



The Idaho Association of Assessment Personnel

Promoting Education • Communication • Excellence

From the President

By now we have all hopefully, survived another round of BOEs, gotten a lot smarter at summer school, and attended the annual IAAP meeting. For those of you who missed the meeting we had a wonderful speaker in Rick Stewart talking about the dynamics and complexities of our current real estate market. I would like to thank all of those who attended this year's meeting, and give a warm thank you to Diane Abrams, Susan Ripley, and Jan Barnard for their help in organizing, providing door prizes for attendees, and helping out with the meeting accommodations and arrangements.

Along with the annual IAAP meeting comes the changing of the IAAP officers. A big thank you to Past President George Green for all your hard work last year as President and previous years as an IAAP officer, we appreciate all you've done. As I move into the President's position, I look forward to meeting the expectations of IAAP Members, though I will admit that I have never been President of anything before. As for other officer changes, Alan Smith moves to Vice President and Rachel Baird to Secretary, and Carrie Sandirk was voted in as our new Treasurer at the annual meeting (congrats).

As for my background, I'll give you a quick bio, so you know who I am. I grew up on a

farm in Iowa attending a small rural school. I started working for the United States Postal Service when I turned 18, moved to the big city of Des Moines, Iowa at 22 and put in 25 years of the service at the Post Office. My wife Marcie and I moved to Benewah County in 2001, and we have lived on our acreage since that time. I tried my hand at fee appraisals for awhile but not being fully licensed I took an appraiser job at the Benewah County Assessor's office where I worked from 2004-2007. I am currently a residential appraiser at Latah County where I have worked since 2007.

Looking forward to the next year, one of the major items on our agenda this year is to update and publish the 2011 Edition of the IAAP Peer Directory. This directory serves as a resource for IAAP members to communicate with other counties, and gives a personal contact based on appraisal specialty for each county.

Also at this time I would like to start a membership drive for 2011. I would like all members and Assessors to encourage all non-members on your staffs to join. It would be nice if we could at least get all the appraisers to join. I know some of the

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Fall 2010 Edition

News

IAAP Officers



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counties may be having budget crunches at this time but hopefully the counties will help out or individuals will join on their own as the membership dues are only \$15.00. I would like to point out (or maybe shame them into joining) that there are many larger counties that only have a few staff members that are paid members while some of the smaller counties have all of their staff as paid members. This is a great organization that survives on our membership dues. So let's get out there and recruit new IAAP members this year and make it our best year yet (again, did I mention dues are only \$15.00?).

I would like to thank everyone for giving me the opportunity to serve as President this year. If anyone has any classes they may want to schedule for their region please contact me or any of the other officers. My e-mail is rwakefield@latah.id.us or you can call at 208-892-4571.

Thanks,
Rod Wakefield

Meet Your IAAP Officers

By now you've been introduced to the IAAP's new president, Rod Wakefield (see page 1), so let's meet the rest of the IAAP's officers for this year.

Vice-President Alan Smith

I am Alan Smith, IAAP Vice President and Residential Field Supervisor with the Ada County Assessor's office. I started with the assessor's office a little over four years ago in the Personal Property department, where I specialized in construction and industrial type businesses. After a short time in Personal Property, I accepted a position in the Residential Property department where along with my supervisory duties, I currently specialize in the assessment of properties located in northwestern Ada County, including the municipalities of Meridian and Star, Idaho. In late 2009 I was elected to the position of IAAP state representative, where I along with Susan Ripley represent the state of Idaho.

I was born and raised in Boise, Idaho, and love everything that the area has to offer. Prior to working for the Assessor's office I was employed by the grocery chain Albertsons Inc. for nearly thirteen years. Over my tenure with Albertsons I held a number of store level positions, and gained a great deal of experience in public relations and development of effective product merchandising techniques. In December 2005, I graduated from Boise State University with honors, earning degrees in Business Management and Finance.

My professional interests include: computer systems and programming, finance, statistical modeling and analysis, creative writing, and management theory. During my personal time I spend most of my free time pursuing several of my favorite outdoor activities including: hunting, fishing, hiking, motorcycle trail riding, and various shooting sports.

Overall, my experience with the Assessor's office has been fantastic. It has allowed me to accomplish many of my personal and professional goals, as well as allowing me to be actively involved with professional organizations such as the IAAP and IAAO.

Secretary Rachel Baird

Hello, I am Rachel Baird, Personal Property Appraiser for Ada County and the Secretary for IAAP. I am thrilled to be a part of this group. I started working for Ada County in 2007 after a stint in real estate. I have been a salesperson my entire life, selling cars and finance for many years in California before coming to Idaho and switching to real estate. I enjoy seeing things from a new perspective in my current position and hope to bring my life experience to both my IAAP position and my position at Ada County. I enjoy taking classes and learning and hope to bring more class opportunities to the members of IAAP over the next several years.

I lead a hectic life, full of go, go, go...besides my position at Ada County and IAAP, I am also a small business owner and a mother of a very active 7 year old boy. My home-based business is a small web store for craft supplies; I sell mostly rubber stamps and paper crafting supplies. I also spend a lot of my time stamping, making cards and other paper crafts. It is not only my hobby, my "Zen" as I like to call it; it is also one of my primary advertising methods for my business. I make the project using supplies I carry and then post it on my paper crafting blog with links to where they can buy the product. When I do have a chance to relax it is usually with a book in my hand or discovering one of the many wonderful places Idaho has tucked away in its mountains and valleys.

Treasurer Carrie Sandirk

I am Carrie Sandirk, IAAP Treasurer and Certified Residential Appraiser for Ada County Assessor's Office. I have been with Ada County for over eight years. My real estate experience began in California where I was a licensed real estate appraiser, appraising properties in many Northern California counties.

My previous employer relocated me from Dublin, California to Salt Lake City, Utah and finally to Boise. I worked for American Stores Co in California and Utah and then for Albertsons Inc. in Idaho after the merger. My combined employment expanded over six years and I specialized in Compensation, Human Resources and Labor Relations.

