

# K C Journal

*Kansas City Regional Chapter of the International Association of Assessing Officers  
IAAO Chapter of the Year 1992, 1994, 1998 and 2002.  
Chapter Newsletter of the Year 2002.  
Volume 5, Issue 2*

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

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County Assessor – Holt County  
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Personal Property Supervisor  
940 N. Boonville Ave. Room 37  
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## **IAAO Has Moved to Its New Headquarters!**

The trucks picked up the boxes and dropped them off at the new office on June 17th and the unpacking began.

For a few days there were no phones. But they are now working and you can now call. The numbers listed on the website are:

(816)-701-8100  
(816)-701-8149 fax

At the T-bones game on June 24th I spoke with Angie Blasevic who told me that the transition is going well. In fact there has been no delay in the scoring of tests and other important professional development materials. They are going out for scoring as soon as the staff receives them.

For those that don't know the new world headquarters are located in the Adler Building located at 314 W 10th Street, Kansas City, Mo.

If you get a chance swing by a take a look.

*The International Association of Assessing Officers (IAAO) is an educational and research association of individuals in the assessment profession and others with an interest in property taxation. Membership is open to anyone, and includes individuals working in government, private industry, academe and members of the general public.*

# Message From the President

**By Margaret Daugherty, AAS**

*Deputy Appraiser, Jefferson County, KS*



Exciting news has been circulating throughout the chapter. Kansas City is among three cities selected as a finalist for the 2009 IAAO Conference.

Our Chapter Board will meet the first part of July to give momentous attention to the possibility to host the IAAO Conference in 2009. The County Appraisers will meet, giving serious consideration to the potential selection as a host city. If we agree to give our full support, it would include the ultimate IAAO experience for many of our members—the opportunity to attend their first conference.

We will experience first hand the camaraderie of worldwide membership.

Names listed in magazine articles become real persons. Vendor exhibits heighten our technological awareness. All attendees will be further educated through the workshops and seminars available during the conference. The Kansas City members will provide a myriad of services as host to the visiting members from other areas of the country and indeed the world. We will experience if it is workable to give support for the 2009 convention, the warm feelings of stewardship and vitality by giving back a little something to the organization that provided us with the professionalism and credibility necessary in our careers.

The new IAAO Headquarters is now located in Kansas City. 2009 celebrates the 75<sup>th</sup> Annual International Conference on Assessment Administration. The support of the chapter depends upon each of us. This is your opportunity and perhaps your obligation to contact your chapter board members to voice your opinion and willingness to either volunteer your services or to express your concerns. Volunteerism and involvement go hand in hand.

If we agree to go forward with our support and then are fortunate to be selected as the host city in 2009, you will be called upon to assist in fund raising, working on a committee or other valuable services. You are the key element that makes our Chapter what it is today.

## 2005 Officers Sworn In at April Meeting

e-mail: [CFullerton@greencountymo.org](mailto:CFullerton@greencountymo.org)

### **Janet Duever, RMA**

West District Chair  
Marshall County Appraiser  
1201 Broadway - # 3  
Marysville, KS 66508

Ph: 785.562.3301 Fax: 785.562.3320

E-mail: [msappr@bluevalley.net](mailto:msappr@bluevalley.net)

### **Sylvian Schoeneberg**

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Missouri State Tax Commission  
621 Capitol

Jefferson City, MO 65101  
Ph: 573.751.2414

Email: [Syl.schoeneberg@stc.mo.gov](mailto:Syl.schoeneberg@stc.mo.gov)

### **Mary Carlson**

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Asst Director Personal Property  
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321 W. Lexington  
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E-mail:

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### **Dennis Albers, CMS, PKM**

Kansas Director  
GIS Administrator  
Douglas County  
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E-mail: [dalbers@douglas-county.com](mailto:dalbers@douglas-county.com)



Left to Right: Teresa Hattemer, RMA Treasurer, Out-going President Mary Jo Starostka, Secretary Sheri Seeman, Vice President Candy Messenbrink, President Angie Blasavic

