

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 3, September 2002

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

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New RMA's!

Congratulations to the following Chapter members for recently receiving their RMA (Registered Mass Appraiser) designation.

Ronald Bain, CAE,RMA	Johnson County, Kansas
Linda Clark, CAE.RMA	Johnson County, Kansas
Phillip Dudley, RMA	Johnson County, Kansas
Jeffrey Holsapple, RMA	Johnson County, Kansas
Troy Palmer, RMA	Douglas County, Kansas

The Kansas Department of Revenue, Division of Property Valuation awards the RMA designation, to those individuals who have met the following requirements:

1. Completed 180 hours of education in which 150 of the hours are mandated courses.
2. Must have 6,000 documented hours of mass appraisal experience.
3. Successfully completed a four-hour residential and a four-hour commercial case study.

Congratulations for your efforts and hard work!

Our chapter's website was recently awarded a Golden Web Award. This award is given by the International Association of Webmasters and Designers. If you haven't visited the website recently you should. Congratulations go out to our webmaster Brad Jordan with KC Metro.net. The website can be seen at <http://www.kcmetro.net/kciaao/>

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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, academia and members of the general public.



Message From the President

By Rick Stuart, CAE

Good news abounds in the Chapter! Have you checked out our new web page? Go to www.kcmetro.net/kciaao. Even though it has only been operational again for a few months, we have received a "2002-2003 Golden Web Award."

Membership is up! Last year we had 93 paid members. We currently have 125 paid members or an increase of 34%. Thanks for your commitment to the Chapter and go out and recruit some new members or get some past members to rejoin. Need some incentives to recruit? Watch future issues for those incentives.

Hope you have made your plans to attend the Annual Christmas Gala. Come have fun and see the changes that have been made to this annual event. Details can be found on page 8. **The reservation form for the Christmas Gala in on Page 13. It's not too early to make your reservation!!**

Member requested educational offerings could be found at the back of the newsletter and on our web page. IAAO Course 201-Appraisal of Land is a requirement for the new RES track. This courses is not frequently offered so take advantage. As always each fall, IAAO 101 and 102 are being offered. We are fortunate to have several Senior IAAO Instructors in the Chapter to teach these courses. Get those applications in today.

As you read through this newsletter you will notice the same occurrence as the last newsletter. Lots and lots of different authors! Be a part of your Chapter. Offer to write an article for the next newsletter. As the old saying goes, "If I can do it, anyone can!"

IAAO Designation Granted

*By Paul Welcome, CAE
Johnson County, Ks*

I received my IAAO's Executive Board book and I was reviewing those individuals that received IAAO's prestigious designations for the past quarter. There appeared Angela Blazevic's AAS designation notification. I was surprised and proud that another KCIAAO chapter member received IAAO's highest accomplishments as a designated professional in our field. When I saw her at the NCRAAO conference, I sensed from her she was proud of her accomplish-



ment. We are all proud of her as the newest designated member of the KCIAAO. I hope others will pursue a designation and will talk to Angela about her

accomplishment.

Congratulations Angela!!!



**Kansas City Regional Chapter
of IAAO – Executive Board
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Marshall County Appraiser
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South District Chair
Project Manager - Greene County
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North District Chair
Buchanan County Assessor
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St. Joseph, MO 64501
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E-mail: scot-tyce@yahoo.com

KC Chapter Committees

Education

Stan Moulder, CAE - Chair
Johnson County, KS

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

David Harper - Chair
Shawnee County

The Executive Board wanted a list of the current KCIAAO members printed. It is the Board's hope that you may see someone's name left off and you will contact them. Starting with this issue, only paid members will receive the newsletter either by e-mail or in the mail.

Dennis Albers
Margaret Archer
Belinda Atkins
Tina M Bahret
Steve Bauman
Jeni Berndt
Stacy Berry
Sherri Bird STC
Angela Blazevic
Robert M Boley
George Brock
Sandra Bryant
Wayne Burns
Debbie Burr
Jeff Busche
Barbara Cameron
Mary Carlson
Kay Chilton
Larry Clark
Deanna Cluckey
Daniel W. Craig
Danyelle Cremeen
Margaret Daugherty
Don Davis
Peter Davis
August Dettbarn
John DeVault
Malinda Dickey
Tony Domann
Sharon Dominik
George Donatello
Philip Dudley
Janet Duever
Gary Dunn
Sandy Estes
Donna Feeback
Ron Fisher
James Follina
Darla Frank
David Harper
Teresa Hattermer
Dawson H Heathman
Sandra Hemphill
William Hendrix
Mark Hixon
Darrin Hobbs
Wayne Hodges
Janna L Holden
Hal Holmquist
Jeff Holsapple
Terry Holste
Jerry W Joe
Marion Johnson
Kathy Karl
Steve Kennicutt
Cynthia Kerschbaum
Darrel L King
Robert Kline
Rosalie Kruep
Jim Lampe
Steve Lantz
Craig Liles
Kathy Liles
Tamara Linck
John Lipscomb II