In May of 2005, I graduated from Boise State University with a Bachelor of Science degree in Finance and Bachelor of Business Administration in Economics. I have yet to recover from all that studying.

For over ten years, my spare time has been dedicated to volunteering at the Idaho Humane Society and foster many unwanted cats and kittens. When I am not at the shelter, you will find me traveling out of state to visit my family.

Thank you for welcoming me into the IAAP family.

Professional Development

IAAO Professional Designation Program: Offering Educational Advancement and Career Development Opportunities

Looking for a way to pursue educational opportunities, while continuing to advance your career? The IAAO offers a great way to accomplish this. How you may ask? Pursue a professional designation. The IAAO offers professional designations for nearly every occupational interest relating to ad-valorem appraisal. The Professional Designation Program confers five internationally recognized professional designations as follows:

- Assessment Administration Specialist (AAS)
- Certified Assessment Evaluator (CAE)
- Cadastral Mapping Specialist (CMS)
- Personal Property Specialist (PPS)
- Residential Evaluation Specialist (RES)

Earning a professional designation is a rewarding experience. During the process, you will gain knowledge and experience that will be valuable to your career. IAAO designations signify exceptional competence, and offers tangible and intangible benefits, which may include a salary increase or additional opportunities or responsibilities. Other benefits include increased confidence and credibility, along with a strong sense of pride, in that you have proven that you can set a goal, and achieve the prime objectives to fulfill the requirements necessary for attaining it.

If you are interested in learning more about the IAAO's professional development opportunities available please feel free to contact Alan Smith via telephone at (208) 287-7252 or via e-mail at asmith@adaweb.net. Information on professional designations is also via the IAAO's website at <http://www.iaao.org/professionalDesignation/index.cfm>.

Appraise This!



This "Hobbit House" was built by Simon Dale in Wales. He, along with his father-in-law and a few other helpers, built the house with natural materials and "maximum regard for the environment". To learn more about this "Hobbit House", visit Simon Dale's website: www.SimonDale.net

County Spotlight: Bannock



Bannock County is located in the southeastern part of Idaho. It was established March 6, 1893 from part of Bingham County. Named for first inhabitants of the area the local Bannock tribe. Highlights of Bannock County include:

- Idaho State University. Founded in 1901, ISU is a Carnegie-classified doctoral research and teaching institution with an enrollment of over 14,000 students from 64 different countries.
- Fort Hall Replica.
- Outdoor recreation including various hot springs, skiing at Pebble Creek, camping, hiking and water sports.

County Vitals

Founded	March 6, 1893
Seat	Pocatello
Largest City	Pocatello
Total Area	1147 sq. miles
Land Area	1113 sq. miles
Water Area	34 sq. miles
Population Total	82,539 (2009)
Population Density	71.9 per sq. mile
Time zone	Mountain
Website	www.co.bannock.id.us
Named For	Bannock Indian Tribe

Demographics

Avg. Resident Age	30
Median Household Income	\$36,683

Assessment Statistic Overview

Total Number of Parcels	44,787
Residential Parcels	29,468
Manufactured Homes	3,436
Agricultural Parcels	5,944
Commercial Parcels	3,149
Personal Property Parcels	2,790
Total County Wide Assessed Value	\$4,957,165,729
Total Assessed Value Change 2008/2009	\$92,765,461

Ad-Valorem Appraisal in a Depressed Market

by the Canyon County Commercial Appraisal Department

We have all heard the doom and gloom stories concerning the market decline. The tax payers have heard them too and love to quote the devastating numbers reported in the news. Unfortunately, our job is not as simple as watching the evening news, reading the local paper and applying their negative percentages to the current values. No, unfortunately we need to go out knock on doors and collect data from our local areas and analyze what we find.

In hard economic times, appraisers need to work harder to obtain factual data for their specific areas. There may not be a lot of data out there so you cannot afford to ignore even the least promising lead. It is more important than ever to chase down every piece of information in search of arms length transactions. Distressed sales may be all that's on the surface but a little extra digging will eventually uncover true arms length transactions which should be the foundation of your ratio study; even if you end up including distressed sales as well.

Loopnet, MLS and other publications are good leads, but that's all they are - leads. You cannot rely solely on them to provide all of the information for your studies. These sources should only be used to give you a starting point to build on, and questions to ask. To produce strong values that will hold up in BOE and BTA (and even prevent BOE filings to begin with) you must obtain the most factual data from the most knowledgeable sources. The tax payer is the most knowledgeable person on their property and their transactions. Who do you think is going to convince a board their values are the most accurate - the one that plops down a pile of MLS sheets they spent a couple of hours sitting in front of the computer picking out - or the one that can honestly say 'I personally spoke with the individuals involved in each of the transactions I used for comparables and beyond the numbers, this is the additional information that explains why the property sold for this (or why these are the rents being charged)'?

A positive side affect of declining markets is often tax payers are more willing to share information with you. They know their current numbers are lower than the last set they gave you. With the hopes that you will drastically reduce their share of tax burden they'll gladly deliver barrels full of information including leads on other properties.

Sales data isn't the only information we should be gathering. Over the last couple of years Urban Renewal purchased a large amount of properties in downtown Caldwell. In 2008 the vast majority of commercial sales (90 plus percent) were purchases by Urban Renewal. Of course each sale appeared to be for a very impressive amount even by boom standards, but especially compared to sales in the rest of the county at that time. Using sales data alone, we could have made a convincing case to increase the assessed values for all of downtown Caldwell, but that would not have been the right thing to do.

For this reason in addition to harvesting sales, it is important to stock up on rents. Here again, tax payers know their rents are lower than the last time you came knocking on their door so they're not going to be shy about sharing. Compare your confirmed rent information from the last strong year to this year's confirmed rents in that same location. If the rents have fallen by 15% it may be prudent to take an overall reduction of 15% in that area. This way you can avoid the mess of the occasionally unreliable sales data.