## KC Chapter Committees

### **Education**

Teresa Hattemer, RMA  
Kansas Chair  
Jefferson County, KS

Sackey Kweku  
Jackson County, Mo  
Missouri Chair

### **Programs**

Gene Bryant - Chair  
Wyandotte County, KS

Angie Blazeovic – Member  
Wyandotte County, KS

### **Newsletter**

Kevin Bradshaw, RMA - Chair  
Johnson County, KS

### **Historian**

Margaret Daugherty - Chair  
Wyandotte County, KS

### **Membership**

David Harper - Chair  
Shawnee County

## 2005 Membership Renewal Winners

By Teresa Hattemer, RES, RMA  
Jefferson County, KS

On April 1, 2005 at Fiorella's Jack Stack Barbecue during the KCIAAO Chapter meeting there were three (3) PDAs given away as part of the membership drive. One PDA was given to a renewing member, a new member and a recruiting member. The entry deadline is March 1 for the three (3) categories. The winners of the PDAs are as follows:

Renewing member – Troy Palmer, Douglas County

New member – Susan Williams, Property Valuation Division (PVD-KS)

Recruiting member – Elysa Lovelady, Coffey County

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## Property Tax Appraiser Cleared of Trespass Suit

By JOHN SOWELL, *The News Review*

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January 24, 2005

A Douglas County property tax appraiser did not trespass onto the property of a Canyonville landowner when he ignored “no trespassing” signs during a 2002 property viewing, a federal appeals court ruled last week.

The U.S. 9th Circuit Court of Appeals last Friday dismissed an appeal by Gene K. Smith in a lawsuit against the county and former appraiser James Huntsman.

Smith claimed that Huntsman illegally entered his property on Sept. 17 and Sept. 19, 2002, during a routine property inspection. Huntsman drove onto the 15-acre parcel on Ida Lane, east of Canyonville, and observed the premises and took photographs.

Several signs posted at the entrance of the property and at several other points along the fenced perimeter warned “all federal, state and local officials” that they lacked jurisdiction to come onto the property. Violators were subject to a \$1 million penalty, the signs declared.

Smith submitted a claim with the county for \$2 million, covering both incidents. Ron Guerra, the county’s risk manager rejected the claims, explaining in a letter sent to Smith that an attorney general’s opinion upheld the right of government officials to enter private property in the course of their official duties.

In his lawsuit filed in U.S. District Court in Eugene, Smith said the actions of Huntsman — who retired a few months after the incident — violated his Fourth Amendment rights against search and seizure. Smith, who represented himself in court, claimed the alleged trespass also violated several other constitutional protections.

U.S. District Judge Michael R. Hogan dismissed three separate actions filed by Smith between April 2003 and February 2004. In his first ruling in July 2003, Hogan ruled that Smith had not proven that Huntsman trespassed into the “plaintiff’s home or onto the curtilage of the home.”

Hogan worded his ruling in such a way that it gave Smith a chance to refile the complaint, since he wasn’t being represented by a lawyer. In his second complaint, Smith alleged the appraiser did trespass on the curtilage, generally defined as the yard area that surrounds a home.

In the case of Smith’s property, the court ruled the curtilage included the room taken up by three residences, their respective yards and gardens, a garage, swimming pool and private roads. That area was fenced off from the rest of the property.

In a second ruling in October 2003, Hogan ruled that Smith hadn’t properly defined the curtilage. He gave him a third chance to fix the defects in his complaint but ruled against him again, in February 2004. Hogan agreed with defense contentions that Smith had failed to state an adequate legal theory and failed to show facts that would allow him to prevail.

In its two-page ruling, a three-judge panel from the 9th Circuit concluded that Huntsman had not trespassed. The judges also ruled against Smith’s claim for

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## Websites of Interest to Our Members

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Kansas City Chapter of the IAAO (KCIAAO)  
Kansas County Appraiser’s Association (KCAA)  
Kansas Division of Property Valuation Division (PVD)  
Missouri Department of Revenue  
Wichita Chapter of the IAAO

<http://www.kcmetro.net/kciaao/>  
[www.ink.org/public/kcaa](http://www.ink.org/public/kcaa)  
[www.ksrevenue.org/pvd](http://www.ksrevenue.org/pvd)  
<http://www.dor.state.mo.us/>  
[www.home.earthlink.net/~wrciaao](http://www.home.earthlink.net/~wrciaao)

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trespass upon curtilage because he did not raise the issue in his appeal.