Douglas County
Osage County
Shawnee County
Shawnee County
Shawnee County
Clay County
Osage County

Wyandotte County
NH Dept of Revenue
Clay County
Christian County
Johnson County
Clay County
Property Tax Adv. Grp.
Wyandotte County
Jackson County
Hickory County
Johnson County
Clay County
David Craig & Co., Inc.
Clay County
Wyandotte County
Jasper County
KS PVD
Douglas County
Wyandotte County
Clay County
Jefferson County
Douglas County

Johnson County
Marshall County
Johnson County
MO St. Tax Commission
Wyandotte County
Jackson County
MO St. Tax Commission
Johnson County
Shawnee County
Jefferson County
Lafayette County
Johnson County
Montgomery County
Shawnee County
Shawnee County
Wyandotte County
Johnson County
Sprint
Johnson County
KCMO Water Service
Andrew County
Douglas County
Jefferson County
Jackson County
Jackson County
Moniteau County
Neosho County
Johnson County
Atchison County
Shawnee County
Jackson County
Jackson County
Marshall County
Jackson County

Annette Lloyd
Ozina Love
Eylsa Lovelady
Carla Markt
Gary Maurer
Greg McHenry
David Meyer
Lynn Michaelson
Steve Miles
Robert Miller Jr
Mike Montgomery
Shirley Moore
David Morgan
Laura Musgraves
Wanda Witthar
William A Neal
Melissa Blume
Stephanie O'Dell
Ellen Odom
Judy Orton
Troy Palmer
Robert D. Peck
Sharon Pittman
Barry Porter
Roger Pruden
Carolyn Pyle
J.P. Rand
Francine Regan
Terry Rewerts
Larry Reynolds
Dee Anna Richardson
Cathy Rinehart
Kelly Salsbury
Jennifer Sanderson
Tom Schauwecker
Rae Schnacker
Sharon Shalton
Tami Shull
Mary Jo Starostka
Jeffrey Storie
John Strauss
Tim Strauss
Michele Stryker
Rick Stuart
Tim Tevis
Bob Thomas
Charles A Thomas
David Thornton
Pamela Threatt
Nancy Tomberlin
Richard Tregnago
Scot Van Meter
Milton Velez
J.B. Vickers
Thomas Weir
Paul Welcome
Bethany Wilson
Doug Wilson
Sandra Wilson
M Cathy Winans
Kent Wollard

Jackson County
Wyandotte County
Coffey County
Holt County
Clay County
Riley County
Shawnee County
David Craig & Co.
Douglas County
Wabunsee County
Crawford County
Wyandotte County
Jackson County
IAAO
Carroll County
Johnson County
Ks Dept of Revenue
Miami County
PVD
Bourbon County
Douglas County
MO State Tax Comm
Morris County
Republic County
Bates County
Johnson County
Burr Wolf LP
Marshall County
Pottawatomie County
PVD
Clay County
Clay County
CBIZ MHM Business
Shawnee County
Boone County
Shawnee County
Jackson County
Shawnee County
Greene County
Douglas County
Jackson County
Jackson County
Clay County
Jefferson County
Clay County
Clay County
Jackson County
Clay County Assessor
Cherokee County
Jackson County
PVD
Randolph County
Buchanan County
Shawnee County
Sprint
Clay County
Johnson County
Johnson County
Johnson County
Marshall County
Johnson County
Ray County

Let the Race Begin!!

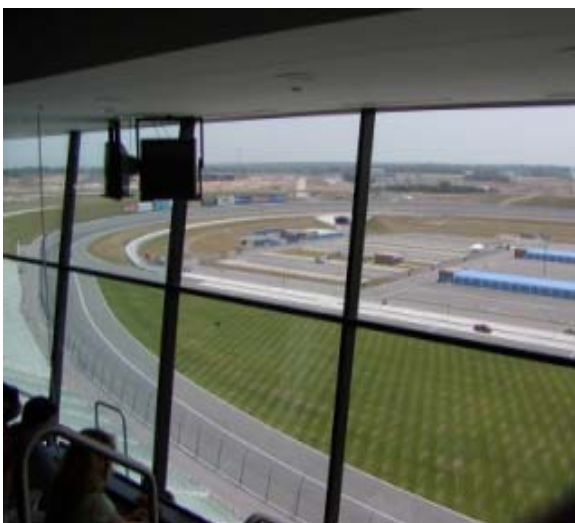
By Elysa Lovelady
Coffey County

On June 28, 2002 the KCIAAO toured the Kansas Speedway. The track in Wyandotte County is on the professional motor sports



circuit with NASCAR and the Winston Cup Series. The speedway has proven to be a lure for the Unified Government of Wyandotte County and a tourism district adjoining the track is fast becoming a reality. Michael Walker greeted us and gave us the tour including a chance to try out any seat in the stands as well as experience the view from an air-conditioned suite.