Sometimes we can get trapped into spending all of our time making individual adjustments for the whiners. It is not a

In hard economic times, appraisers need to work harder to obtain factual data for their specific areas.

good idea to get into the practice of reducing each individual property based on how the economy has uniquely affected them. As appraisers assessing value for ad valorem purposes we should be concerned with equity. A quick and easy way to ruin your equity is to neglect your mass appraisal methods and play fee appraiser. Tax payers generally are only concerned with their piece of the story. The realtors and fee appraisers they consult may only be concerned with the value of this one property. But we can't be pressured into thinking that small. If a few people in the downtown core can provide numbers to justify reducing their values, chances are the whole core is struggling and should be reviewed. This doesn't mean reducing everyone based on the data from a few properties. Unfortunately, this means reaching out, knocking on doors and talking to people.

Let's Get Personal!

by Diane Abrams, Ada County Personal Property Appraiser

Location, location, location. This term is most synonymous with real estate, however this time of year it is most appropriately associated with the personal property appraisal of Transient Equipment.

Yes, it is that time of year once again where we begin the processes of allocating a portion of the assessment to the appropriate counties.

Transient Equipment (also known as Migratory Equipment) is defined as personal property, specifically construction, logging or mining machinery and equipment which is kept, moved, transported, shipped, hauled into or remaining for periods of not less than thirty (30) days, in more than one county in the state during the same year. (63-201 (24))

This is the only type of equipment that is deemed to be transient for the purposes of property taxation. Property in transit through the state is not the same thing as the property specifically defined as transient. Property in transit through the state or stored in warehouses while awaiting shipment is exempt from property tax as stated in 63-602U and 602V.

Idaho code 63-313 states that the owner of transient personal property may elect to treat as his home county that county in which he maintains his residence or usual place of business or in which the transient equipment is usually kept. The taxpayer shall list his equipment and identify periods of 30 days or more during which the equipment is located in a county, specifying the location of the equipment for each month of the current calendar year with a projection of the location for the remaining months of November and December.

This part of the code also states that the "home County" assessor is to file within 10 days a copy of the report with the other county assessors identified on the report.

If transient personal property has been or will be taxed for the current year in another state, the property shall be taxed for only the portion of the year that it is kept and does remain in the State of Idaho.

Transient personal property is a specific type of property— construction, logging or mining machinery. Idaho Code makes it clear that it is the responsibility of the owner to notify the assessor of all pertinent information about the transient personal property. However, often you will have to get out and find this type of readily moved equipment.

The equitable method of assessing transient equipment should be that the "home County" places the value on the piece of equipment and then send the information on to the appropriate counties. In the past problems have surfaced

Transient personal property is a specific type of property — construction, logging or mining machinery.

where each county places their own opinion of value on a piece of equipment and sometimes the values are inconsistent from county to county. When one contractor has equipment in more than one county and those "opinions" differ you can generally expect a telephone call.

This most often will occur because a variety of schedules may be applied to the particular piece of equipment. A quick review of the schedules provided by the STC prior to the assessing process might eliminate some of these issues. If you run across a challenging report always remember that your personal property appraisers across the state are an invaluable source of information. Please remember to call them and you might be surprised how simple the issue has now become. Good luck and have fun.



The Idaho Association of Assessment Personnel

Visit us online! www.iaapidaho.org

Come and check out the Idaho Appraisal Forum, ask questions, network, and communicate with other appraisers around the state of Idaho.

Looking for a new job or does your county need a new employee?

View or post appraisal employment opportunities around state of Idaho!

Hard Times in the Hinterland

Rural Idaho looks to diversify its way out of the recession

by Zach Hagadone

This article was originally printed in Boise Weekly
July 14, 2010
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When the Idaho Department of Labor announced in early May that the state's jobless rate had experienced its largest one-month drop in 25 years, it seemed to signal better times ahead. But while declines in unemployment were seen across the board, rural Idaho is still hurting. Ten counties are suffering joblessness in the double digits and all of them are in the least populated areas of the state.

"In some counties, the rates are almost double what you see elsewhere in the state," said Priscilla Salant, coordinator for outreach and engagement at the University of Idaho. "Some rural places have been hit incredibly hard. There are some pockets of really severe hardship."

Valley County, with its seat in the resort town of McCall, is one of those pockets of hardship. With the highest unemployment in Idaho, pegged at 14.3 percent—compared with the state average of 9 percent—economic development director John Blaye said the recession has been devastating for the communities in the Long Valley of the North Fork of the Payette River.

According to Blaye, from 2007 to 2009 the county lost 214 businesses and retail sales fell by \$16 million in 2008 and 2009 alone.

"That's about \$46,000 a day lost," he said. "Our lodging sales tax has also dropped about \$3.2 million during that same time ... Everybody over the past couple of years put a hold on their spending and their business expansion. They just stopped spending."

Blaye said the boom times, when visitors thronged to the area's lakes and rivers and filled its hotels and shops were cut short by the onset of the recession, but like the lumber mill closures that decimated rural economies in the 1980s, the shuttering of the Tamarack Resort near Donnelly put the final nail in the coffin.

"That was about a \$518 million investment of capital into Valley County. There were about 400 jobs on the mountain, and there were between 600 and 1,000

contractors living and working in Valley County to build that resort. Now they're all gone," he said. "That's a major, major blow to the economy."

In the deathly silence that followed Tamarack's demise, Blaye and other economic development planners were left scrambling to fill the void in an economy that was based almost exclusively on tourism and recreation. But lacking access to a freeway and without amenities like a reliable high-speed fiber optic network, attracting new businesses to diversify the economic base is a challenge.

"We've got to get our infrastructure together. We need to get some more high-end paying jobs and year-round sustainability," Blaye said. "When Tamarack came, our entire economy changed. The rents doubled, but the salaries didn't double. There was a housing shortage, and prices went through the roof. That was a real feeding frenzy in the market, and we didn't have the infrastructure, we didn't have the homes, we didn't have the price point... Bottom line, we need good-paying, livable-wage jobs that are sustainable year-round."