Smith, who doesn't have a listed telephone number, could not be reached for comment. He has the option of appealing the panel's ruling to the entire 9th Circuit court. He could also file an appeal with the U.S. Supreme Court.

County Assessor Ron Northcraft said the appraisers working for his office try to be as unobtrusive as possible when conducting their duties. Some people are sensitive about having strangers on their property.

"We understand that is a sensitive area for some people and we try to respect their property rights," Northcraft said.

*\* You can reach reporter John Sowell at 957-4209 or by e-mail at [jsowell@newsreview.info](mailto:jsowell@newsreview.info).*

*Editor: Reprinted with permission from author.*



*Worth* 1000.com

EEeyyyooowwww! My thanks to Stephanie Seymour of Johnson County Kansas for sending this Picture in. This is a painted floor in a bathroom she found on the internet somewhere.

The caption was "**I don't think I could even step into the room. It's a good way to scare the crap out of your guests though (no pun intended). Just think what would happen if you stepped into this room for the first time after having a few drinks!!**"

*Kevin J. Bradshaw, Editor, (I thought it was fantastic and had to pass it along to you all.)*

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## KCIAAO Night at the T-Bones Baseball Stadium



*Chowline*



Enjoying a Fine Evening of Food and Conversation



Paul Welcome with His Guest, Ivan Millen from the Department of Finance and Personnel Belfast, Northern Ireland



Part of the Great KCIAAO Crowd in Attendance!!



And Finally, Some Great Post Game Fireworks!!

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## RICK STUART TO LEAVE JEFFERSON COUNTY, KS EMPLOYMENT

By Teresa Hattemer, RES, RMA

As most of you know and for those who don't Rick Stuart, CAE is leaving the position of Jefferson County, KS Appraiser effective July 1, 2005. His last day actually in the office was June 24, 2005.



When Rick was hired in September 1992 the position had been vacant since February 1992 when the former appraiser resigned. When Rick was hired the real estate staff had very little training or understanding of the appraisal process. So the biggest change was the education and training of the staff. As a lot of you know Rick has been an IAAO Instructor for many years, so he is a big supporter of education, whether IAAO classes, Property Valuation (PVD) classes or attending conferences. He made sure the Real Estate and Personal Property Sections received the education and training to perform our jobs more effectively. He is also a strong supporter for anyone who would like to get a designation, whether through the State of Kansas or IAAO.



Rick is also a believer in using the computer technology that is available. In the Personal Property Section Rick was instrumental in implementing the Infinetec Personal Property software. He was also instrumental in getting Personal Property On-line filing. This software has saved a lot of time for the taxpayers and for our office.

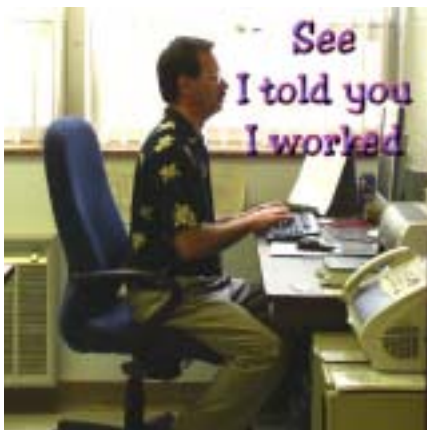


Now that he is no longer employed by Jefferson County he states that he is going to teach more often, maybe write some workshops and is going to do some work for Infinetec and Mobile Video.

The office gave a reception for him on June 10, 2005. There were quite a few of his peers that attended. For those who were unable to attend there are some pictures shown in this article.



So please join us in wishing Rick well in his new employment.



On behalf of Kathy, Tony, Kathrine, Judy, Sandy and I we would like to let Rick know that we wish him good luck and we will miss him!