The Kansas Speedway sits on 12,000 acres with a current seating capacity of 75,000 and



parking for 60,000 vehicles. Every seat is situated so you can see every turn and straightaway. Future seating could double that and the infrastructure is in place to add lighting for nighttime racing. The track is a 1 ½ mile tri-oval with 15 degree banking on turns, 10.4 degree banking on the front stretch, and 5 degree banking on the backstretch. Motor homes have access to parking inside the oval for an up-close and personal view. The track offers a Fan Walk in the infield where a fan can hang out in Autograph Alley or watch as crews inspect the cars. You can also get your picture taken with the Kansas Speedway pace car in Victory Lane. Tent City is for the corporate sponsors and racers

and their families have a place to gather unbothered from crews, racing officials, and fans. Several of us felt the flag mans seat didn't look very comfortable but he probably spends little time sitting down.

The track employs around 34 full time employees with many part-time employees, and also relying heavily on volunteers for race day success. Firefighters and emergency personnel donate their time in exchange for a front row seat (now I wish I hadn't given up my EMT license). Matter of fact, our County Sheriff donates his time on race days for help in security.

For a person who watches the IRL and CART, this was a chance to see in person what it is like from the spectators

front row seat. As I watched the Ameristar Indy 200 the following week from my living room, I could image being on that front row. Race day temperature was 97 degrees with the track being 128 degrees. Tire temperatures on the Indy cars were estimated at 240 degrees with the cockpit being 125 degrees. I could almost feel the heat in my face as they came down the straightaway. Lap 135 clocked the fastest speed with 220 mph. The average speed for the race was 214 mph (so much faster than the road courses CART runs on). I remember Michael saying they painted the walls after every race so you could clearly see the advertising on the inside walls. I watched all the race and could never make out the blurs as the cars raced by at these speeds. The Infiniti motors were only getting 2.2 mpg while the Chevy's



could go 50-55 laps without a pit stop. While a small race for the number of cars (I believe 17), the race was aggressive and went down to the end. Watching on TV just comes nowhere close to being there in person. After touring the track, it looked so much larger in life then on the TV.

I very much enjoyed the tour and hope to someday be in that front seat on race day. Who knows, maybe our President could get us a suite for our next meeting!!!

Ladies and Gentlemen, Start Your Engines!

By Barbara K. Cameron, CPA
Wyandotte Co.

The June luncheon was preceded by a tour of the Kansas Speedway. Attending members were shown around the facilities and treated to a tour of the President's Suite

providing a bird's eye view of the Speedway and the surrounding area. Also presented was a brief overview of the development in the adjacent 400-acre entertainment district.

After the tour, attendees enjoyed lunch at the Frontier Steak House. The afternoon's program was conducted by William Crandall of Zimmer Management Co.. Mr. Crandall's presentation was a more detailed discussion of the 400-acre entertainment district recently christened "Village West". Mr. Crandall pointed out that construction is nearly complete on Cabela's with a scheduled mid-August opening. Nebraska Furniture Mart construction is proceeding on schedule and ground breaking was recently started on the Great Wolf Lodge, a suite only hotel and indoor water park.

28th meeting and



Mr. Crandall also discussed additional development slated for Village West and some of the creative financing implemented to entice development. Twenty year term STAR (Sales Tax Revenue) bonds are being utilized for the development. The sales tax

generated by this retail sales tax TIF (Tax Increment Financing) district will be used to retire the bonded indebtedness.

Mr. Crandall indicated that it is projected that these STAR bonds will be paid off early in seven to twelve years. Once the bonds are paid off, additional sales

taxes generated by Village West will be distributed to local and state taxing entities. Upon completion, Village West is

projected to generate five million dollars in property taxes.

Businesses already slated for inclusion in Village West are Warren Theatre, Applebee's Neighborhood Grill & Bar, and a mall being developed by RED Development. The new mall is being touted as a life-style shopping experience. Additional retail and restaurant establishments are actively being sought.

