	_____

2. Please list other class topics that you would like to see developed (or already developed) that you would like to see held, and indicate the number of people you believe will be able to attend from your jurisdiction:

Class Title/Topic	# of People
_____	_____
_____	_____
_____	_____
_____	_____

3. Other comments for the Education Committee:

Return To:

Stan Moulder, CAE. RMA
Johnson County Appraisers Office
111 S. Cherry Street
Olathe, Kansas 66061-3468
Office: 913-715-0033
Fax: 913-715-0010
Email at 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.



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