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# KANSAS CITY CHAPTER OF IAAO

## Presents

### IAAO Course 101

### Fundamentals of Real Property Appraisal

August 29 – September 2, 2005

#### **OBJECTIVES:**

A basic appraisal course for assessors, course 101 emphasizes the theory and techniques of the cost and sales comparison approaches to value. Students review terminology, basic appraisal and economic principles, general principles of land valuation, the assessment function, and the mass appraisal process. **Recommended: PAV/PAAA.**

#### **LOCATION AND INSTRUCTOR:**

The class will be conducted at the Jasper County Health Department, 105 Lincoln, Carthage, MO 64836 (corner of Central and Lincoln). The instructor will be Rick Stuart, CAE.

#### **MATERIALS:**

The student will receive the student reference manuals at registration. It is recommended you bring, Property Assessment Valuation second edition (green cover). A calculator is required.

|                         |                             |  |
|-------------------------|-----------------------------|--|
| <b><u>SCHEDULE:</u></b> | Registration, Monday        | 7:30 am - 8:00 am                        |
|                         | Classes (Monday – Friday)   | 8:00 am – 12:00 noon (mid-morning break) |
|                         | Lunch (Monday – Friday)     | 12:00 – 1:00 pm                          |
|                         | Classes (Monday – Thursday) | 1:00pm – 5:00 pm (mid-afternoon break)   |
|                         | Review/Exam (Friday)        | 1:00 pm – 5:00 pm (estimated)            |

#### **HOTELS:**

The following Hotels are in the area of the class site.

|                  |                |                |
|------------------|----------------|----------------|
| Super 8 Motel    | 416 W Fir Rd   | (417) 359-9000 |
| Econo Lodge      | 1441 W Central | (417) 358-3900 |
| Precious Moments | 2701 Hazel     | (417) 359-5900 |

*If you are staying at a Hotel, reservations should be make at your earliest convenience.*

#### **REGISTRATION:**

To enroll, complete the registration form and mail registration fee (only) payment with form to

Teresa Hattemer, RES, RMA,  
P.O. Box 331,  
Oskaloosa, KS 66066.

Please make checks payable to Kansas City Chapter of IAAO.

**Cost:** Course 101 registration fee is \$405.00 IAAO Members and \$435.00 for non-IAAO members.

#### **CANCELLATION:**

Full refunds will be made for enrollment cancellations by August 15, 2005. There will be late cancellation charges of \$25.00 after that date.

***IAAO welcomes students and members of any sex, race color, nationality and ethnic origin. IAAO does not discriminate on the basis of sex, race, color, nationality, or ethnic origin in the administration of policies.***



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

## REGISTRATION FORM

### I.A.A.O. COURSE 101 FUNDAMENTALS OF REAL PROPERTY APPRAISAL AUGUST 29 – SEPTEMBER 2, 2005 CARTHAGE, MISSOURI

PLEASE PRINT OR TYPE:

TYPE OF CURRENT IAAO MEMBERSHIP(IF APPLICABLE)\_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

JURISDICTION/COMPANY:\_\_\_\_\_

ADDRESS:\_\_\_\_\_

CITY:\_\_\_\_\_ STATE:\_\_\_\_\_ ZIP:\_\_\_\_\_

TELEPHONE: (\_\_\_\_) \_\_\_\_\_

FAX: (\_\_\_\_) \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

REGISTRATION FEE: \_\_\_\_\_ \$405 IAAO Members; \$435 Non-Members

Please accompany fee with registration.

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

Teresa Hattermer, RES, RMA  
PO Box 331  
Oskaloosa, KS 66066

Telephone 785.863.2552  
Fax 785.863.2069  
Email: [thattermer@jfcountryks.com](mailto:thattermer@jfcountryks.com)

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# KANSAS CITY CHAPTER OF IAAO

## Presents IAAO Course 102 Income Approach To Valuation October 31 – November 4, 2005

### **OBJECTIVES:**

Covers the theory and techniques of estimating value by the income, or capitalized earnings, approach. The material includes selection of capitalization rates, analysis of income and expenses to estimate operating income, and capitalization methods and techniques. This course also covers rental units of comparison, as well as real estate finance and investment. **Recommended: Course 101.**

### **LOCATION AND INSTRUCTOR:**

The class will be conducted at the Jasper County Health Department 105 Lincoln Carthage MO 64836 (corner of Central and Lincoln). The instructor will be Marion Johnson, CAE.