Mr. Crandall concluded his presentation with a very brief question and answer session.

After Mr. Crandall's presentation, a short business meeting was conducted to vote on several proposed by-laws changes. At the conclusion of the meeting, a door prize drawing was held. Lucky winners of \$20 checks were Marion Johnson, CAE, Jennifer Sanderson, Deanna Cluckey, Wanda Witthar and Barbara Cameron, CPA.



The next chapter luncheon meeting is scheduled in October. Join us for an informative program and a great chance to network with fellow professionals in the appraisal industry.

LA Side Trips

By Pete Davis
Kansas Property Valuation Division

Its time to start planning your trip to the 2002 IAAO Conference in LA. I've reviewed the preliminary agenda, and it appears to be a very full schedule of events and programs. However, Rick Stuart assures me that many of the Kansas participants will want to clear some time in the mornings and afternoons to explore the town. He asked me to provide some suggestions on what to do when you have a few hours on your hands. I will start on a cultural high point and quickly go down hill from there.

Museums- Most people think of paintings, sculpture, and furnishings when you mention the word museum. In LA, museums are also devoted to automobiles, television & radio, lingerie, Jurassic technology, neon lights, cowboys, and death. My choice for the best place to visit in Los Angeles is The Getty Center. Before Bill Gates and H. Ross Perot, there was J.P. Getty. He made his billions the old fashioned way: oil. He collected art and antiques as a hobby. This new museum is now the home for his vast art collection and it is also considered the most magnificent public space in LA. The works of art are exquisite, but the buildings are extraordinary. What is the market value of a facility where the builder has no spending limits imposed? The architecture is so awesome that some visitors don't even venture inside the buildings. Have lunch on the patio overlooking the 134,000 s.f. central garden and enjoy the panoramic view into LA and the Pacific on a clear day. Admission is free, but you will need to make a parking reservation (\$5.00) at least a few days in

advance if you drive. Phone (310) 440-7300.

Griffith Park Observatory and Planetarium - Architecture geeks should also check out this recently restored Art Deco building. It sits on a mountain and has appeared in numerous films (Rebel Without a Cause starring James Dean was probably the most notable). This is one of the best places in town to watch a sunset if the air is clear. The telescope is available to astronomy geeks for night sky viewing from 7-9:45 PM. The park is also home to the LA Zoo and several other attractions.

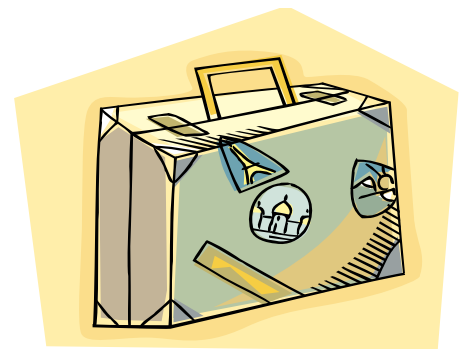
Mulholland Drive (Stars to Sea Highway) - This road offers the primo nighttime drive, snaking a 25 mile path from West Hollywood to the Pacific Coast Highway. It offers great views of LA, intrepid scenery, and precarious cliffs. The Drive has long been associated with celebrity homes (Marlon Brando, Jack Nicholson, and Harry Houdini), roadside romance (sex), car crashes, and scandals. Unless you have a 4-wheel drive SUV, I suggest you turn back before you reach the unpaved sections in Topanga Canyon Park (especially after dark). P.S. If you can explain the movie Mulholland Drive to me, I'll gladly act as your personal chauffeur on your drive.

Rodeo Drive - This small neighborhood shopping district is home to some of the most valuable commercial real estate in California. Many upscale stores, specialty shops and designer boutiques attract celebrities, tourists and shoplifters (this is where Wynona Rider got nabbed). I think we should take Mark Low out there to try on one of those \$2,000 Armani suits. He will need to wear a pair of fancy cowboy boots and a black Haines tee shirt if he

wants to come across as a serious buyer. The sales help in these stores can sometimes get a little snooty if they peg you for a tourist. I usually mention that there is a slight stench of urine in the storefront vestibule as I walk out. Yes, even Rodeo Drive has to accommodate the homeless population and offers few public restrooms.

Movie Studios - Most are factories that don't cater to the tourist crowd. Universal Studios Hollywood is the exception. This 420 acre complex is about 80% amusement park and 20% movie studio. It's the third most popular tourist attraction in the United States. I recommend the Jurassic Park Ride for personal property appraisers who want to know if the thrill was worth the \$100 million construction cost. Admission will run you about \$40.00.