While the Labor Department, in its last jobless report released on June 3, stated that Idaho's rural areas "appear to be stabilizing more quickly than the urban areas," Valley County's plight is not unique. Salant, who specializes in rural development issues, said economic diversity is the key to surviving tough times, but that's an area where rural economies have been historically lacking.

"By nature, rural economies are not very diverse. They tend to be specialized and reliant on one main industry. That's almost by definition," she said. "In urban counties, those economies are diverse and tend to be able to weather the recession better."

Blaye said diversity has definitely become a watchword in Valley County. He would like to see growth in small manufacturing and high-tech firms to fill commercial vacancies that have risen to between 30 percent and 40 percent in McCall, and up to 50 percent in Donnelly, and said that partnerships between the state, local governments and private companies are cropping up to spur reinvestment.

For instance, the Valley County Convention and Visitors Bureau was established with the help of the Idaho State Department of Commerce and input from tourism experts in Boise to unite the valley's chambers of commerce to put on more festivals, events and conventions. The Valley County Economic Development Council, which Blaye oversees, also helped the City of McCall to secure a grant for the construction of a convention center and rounded up volunteers to help keep the Donnelly Chamber of Commerce from closing its doors.

"We're also still actively involved in business retention and expansion efforts and business recruitment," Blaye said. "The goal is not only to get heads in beds in our market, but bring new business and vitality to our Valley County area."

A glimmer of hope for the county is in Cascade, where Kelly's Whitewater Park celebrated its grand opening on June 14. The \$3 million project, which was begun by private developers Mark and Kristina Pickard before the recession hit, showcases man-made water features, a new rec center, whitewater rafting, kayaking and innertubing on the South Fork of the Payette River. Blaye said it's an example of how valuable it is for private entrepreneurs to stick to their projects and shows how individual leadership can pick up where governments leave off.

"That's the individual initiative and leadership that takes hold," he said. "You don't wait for government entities or other people to take that leadership and vision."

More than 200 miles to the north, in Clearwater County, it's a similar story.

The rugged wilderness in North Idaho that once supported a thriving, but now almost extinct, timber industry had to transition into a resource for outdoor recreation.

As in Valley County, when the recession pinched recreators' wallets, the dollars dried up and the job losses mounted. Earlier this year, in fact, Clearwater led the state in unemployment, with a rate that soared to 19.3 percent. But as of earlier this month, that rate had fallen to 11.9 percent.

Loren Kaboth, the new director of the Clearwater Economic Development Association, said it's hard to pinpoint exactly what caused the county's unemployment rate to take such a precipitous dip, but she pointed to Clearwater's diversity of small manufacturing firms as an example of how the area is weathering the economic storm. Specifically, she said ASE Glass Co., SJX Jet Boat,

rifle scope maker Nightforce Optics and Blackdog Tackle were booming.

"After 5 o'clock, your lifestyle is just fantastic because of the fishing, four-wheeling, hunting," she said. "Obviously, the fact that within five minutes [SJX Jet Boat] can have their boats in the water to test, it's a great location for them. And Nightforce, they can just walk out onto the back deck and they're staring into the wilderness with their scopes ... If we can persuade companies to start up over here or move that would be fantastic. Basically it's about retention and expansion of jobs, especially in recreational and manufacturing."

Rural Idaho's trend toward diversity—especially in the manufacturing sector—is reflected in analysis conducted by the U.S. Department of Agriculture's Economic Research Service.

According to the agency, there are six mutually exclusive economic types that characterize Idaho counties: farming dependent, federal/state government dependent, manufacturing dependent, mining dependent, and services dependent and non-specialized.

Of Idaho's 44 counties, more than 30 are rural, and most fit into one of the first five categories. Three of the state's nine urban counties—Ada, Bingham and Kootenai counties—are characterized as "non-specialized," representing their diversity of industries. But 10 rural counties also fall under the non-specialized designation.

Home to national brands like Lighthouse Dressing and Coldwater Creek, and boasting growing firms like Laughing Dog Brewing, coffee roaster maker Dietrich, Quest Aircraft and the Pend d'Oreille Winery, Bonner County, in North Idaho, is particularly diverse, Salant said. Still, it suffers an unemployment rate of 10.8 percent.

"Bonner County in the past was more specialized, and today it is remarkably diverse considering that the population is still small," she said. "I think that explains why you see a lower unemployment rate today in Bonner County than you do in Boundary."

Boundary is Bonner County's neighbor to the north with a jobless rate of 14 percent.

Karl Dye, executive director of the Bonner County Economic Development Corporation, said the area has definitely seen an upswing in manufacturing, technology and services jobs over the past couple of years and

those sectors have helped blunt some of the impact of the recession. Still, he said, Bonner County suffers from an over-reliance on legacy industries like timber.

“On a GDP basis, about 25 percent of our local economy is based on the timber industry and look at where we lost the most jobs: They were in timber and construction,” he said. “We do have a much more diverse base, but if the timber industry is 25 percent of our local economy, we’re still going to feel the effects—though less so than in a place like Shoshone [County, to the south] or somewhere where they might be relying on timber for 50 percent of their economy.”

Indeed, Shoshone County, with its long history of logging and silver mining in towns like Wallace and Kellogg, has had a rough past few decades.

Even up to the 1980s, Shoshone County’s famous Silver Valley was regarded as one of the world’s richest silver mining regions. According to historic data from Idaho State University, the mines in Shoshone County have produced about \$2 billion in metal wealth since 1885, and almost 45 percent of all silver mined in the United States comes from Idaho.

Still, environmental damage in the Silver Valley and depressed metals prices resulted in the closure of most of the area’s mines by the 1980s, including the huge Bunker Hill operation, and the region still hasn’t fully recovered. Some mines still operate in the valley—and many residents hope rising silver prices will spur an upswing in the industry—but unemployment in Shoshone County is still among the highest in the state, pegged at 13.9 percent.