### **MATERIALS:**

The student will receive the student reference manuals at registration. It is recommended you bring, Property Assessment Valuation second edition (green cover). A calculator is required.

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

**HOTELS:** The following Hotels are in the area of the class site.

|                  |                |                |
|------------------|----------------|----------------|
| Super 8 Motel    | 416 W Fir Rd   | (417) 359-9000 |
| Econo Lodge      | 1441 W Central | (417) 358-3900 |
| Precious Moments | 2701 Hazel     | (417) 359-5900 |

### **REGISTRATION:**

To enroll, complete the registration form and mail registration fee (only) payment with form to:

Teresa Hattermer, RES, RMA  
P.O. Box 331  
Oskaloosa, KS 66066.

Please make checks payable to Kansas City Chapter of IAAO.

### **Cost:**

Course 102 registration fee is \$405.00 IAAO Members and \$435.00 for non-IAAO members.

### **CANCELLATION:**

Full refunds will be made for enrollment cancellations by October 17, 2005. There will be late cancellation charges of \$25.00 after that date.

*IAAO welcomes students and members of any sex, race color, nationality and ethnic origin. IAAO does not discriminate on the basis of sex, race, color, nationality, or ethnic origin in the administration of policies.*

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

## REGISTRATION FORM

I.A.A.O. COURSE 102  
INCOME APPROACH TO VALUATION  
OCTOBER 31 – NOVEMBER 4, 2005  
CARTHAGE, MISSOURI

PLEASE PRINT OR TYPE:

TYPE OF CURRENT IAAO MEMBERSHIP(IF APPLICABLE)\_\_\_\_\_

NAME:\_\_\_\_\_

TITLE:\_\_\_\_\_

JURISDICTION/COMPANY:\_\_\_\_\_

ADDRESS:\_\_\_\_\_

CITY:\_\_\_\_\_ STATE:\_\_\_\_\_ ZIP:\_\_\_\_\_

TELEPHONE: (\_\_\_\_) \_\_\_\_\_

FAX: (\_\_\_\_) \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

REGISTRATION FEE: \_\_\_\_\_ \$405 IAAO Members; \$435 Non-Members

Please accompany fee with registration.

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

Teresa Hattemer, RES, RMA  
PO Box 331  
Oskaloosa, KS 66066

Telephone 785.863.2552  
Fax 785.863.2069  
email: [thattermer@jfcountyks.com](mailto:thattermer@jfcountyks.com)

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

## MEMBERSHIP APPLICATION & RENEWAL FORM FOR YEAR 2005

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Please complete the following information and return, with payment to:

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Teresa Hattemer  
Jefferson County Appraiser's Office  
PO Box 331  
Oskaloosa, KS 66066  
Phone: 785.863.2552 Fax: 785.863.2069  
Email: [thattemer@jfcountyks.com](mailto:thattemer@jfcountyks.com)

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Jurisdiction/Company: \_\_\_\_\_ Phone: \_\_\_\_\_ ext. \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Fax #: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

County Web Page Address: \_\_\_\_\_

Referred By (for new members only): \_\_\_\_\_

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.

| <u>Membership Level</u> | <u>Dues</u> | <u>Circle One</u>              |
|-------------------------|-------------|--------------------------------|
| Regular member:         | \$15.00     | IAAO Member: Yes No            |
| Associate member:       | \$15.00     |                                |
| Subscribing member:     | \$35.00     |                                |
| First time member:      | \$ 0.00     |                                |
| Candidate:              | \$ 0.00     | Candidate: 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.

**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.

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*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@jccoks.com](mailto:kevin.bradshaw@jccoks.com).*



*Kansas City Regional Chapter of the International Association of Assessing Officers*

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