TV Shows - No, I can't get you tickets for Friends and I don't know anybody who can. After 9/11 the set has been closed to the gen-



eral public. You can't slip in unless you have connections with the production company. Why don't you try for something a little less difficult like the Tonight show with Jay Leno. Tickets are available by mail. Check online (www.nbc.com/tonightshow/tickets) for details. On the other end of the spectrum, there are plenty of free tickets available for new TV

series, especially those with poor ratings. They can be obtained from the network broadcast centers up to an hour before filming.

Star Spotting - The first thing you need to do is keep your eyes open and remember that most stars look just like you when they're in casual clothes with little or no makeup. Don't be surprised to see your favorite star at a regular place like the Getty Center, on the beach, or in a supermarket. Sure, the best stompng grounds include prime shopping districts and upscale restaurants, but these fancy places tend to treat tourists like they have a bad case of the West Nile Virus. Instead, try coffee houses, simple restaurants, and bookstores in the area between West Hollywood and Santa Monica. Stores along Montana Avenue in Santa Monica, the Coffee Bean & Tea Leaf on Sunset Blvd., Jerry's Famous Deli on Beverly Blvd., and Urth Café on Melrose Ave. are good places to hang out. The best times are mornings and mid-afternoons. Avoid the lunch hour and weekends if possible. If you do want to check out an upscale, overpriced restaurant, I would suggest The Ivy for Sunday brunch.

The Gift

*Angela Blazevic, AAS
Wyandotte County*

It's Monday June 3, I am relaxing on board the ship enjoying an Alaskan cruise with my husband. We are sitting on the deck sipping our adult beverages when I start to think about all the poor people back home and the unfortunate ones back in the office who have to work!!!! I start to talk to my husband about something at work and that John's (DeVault) birthday is some time in June and maybe I'll look for something to get him while

we are in Alaska! But Ron (husband) tells me to stop thinking about work, it's scaring him!! So that's the end of that. Out of sight – out of mind.

Fast forward to Tuesday, June 10, 2002 at 1:10am. We just get home from the airport – it took Ron a long time to get me into the car – because I just did not want to go home!!! I have to run out to the office, but I can't remember why???? Oh yea, now I remember – I have to pick up the tickets and money for the palm pilot raffle to take them with me to Wichita (I sure hope I win). So I throw a load of clothes in the washer and drive out to the office. Whew – I finally get to bed about 2:30am – I must sleep fast as I have to get up and drive to Wichita.

Forward to Wichita – I have arrived, checked in, and even had time to unpack before the meetings resume after lunch! I am walking down the hall to find the meeting rooms and run into Cindy Brenner. She hollers at me, says she has my registration in her on-site office and that's when I think of the raffle tickets. I tell her I will bring them down to her later. I write my check for the raffle tickets (Boy! I sure hope I win) and take the envelope to Cindy. She shows me the palm pilot and I am drooling all over it!!! As she pries it out of my hand – she wishes me luck!!! (Boy Oh Boy!! I sure hope I win)

It's now dinner – I am sitting next to Elysa (Lovelady) and we are chatting and watching everybody walk by our table to go the front to pick up their prize. Then the big moment comes – the drawing for the palm pilot!! (Boy Oh Boy!!! I sure hope I win, I really hope I win!!) They announce the winner "the winner is John DeVault"!!! John DeVault, wait a

minute, he's not even here – what's the deal here – I bought more tickets than he did!! I was supposed to win!!! Then Mark Hixon adds insult to injury by asking me (the one who should have won) if I would see to it that John gets the palm pilot. A light bulb goes off in my head!! Why s-u-r-e, I'll see that he gets it!! Already an idea is forming in my head – his birthday is



coming up!!!

Back at the office June 19 – John DeVault's birthday!!! I wrap the palm pilot up and sign my name to a birthday card and leave it in John's office. Later that morning he comes into my office with a shocked look on his face – he can't believe it!! He can't believe I gave him a palm pilot for his birthday! He doesn't know what to say – I think it's the first time I have seen John at a loss for words!! It takes every ounce of will power I have not to laugh!!! He actually believes I spent \$400 on his birthday present – he should have remembered I'm a government employee and do not make that kind of money!

The day goes on and I ask him if he has tried his palm pilot yet. No, he had not even opened it, still in shock over the expensiveness of the gift (that I had given him). I think he was even considering giving it back to me. I persuade him to take it out of the box and to play with it! Again, he comes into my office to

thank me for the wonderful birthday present!!! I know he's still in shock!!