Looking to Shoshone County’s example, Dye said: “Just because [Bonner County is] more diverse than the rest of Idaho doesn’t mean it’s as diverse as we want it to be.”

Salant said Bonner County’s relative economic diversity is the result of years of planning that began when the timber industry first started its long decline in the 1980s, but it has certain intangibles that have given it an advantage over other rural areas in the state.

“The way they’re diversified there, it’s taken years. It’s taken a really progressive economic development strategy to start nurturing firms and industries that are new to the region. And that’s really risky. Who can pick the industry that can thrive in the future?” she said. “A person can speculate on how Bonner County achieved that. My guess is that Bonner County started with the

community of Sandpoint that was large enough, and the natural surroundings are spectacular enough, to give it kind of an advantage as the county tried to diversify its economy.”

Dye agreed with that assessment.

“We’ve been really fortunate that people do want to live here and base their businesses and grow and stick with it,” he said. “They don’t want to live in Potlatch or Grangeville or Parma, they want to live in Sandpoint.”

To further encourage the introduction of new industries

Another major component of rural economic development ... is education.

to the area, Dye said the BCEDC is working to develop a support system to foster startup businesses. With unemployment in the double digits, he said there’s an ample supply of labor and ideas with which to build new homegrown businesses.

“We’d like to create a process that would combine local resources and local talent to help them grow and accelerate faster,” he said. “It’s a lot easier to build five small businesses that would employ two or three workers than it is get a larger employer to bring on 10 new workers.”

Another major component of rural economic development, according to Salant, is education.

“Schools provide good middle class jobs, they educate the children of the state who may move anywhere in the state or beyond and they also attract families who are looking for another place to live and they attract employers. Good employers won’t move to communities that don’t have good schools,” she said. “Policies that encourage K-12 education are your strongest economic development tools.”

Dye agreed, but said lack of K-12 education isn’t really an issue for Bonner County. Rather, the area suffers from a dearth of higher education opportunities. A plan fronted in 2005 by Coldwater Creek founder Dennis Pence to bring a University of Idaho satellite campus to Sandpoint was sidelined by the recession, but other education players and regional economic planners have stepped in with a new, more collaborative plan.

Dye said the concept, called a “communiversity,” is being investigated by several state universities and colleges. In essence, schools including Boise State, Idaho State University, Lewis-Clark State College and North Idaho College would pool their resources to offer degrees and training in Bonner County through a central satellite campus.

Planners have submitted an application for a \$1.1 million Excellence in Education grant that would support a Bonner County communiversity that would offer classes ranging from technical-professional training up to four-year degrees.

“Those classes could be dual enrollment for charter or high school students who also want to earn college [credit]. They could be continuing education for older students or work force training for employees trying to re-skill,” Dye said. “I agree education is one of the key rural economic development tools that you need, but I think it’s that post-secondary that really needs more of a presence.”

But even as sweeping developments like a business incubator system or communiversity are in the works, Bonner County still suffers from the same hurdles faced by other, less diverse rural areas in the state—including a stressed and aging transportation infrastructure and lack of access to high-speed Internet.

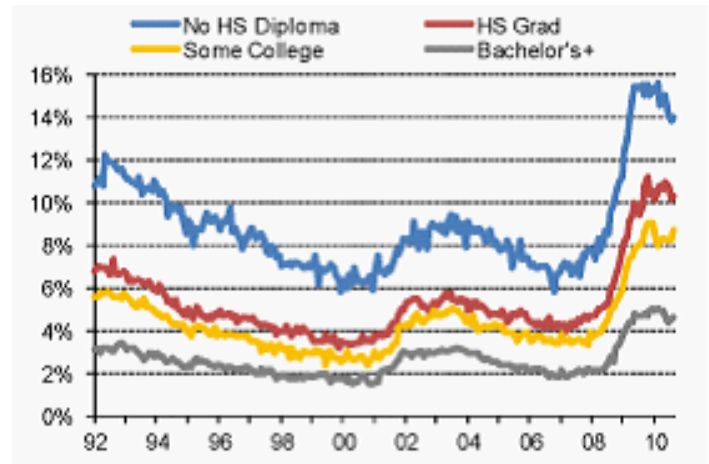
While improvements to basic infrastructure like roads are likely going to come from the state—including the Idaho Transportation Department’s ongoing, \$144 million Sand Creek Byway project—telecommunications are something local groups can take on. Dye said efforts to install a high-speed, fiber optic network in Bonner and Boundary counties is under way, but securing funding will, of course, pose the largest obstacle.

Ultimately, Dye said, leveraging Bonner County’s unique advantages to overcome some of its rural handicaps—all the while retaining its lifestyle amenities—will take a lot more of the kind of collaboration Blaye touts, and he said that slow times have given planners and residents enough breathing room to take a hard look at where they want the county to go in the coming years.

“It’s really given people an opportunity to do a better job planning, not to be so reactionary and become more proactive on what we want to do, assuming growth patterns pick back up,” he said. “With that system we can build a lot more of that diversity and have a lot better chance of being successful and actually having jobs here locally, and we don’t turn into a retirement community or a resort community ... The big question is, ‘Where do we want that growth to go?’”