Finally about 3:00 pm I hand him another present to open, his real one. He can't believe that I am giving him another present. He can't believe I'm being so generous! Again he is speechless. About 3:30 pm I break down and tell him the truth! That I did not buy him the Palm Pilot, but that he had won it at the KCAA conference. I told him, if I could afford to buy a Palm Pilot I would have bought one for myself!!! You would not believe the look on his face, surprise, disbelief, relief and oh yes - that "I will get even" look. The look on his face was well worth it all!!! I finally was able to pull one over on John DeVault. But now all I have to be concerned about - is - his getting even!!!!

Proposed By-Law Changes

At the June 28, 2002 Executive Board meeting, another proposed by-law change was discussed. The discussion concerned Chapter 7, Article 2 on Expenditures. The Executive Board recognizes that some financial checks and balances are necessary, but believe the current language to be restrictive. Proposed changes that will be presented for vote at the next meeting are shown below.

Bold - remove
Italics - new

Chapter 7 - Chapter Funds and Budget

Article 2. Expenditures

7.21 All expenditures from Chapter funds, which exceed **two hundred dollars (\$200)** *three hundred dollars (\$300)*, must be approved by **five** *three* members of the Executive committee.

All expenditures from Chapter funds, less than two hundred dollars (\$200), must be approved by three members of the Executive Committee.

KCIAAO Christmas Gala Auction/Raffle

This year the Executive Board has decided to take a different approach to the Christmas Gala auction and raffle. The major change is to set a lower limit on buying items for the auction. In the past, it has cost the Chapter more to buy the items than they have sold for at the auction. Therefore, we are asking Chapter members to donate items. Additionally, the Board decided to have a raffle. We are hoping to also have raffle items donated. Raffle tickets will be sent to all Chapter members to distribute. Hopefully, all members will support the Chapter by distributing and/or buying lots of tickets prior to the Gala.

It may seem early to be thinking about a Christmas Gala, but planning is the key to having a successful event. You may rest assured that this is only the first of many opportunities I will have to solicit donations, so you might as well get it out of the way.

If you have an item(s) to donate, please contact me, Mark Hixon, at mark.hixon@co.shawnee.ks.us or 785-233-2882 x 6001, or 1515 NW Saline, Topeka, KS 66618-2838. You may also make donations to Rick Stuart at rstuart@ruralnet1.com or 785-863-2552.

Great Offerings!

The Kansas City Chapter of IAAO has several IAAO courses scheduled.

IAAO Course 201 - Appraisal of Land.

IAAO Course 101 - Fundamentals of Real Property Appraisal.

IAAO Course 102 - Income Approach to Valuation.

Sept. 23-27 - Overland Park

Nov. 4-8 - Topeka

Dec. 2-6. Olathe

If you need more information or registration forms, contact Rick Stuart, CAE at rstuart@ruralnet1.com or call 785.863.2552.

You may also find the information on our web page at www.kcmetro.net/kciaao. Make sure and plan to attend now.

Historic Homes Tour



A wonderful educational opportunity awaits you in Atchison, Kansas. Janet Duever, Chair of the KCIAAO West District, and Jim Lampe, Atchison County Appraiser, have set up two historic homes to be toured and a speaker on Historic Preservation.

The home below is one that we will visit. It's a two-story stucco Colonial Revival house with a side gable roof with wide, overhanging enclosed eaves and flattened brackets/modillions beneath. A wide entablature band beneath the eaves also has dentials. There is a central projecting wing on the front elevation with front gable roof and end returns. The highly elaborate entry has engaged round and square pilasters surrounding sidelights, supporting a classical entablature above with a projecting balcony pediment. Windows on the main elevation are paired and in-groups of three and have multi-

panes on the upper sash, and a single pane on the lower. There are also two dormers on the main elevation flanking the central wing. A flat roof porch wing on the north has a balustrade above, and has wide corner columns with panels.

The speaker, Joan Adams, has a masters in Public Administration from KU and a jurist doctorate from Washburn. She was in the Kansas Legislature from 1983 to 1992. While a legislator, she sponsored the bill for the Heritage Trust Fund. This fund helps in funding for historic homes. Ms. Adams is a founding member of the Atchison Preservation Group. She has a private mediation practice in Atchison and is one of two advisors from Kansas to the National Trust for Historic Preservation.

Join us on October 25, 2002 starting at 10:00. We will meet at Paolucci Restaurant; 113 S 3rd St. (parking on the Main St. side) and then divide into groups to take the short walking tour. Lunch will be at the Paolucci Restaurant and Lounge and will consist of deli sandwich (buffet style), with soup or salad, desert and drink.



Name: _____

County / Company: _____

Phone: _____

E-mail: _____

KCIAAO Member Cost: \$11

Number Attending: _____ Cost: _____

Non-Member Cost: \$13

Number Attending: _____ Cost: _____

Total Cost: _____

Please return reservation and payment by Thursday October 17th to:

Teresa Hattermer
PO Box 331
Oskaloosa, KS 66066
(785)-863-2552

Notes of Interest to Members

Help Needed

By Rick Stuart, CAE

At the June 28 Chapter meeting, the membership approved the creation of a new position within the Chapter. This position is titled Chapter Operations Manager and the position description is shown below.

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.

Also the Chapter is in need of an Education Coordinator. This position surveys the membership for what classes are desired and seeks new courses and workshops to meet continuing education requirements for the members. This position will contact IAAO for any needed courses, set-up course locations and submit to local real estate appraisal boards for continuing education certification as needed.

Anyone volunteering for one of these openings will have plenty of assistance. Become involved in your chapter. To volunteer, or for more information, contact Rick Stuart, CAE, at 785.863.2552 or rstuart@ruralnet1.com.

Elections Already?

Well it is not quite time for Chapter elections again, but President Stuart has appointed the Nominating Committee. Committee members are:

Mark Hixon – Chair Ron Fisher
Teresa Hattemer Scot VanMeter Gary

Dunn

The elections will be held at the March 2003 meeting. All of the Executive Committee plus some Director positions will be elected. Please contact any of the Nominating Committee members to place your name up for election. **DON'T MAKE THEM COME FOR YOU!**

Membership Director

David Harper, from Shawnee County, has volunteered to be the Membership Director for the Chapter. He has several creative ideas on how to increase membership and get more people involved in the Chapter. He provided an outline of his ideas to the Executive Board at the August 30 board meeting. We thank David for volunteering for this position and please communicate to him any suggestions or comments on how to increase and retain members.

IAAO Open Forum

By Larry Clark, CAE

The North Central Regional Association of Assessing Officers met in Wichita in conjunction with the annual meeting of the Kansas County Appraisers Association. One of the many events scheduled during that conference was an open forum conducted by IAAO.

Paul Welcome, CAE, Johnson County Appraiser and incoming President of IAAO, moderated the meeting that featured an update on IAAO activities and an open forum for attendees to express their thoughts and concerns about IAAO. Paul began the session with a discussion of talks being conducted among several appraisal organizations, including IAAO, on the topic of sharing resources in some meaningful manner to reduce overhead costs of individual organizations. That may lead to eventual merger of organizations who find that beneficial.

During the open forum, Paul requested

suggestions from the audience on improvements to service delivery from IAAO, especially in the area of education. Several persons voiced concerns regarding the currency of the material being used and Paul assured them the headquarters staff was working to get material revised. In addition, several had suggestions for one-day forum topics, including valuation of the following properties:

- Vineyards
- Hotel/Motel
- Commercial Dairies
- Cell Towers
- Billboards
- Landfills
- Mold Contamination
- Quarries/sandpits
- Marinas
- Bed and Breakfast
- Nursing Homes



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:

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

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.

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

REGISTRATION:

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

Teresa Hattemer, RMA, Treasurer
Deputy Appraiser, Jefferson County
P.O. Box 331
Oskaloosa, KS 66066
Ph: 785.863.2552 Fax: 785.863.2069

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

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:

Teresa Hattemer, RMA, Treasurer
Deputy Appraiser, Jefferson County
P.O. Box 331
Oskaloosa, KS 66066
Ph: 785.863.2552 Fax: 785.863.206



New and Improved!!!

Annual Christmas Gala

Come join us for a revamped Christmas Gala.



The schedule of events is:

6:00 – 7:00 Social Hour
7:00 – 8:00 Dinner
8:00 – 8:30 Comedian
8:30 - ? Auction and Socializing

This year the Gala is on a Saturday night, with hopes that it will be easier to attend. An emphasis has been placed on having more time for fun and less time for the auction. Additionally the raffle is designed to allow more people to participate, even if not attending, and have more prizes for the raffle. Did I mention a lower price and new location?

Sign-up now and recruit others to come also.

Saturday, December 14, 2002 at the Italian Gardens, 1110 Baltimore, Kansas City, MO.

Name(s) _____

Attending _____ x \$20 each = _____

Choose Entrees: Spaghetti and Meatballs # _____
Baked Salmon # _____
Broiled Chicken # _____

Phone # _____

E-mail _____



Send Payments:
Gary Dunn, CAE
Johnson County Appraiser
111 S. Cherry Street STE 2100
Olathe, KS. 66061

Phone: (913)-715-0070
Fax: (913)-715-0010

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

Presents

I.A.A.O.