Market Insight Unemployment Rate by Education Level

Source: U.S. Bureau of Labor Statistics,
Grubb & Ellis



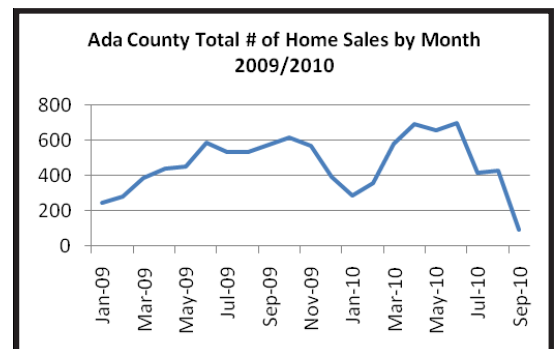
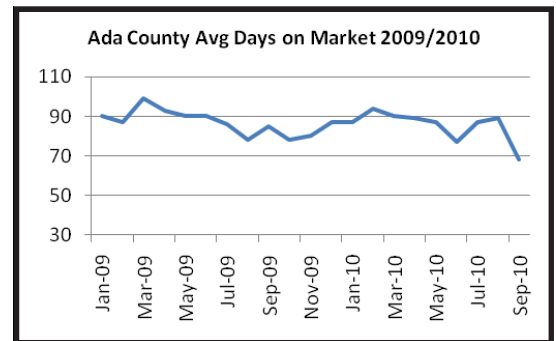
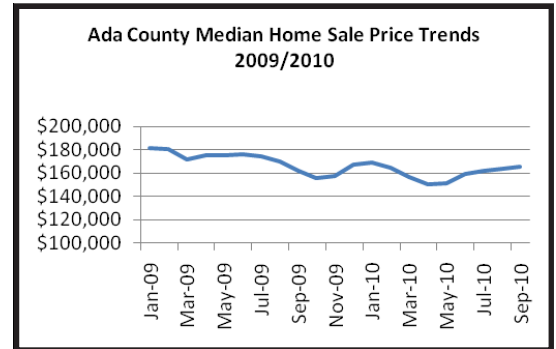
The Great Recession and subsequent disappointing recovery have been much harder on less-educated workers. The unemployment rate in August was 9.6 percent overall, but this masked large differences based on levels of education. For workers without a high school diploma, the average rate was 14.0 percent while just 4.6 percent of workers with a bachelor’s degree or higher were unemployed. The spread between the unemployment rates for these two categories of workers reached a peak of 10.8 percentage points in August 2009 and has come down slightly since then to 9.4 percentage points. The largest gap before the Great Recession was 9.0 percentage points, which occurred in May 1992 shortly after the government began collecting that statistic in January of that year. The reason for the large gap in the current cycle is that the construction and manufacturing industries were hit much harder than any other sector of the economy. This relates to a question that economists have been debating recently: Is part of the increase in the unemployment rate structural in nature or is most or all of the increase due to the recession and soft demand. The unusually wide spread between workers with low and high levels of education suggests that some of the gap could be structural, perhaps due to cheaper production costs overseas, increasing labor productivity in the U.S. or a mismatch between the needs of employers and the skills of workers. Any or all of these trends could be a contributing factor to the slow pace of hiring, which has critical implications for the recovery of the commercial real estate leasing markets.

Market Watch

Ada County Home Prices

Ada County Market Trends Jan. 2009 to Sept. 2010

Month	Median Sale Price	Avg. Days on Market	# of Sales
Jan-09	\$181,800	90	247
Feb-09	\$180,900	87	281
Mar-09	\$172,000	99	387
Apr-09	\$174,900	93	440
May-09	\$174,900	90	450
Jun-09	\$175,900	90	587
Jul-09	\$174,441	86	532
Aug-09	\$170,000	78	535
Sep-09	\$162,000	85	577
Oct-09	\$155,900	78	617
Nov-09	\$157,000	80	570
Dec-09	\$166,925	87	391
Jan-10	\$168,900	87	289
Feb-10	\$164,415	94	359
Mar-10	\$156,851	90	581
Apr-10	\$150,000	89	693
May-10	\$151,500	87	655
Jun-10	\$159,096	77	697
Jul-10	\$162,000	87	414
Aug-10	\$164,000	89	427
Sep-10	\$165,000	68	92



The Idaho Association of Assessment Personnel

Let your voice be heard!

Submit articles or ideas for IAAP newsletter articles to Alan Smith at asmith@adaweb.net or contact via telephone (208) 287-7252

IAAO Conference 2010

by Alan Dornfest

The IAAO annual conference was held in Orlando, Florida from August 29 – Sept. 1 this year. Given tight budgets all around, Idaho was fortunate to have been represented by three members of our profession – Dan Anderson, the Nez Perce County Assessor, Jan Barnard, the STC education director, and myself. It's particularly important for Jan to be there, as it's a great way for her to maintain the contacts with IAAO's professional development staff and with the key instructors who she has been so successful in bringing to Idaho in recent years. Kudos to the assessors' education program for the support they provide. (And, no, although I get great support from the STC in principle and from our division in particular, I was able to get funding from the Lincoln Institute and IAAO, so the State did not need to pay my way.)

I gave two presentations and provided training for other instructors of the Tax Policy Course 402, for which we taught the new version in Boise during summer school. My first presentation explored reappraisal effects, strategies, and approaches around the U.S. (ie: Did you know that, until 2003, Nassau County, New York based residential improvement assessments on 1938 costs? How does a good or bad COD relate to amounts of taxes paid? What are the advantages and disadvantages of annual reappraisal? etc.) This presentation was given as part of the Lincoln Institute of Land Policy segment of the conference. They had three other speakers who discussed diverse policy related topics. Andy Reschovsky from the University of Wisconsin-Madison tested the premise (or myth) that property taxes may be forcing the elderly out of their homes (probably not, by any objective criteria, even in high tax states). Laura Dawson Ullrich from Winthrop University in South Carolina discussed school funding problems in that state, which absorbed much of the school funding that had been paid by property taxes on owner-occupied residential property until 2006 (sound familiar?). Finally, Dan McMillen from the University of Illinois, gave a technical presentation on alternatives to the PRD that might give more precise indications of assessment regressivity by breaking down the properties in the sales sample and the ratio study results by value quintile (ie: the bottom 20%, the next 20%, and so on).

My second presentation was on the preliminary results of a survey of state and (Canadian) provincial property tax policies and administrative practices, fondly known as PTAPP. This survey covers a broad array of property tax issues, from who (state or local) is responsible for assessing what types of property, to exemptions, budget and levy

controls, certification of appraisers, appraisal cycles (no, there aren't any mandated in New York), and many other issues. We have received most of the state responses and are hoping to publish final results by the end of this year. This effort represents the first update of similar survey information compiled in 1999 and 2000, so we think it's badly needed.