COURSE 101 – FUNDAMENTALS OF REAL PROPERTY APPRAISAL

NOVEMBER 4 – 8 , 2002

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. The KCIAAO chapter has applied for 32 hours continuing education credit with the Missouri and Kansas real estate appraisal boards.

LOCATION/INSTRUCTOR:

The class will be conducted at the Shawnee County North Annex, 1515 NW Saline Street, Topeka, Kansas (a map will be provided upon registration). The instructor will be Rick Stuart, CAE.

MATERIALS: Students will receive student reference manuals at registration.

RECOMMENDED: No Requirements.

SCHEDULE:

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 pm -- 1:00 pm
Classes (Monday – Thursday)	1:00 pm – 5:00 pm (mid-afternoon break)
Review/Exam (Friday)	1:00 pm - 5:00 pm (est)

HOTEL: The following Hotels are in the area of the class site. However, because of the distance, transportation will be needed from either hotel to the classroom. Contact the coordinator if you have questions.

ClubHouse Inn
924 SW Henderson, Topeka, KS Tele: (785) 273-8888
Avg rate: \$64 + tax per night State and County rate

AmeriSuites
6021 SW 6th, Topeka, KS Tele: (785) 273-0066
Avg Rate: \$64 + tax per night State and County rate (call early for these special rates for class registrants while they last)

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

AIRPORT TO HOTEL: Contact the coordinator for information.

REGISTRATION: To enroll, complete the registration form and mail registration fee (only) payment with form to the Shawnee County Appraiser, attention David Harper (course coordinator).

Make checks payable to the “**Kansas City Chapter of IAAO**”. Hotel billing must be handled separately according to arrangements you make.

COST: The class registration fee is \$395 for IAAO members and \$425 for non-members.

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

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

**I.A.A.O. COURSE 101
FUNDAMENTALS OF REAL PROPERTY APPRAISAL
NOVEMBER 4 – 8, 2002
TOPEKA, KANSAS**

PLEASE PRINT OR TYPE:

TYPE OF CURRENT IAAO MEMBERSHIP (IF APPLICABLE) _____

NAME: _____

TITLE: _____

JURISDICTION/COMPANY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: (____) _____

FAX: (____) _____

REGISTRATION FEE: _____ \$395 IAAO Members; _____ \$425 Non-Members

Please accompany fee with registration.

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

Dave Harper
KCIAAO Education Coordinator
Shawnee County Appraiser's Office
1515 NW Saline, Suite 100
Topeka, KS 66618

Telephone: (785) 233-2882 ext. 6043
FAX: (785) 219-4903
Email: david.harper@co.shawnee.ks.us

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

Presents

I.A.A.O.

COURSE 102 – INCOME APPROACH TO VALUATION

DECEMBER 2 – 6, 2002

OBJECTIVES:

Course 102 covers the theories 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. The KCIAAO chapter has applied for 32 hours continuing education credit with the Missouri and Kansas real estate appraisal boards.

LOCATION/INSTRUCTOR:

The class will be conducted at the Johnson County Administration Building, Room 1054, 111 S. Cherry St., Olathe, Kansas. The instructor will be Marion Johnson, CAE.

MATERIALS: Students will receive student reference manuals at registration.

RECOMMENDED: IAAO Course 101 or the equivalent

SCHEDULE:

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)	1:00 pm – 5:00 pm (mid-afternoon break)
Review/Exam (Friday)	1:00 pm - 5:00 pm (est)

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

Holiday Inn, 101 West 151st St, Olathe, KS 66061 Tele: (913) 829-4000

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 25+ miles north of the classroom site. Check with the hotel regarding shuttle service. 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 \$415 for IAAO members and \$445 for non-members.

CANCELLATION: Full refunds will be made for enrollment cancellations by November 22, 2002. There will be a late cancellation charge of \$25 after that date.

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

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

**I.A.A.O. COURSE 102
INCOME APPROACH TO VALUATION
DECEMBER 2 - 6, 2002
OLATHE, KANSAS**

PLEASE PRINT OR TYPE:

TYPE OF CURRENT IAAO MEMBERSHIP (IF APPLICABLE) _____

NAME: _____

TITLE: _____

JURISDICTION/COMPANY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: (____) _____

FAX : (____) _____

REGISTRATION FEE: _____ \$415 IAAO Members; _____ \$445 Non-Members

Please accompany fee with registration.

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

Teresa Hattemer, RMA, Treasurer
Deputy Appraiser, Jefferson County
P.O. Box 331
Oskaloosa, KS 66066

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