I also attended several sessions, including one that explored recent legal findings around the U.S. on subjects such as goodwill, charitable exemptions, ratio discrimination, etc. The ever popular assessment increase caps were the subject of another session put on by members of the IAAO Research Committee, which crafted a primer (found on the IAAO website) on this subject. One of the most interesting sessions I attended was a report from the Communications Committee on a recently conducted survey of what members want from IAAO in terms of communication methods used. Is paper dead? Can we do without the IAAO paper publications? What about social media? I'm a bit of a traditionalist in this area (especially since bad warnings come up on my computer at work if I even think about accessing social media sites), and it was gratifying to me to know that most IAAO members want to retain our magazines and published products. Of course, we all recognize the usefulness of e-mail and similar communications as well. It was fun participating in a live, real time mini-survey of the audience using some sort of wand based software that produced graphs of the audience responses that could instantly be compared with the responses of the larger group that participated in the survey. Usually, both groups' responses were similar.

And no, I missed both the session on appraising Disney World and the park itself. If those of you who know that I have a six year old at home are wondering how I could get away with that; well, we did take my daughter to Disneyland in California last Spring – and I didn't do any tax presentations or attend any conferences during that trip!

Planning for 2011

Yes, I know the 2010 conference is barely over; but it's not too soon to start thinking about 2011, which will present an opportunity for a closer conference in Phoenix, Sept. 18 – 21. In addition to the policy sessions that tend to be of greatest interest to me, there are always a large number of CAMA and appraisal oriented sessions. These typically expose appraisers to cutting

IAAO Conference 2010, continued on page 13

IAAO Conference News

by Jan Barnard

As Alan stated in his overview of the IAAO Conference in Orlando, there were only three of us that were able to attend. It was one of the best conferences I have attended with many sessions very relevant to our education offerings. I spent five days, off and on, attending Adult Education workshops, Instructor Training Workshops, and Instructor/Coordinator workshops. In between, I was able to attend an International training workshop, a Federal parcel data workshop, and Stress Relief through Good Management (no chuckling). I met a lot of potential instructors and made many great contacts.

I would like to share some of the information I received from the education-related workshops I attended:

- Workshop 151 (National USPAP) - results will be pass or fail, no grade. You must attend the full 14 hours or you will not be able to take the test or receive a completion certificate.
- All of the 300 courses (mass appraisal) are being rewritten. Course 300 will be piloted in Kansas in October, and then will be available to general membership. The advanced 300 Courses will not be available until further notice.
- The "Property Assessment Valuation" (green book) has been rewritten and the price is now \$55.
- The "Mass Appraisal of Real Property" (grey book) is still under development.
- Courses 101 and 102 are being reviewed to correspond with the new PAV book.
- They are currently creating an Ag Land class. It may be available next summer.
- Apparently there is a Course 100 out there somewhere

that is a two-day course that prepares students for Course 101 and 102. As soon as I am able to find out more specifics about this new course, I will share.

- There was a lot of discussion about the 90% attendance requirement, but the requirement remains to get your certificate of attendance and/or completion. Credits are all or none.
- And, last but not least, these are the courses that have been approved by the AQB:
 - Course 101 – Fundamentals of Real Property Appraisal - 33.50 QE w/exam/30.0 CE
 - Course 102 – Income Approach to Valuation - 33.50 QE w/exam/30.0 CE
 - Course 112 – Income Approach to Valuation II - 33.50 QE w/exam/30.0 CE
 - Course 201 – Appraisal of Land - 33.50 QE w/exam/30.0 CE
 - Workshop 155 – Depreciation Analysis – 15.0 CE w/exam/14.0 CE
 - Workshop 162 – Marshall & Swift Residential – 15.0 CE
 - Workshop 163 – Marshall & Swift Commercial – 14.5 w/exam/13.5 CE
 - ODF 952 – Marshall & Swift Commercial Sq.Ft. – 7.5 CE

That is the latest and greatest on the IAAO Education program. See you in January!

IAAO Conference 2010, continued from page 12

edge technology and practical approaches to sticky current problems, such as foreclosure related properties. There's also an extensive vendor display each year, well worth exploring. Conference is also an opportunity for you to share experiences and solutions you've come up with. IAAO is always interested in getting a fresh look and I'd encourage you to consider giving a presentation

next year. I know that often funding for travel is difficult or impossible to obtain. However, IAAO does have a scholarship fund that can pay up to \$1,000 for members to attend events of this nature. I'd be glad to walk applicants through the procedure (which no longer has embarrassing financial disclosure components), so call IAAO directly or let me know if you are interested.

Organizational Insight

by Susan Ripley

The purpose of IAAP "...is to benefit and enhance the evaluation and appraisal process of each assessing jurisdiction across the State of Idaho. To strive toward better communication between Assessors, Appraisers and the State Tax Commission To support education and seek practical answers to common appraisal problems..." (IAAP Articles of Incorporation Amended Article VI).

The mission statement of IAAO is "...to promote innovation and excellence in property appraisal, assessment administration, and property tax policy through professional development, education, research and technical assistance."

Here we have two organizations dedicated to aid in making us better at what we do. That sounds pretty good, doesn't it? Both of these organizations offer us opportunity for professional development through the workshops, classes and seminars made available to us. We also have the Idaho State Tax Commission that offers us many education opportunities with summer and winter schools and regional courses. But for today's column, with all due respect to Jan Barnard and the wonderful job she does, I am going to explore IAAO and IAAP.

IAAO Membership Offer

As an IAAO representative, the ability to offer you half price memberships is no longer an option. However, I have a deal for you. It's the two for \$200. Join now and get a year (or more) free. If you join now for \$200, you will not have to pay dues again until January 1, 2013.

The sooner you join, the more you get for free. Use the membership application included in this newsletter.

As always, let me know if you have any questions.

Susan Ripley
IAAO Representative
208-292-4569
sripley@latah.id.us

14 IAAP  www.iaapidaho.org

IAAP is available to offer you regional courses of your liking. In the President's column, he's asking you what offerings you'd like to have available in your area. Now, that is a door wide open. Take advantage of it. Think about an area of appraisal you tend to struggle with. There may be help. Or perhaps something you just want to learn more about. The possibilities are limitless.

IAAO has a listing of educational offerings on their website. The list is quite long, with opportunities in many states. There may be something of interest, but the travel budget will not allow you to attend a class. Talk to IAAP, perhaps they will sponsor an IAAO course. All that is needed is interested attendees!

Another avenue available to members of IAAO is online training. IAAO currently offers several self study courses online. The courses are especially attractive because they are affordable, self paced, and available on demand. Visit www.iaao.org for a list of available courses.

With two professional organizations dedicated to advancement in our profession, we are certainly fortunate. Take advantage of the education offerings available to you. And give me a call at 208-892-4569 if I can help in any way.

15th Annual GIS / CAMA Technologies Conference

February 28 - March 3, 2011

The Peabody Hotel, Memphis, Tennessee

The International Association of Assessing Officers (IAAO) and the Urban and Regional Information Systems Association (URISA) are pleased to announce the 15th Annual GIS/CAMA (Geographic Information Systems/Computer-Assisted Mass Appraisal) Technologies Conference, to be held February 28 - March 3 at the Peabody Hotel in Memphis, TN.

Early Registration Rates:

IAAO or URISA member - \$375

Non-member - \$525

Preconference Workshops:

IAAO or URISA member - \$195, Non-member - \$245

If you have any questions, contact URISA (847-824-6300) or IAAO (816-701-8100)

2 FOR \$200!



JOIN NOW!

DON'T PAY AGAIN UNTIL JANUARY 1, 2013!

Good things come in pairs, so IAAO offers you the chance to get up to two years (or more!) of membership for only \$200.

Join now and don't pay dues again until January 1, 2013! Take advantage of this incredible \$200 membership offer before it expires on March 31, 2011.

Double up on your initial membership term and participate in IAAO's many benefits, including:

- AssessorNET, IAAO's members-only online discussion forum
- Free subscriptions to IAAO's highly respected publications
- IAAO's world premier library and research services
- Educational opportunities and the ability to earn a professional designation
- Discounts on conferences, seminars, books and more

TOTAL MEMBERSHIP DUES \$ 200

For information about an accredited membership designation, go to www.iaao.org.

If paying by check, please make check payable to IAAO in U.S. Funds and mail to: IAAO, P.O. Box 504183, St. Louis, MO 63150-4183 (The returned check charge is \$25.00)

Questions? Call 800/616-IAAO



INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS

ENDS MARCH 31, 2011

Name _____ Title _____

Jurisdiction/Firm _____

Office Street Address _____

Office City _____ Office State/Province/Country _____ Office ZIP/Postal Code _____

Office Phone _____ Office Fax _____ Office E-mail _____

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Send mail to: Office Home Check here if you do not wish to receive membership e-mails.

E-mail is a vital link between IAAO and it's members. It is IAAO policy not to sell, rent, or distribute e-mail addresses.

Susan Ripley
Person referring applicant (if anyone)

Check here if you are an elected official.

I hereby apply for membership in the International Association of Assessing Officers and agree to comply with the requirements of the IAAO Code of Ethics and Standards of Professional Conduct. If accepted for membership, I will abide by the IAAO Constitution, pay the established dues, and comply with the Code and Standards.

Signature _____ Date _____

Please indicate if you have been convicted of a felony or crime of office which may reflect on your ability to abide by the IAAO Code of Ethics and Standards of Professional Conduct. Yes No

Office use only:
24200FE

IAAO MEMBERSHIPS (Select one)

Regular Membership

is available to: all officers, officials, and employees of a governmental authority or jurisdiction who have any or all of their duties related to property valuation, property tax administration, or property tax policy; all persons engaged as individuals, or employees of an organization, who exclusively spend their time to provide professional services to governmental officers, officials, or offices of a governmental authority or jurisdiction in support of the property valuation, property tax administration, or property tax policy functions. Professional services do not include the providing of hardware, software, equipment or the sale of either goods or services to governmental agencies.

Associate Membership

is available to: all officers, officials or employees of governmental agencies who do not have any duties directly involved in property valuation, property tax administration, or property tax policy; all officers, administrators, employees and enrolled students of educational institutions; individuals involved in or interested in property valuation, property tax administration, or property tax policy; any member of any organization, group, or association, whether local, regional, national, or international, interested in property valuation, property tax administration or property tax policy.

Councils and Sections Interest Areas (you may join more than one at no additional charge)

- Public Utility Section
- Computer Assisted Appraisal Section
- State and Provincial Council
- Metropolitan Jurisdiction Council
- Mapping and GIS Section
- Personal Property Section
- Tax Collection Section

Dues are payable in advance.

Please complete this application and return with payment of dues: If paying by credit card, please provide the information requested below and fax to 816/701-8149.

- VISA
- MasterCard
- AMEX

Cardholder Name (Print) _____

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Promoting Education • Communication • Excellence

The Idaho Association of Assessment Personnel

Membership Application

Name _____

Address _____

County/Agency _____

Job Title _____

Areas of specialization

- Manufactured Homes
- Commercial
- Residential
- Other _____
- Personal Property
- CAMA
- Mapping

Dues are \$15 per year, renewable January 1 of each year. Send to:
 Carrie Sandirk, Treasurer
 190 E Front Street Suite 107
 Boise, ID 83702

Purpose of IAAP

The purpose of this organization is to benefit and enhance the evaluation and appraisal process of each assessing jurisdiction across the state of Idaho. To strive toward better communications between Assessors, Appraisers, and the State Tax Commission. To support education and seek practical answers to common appraisal problems. To address existing and forthcoming legislation and keep members aware of new laws and their impact. And to advance the concept of excellence and equity in the Ad Valorem appraisal process.