



The Idaho Association of Assessment Personnel

Promoting Education • Communication • Excellence

## From the President

**H**ello fellow IAAP members. I hope all is well with everyone during this busy time of year. As my term as a President and an officer of IAAP nears an end, I must thank everyone for the very rewarding experience that I have had over the past four years with this organization. As my term ends we will be welcoming Rachel Baird as the new President of IAAP for the 2012/2013 year, and I encourage you all to wish her all of the best and lend her support as needed.

With changing of officers, we will be nominating a new IAAP Treasurer, and as always we are looking for willing participants that want to enhance their career by delving into a position to network, develop relationships, and provide new opportunities for our organization's members. If you are interested in becoming an officer of IAAP please contact me directly at [asmith@adaweb.net](mailto:asmith@adaweb.net).

Over the past year we have continued to develop opportunities for our members to reach out to one another and to be involved and informed on the latest from the International Association of Assessing Officers. I am proud to say that we were able to offer an excellent Marshall & Swift Cost Approach class last March in Moscow, Idaho taught by Ruby Miles Stroschein, MAI. As officers of this organization

we are always looking for input for things that we can be doing better for members of our organization, and in this newsletter we are giving another opportunity for members to provide us feedback on what IAAP can do better. So with that please don't be shy, share your ideas, your input, and your knowledge to make the organization better for us all.

As the BOE season rolls over the top of us, we can only look forward to the summer beyond this season of punches, jabs, and bites to the summer appraisal school for which there are a number of exciting class offerings (a couple that I will be teaching as well). Again this year I would like to invite all those who are attending the Summer Appraisal School to join us for a "free lunch" on Wednesday, July 25 2012. We will be having an assortment of great food, fun, keynote speaker and Vice President of IAAO Kim Lauffer, and numerous door prizes for attendees. So please join in the fun sending your RSVP to IAAP at [iaap08@gmail.com](mailto:iaap08@gmail.com). With that I wish you all a happy and safe BOE season, and look forward to seeing you at the summer appraisal school and the IAAP luncheon.

Alan

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Summer 2012 Edition

# News

# IAAP Officers



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# County Spotlight: Caribou



Caribou County is a county located in the southeastern part of the state of Idaho and was formed on February 11, 1919, by the Idaho Legislature by partitioning of Bannock County. It was the last county formed in the state, three days after Jerome County, and was named for the Caribou Mountains. The county has a total area of 1,798.62 sq miles and is the home of part of the Cache National Forest, Caribou National Forest, and Grays Lake National Wildlife Refuge.

## County Vitals

Founded	1919
Seat	Soda Springs
Largest City	Soda Springs
Total Area	1799 sq mi
Land Area	1,766 sq mi
Water Area	33 sq mi
Population Total	6,963
Population Density	4/sq mi
Parcel Count	7,030
Time zone	Mountain
Website	<a href="http://www.co.caribou.id.us">www.co.caribou.id.us</a>
Named For	Caribou Mountains

## Demographics

Median Resident Age	35
Median Household Income (2006 – 2010)	\$44,958
Avg. Commute Time to Work	17.6 minutes
Home Ownership Rate (2006 – 2010)	79.2%
Living in Same house 1 year or more (2006 – 2010)	89.7%
Count of Building Permits (2010)	7

## Housing Statistical Overview

Category	Estimate	Estimate Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	3,226	+/-46	3,226	(X)
Occupied housing units	2,726	+/-125	84.5%	+/-3.8
Vacant housing units	500	+/-122	15.5%	+/-3.8
Homeowner vacancy rate	1.1	+/-1.0	(X)	(X)
Rental vacancy rate	9.7	+/-8.3	(X)	(X)
<b>YEAR STRUCTURE BUILT</b>				
Total housing units	3,226	+/-46	3,226	(X)
Built 2005 or later	59	+/-43	1.8%	+/-1.3
Built 2000-04	188	+/-66	5.8%	+/-2.0
Built 1990-99	457	+/-115	14.2%	+/-3.6
Built 1980-89	227	+/-76	7.0%	+/-2.4
Built 1970-79	780	+/-127	24.2%	+/-4.0
Built 1960-69	335	+/-102	10.4%	+/-3.2
Built 1950-59	391	+/-85	12.1%	+/-2.6
Built 1940-49	165	+/-61	5.1%	+/-1.9
Built 1939 or earlier	624	+/-114	19.3%	+/-3.6
<b>VALUE</b>				
Owner-occupied units	2,160	+/-133	2,160	(X)
Less than \$50,000	256	+/-90	11.9%	+/-3.9
\$50,000 to \$99,999	601	+/-120	27.8%	+/-5.3
\$100,000 to \$149,999	674	+/-124	31.2%	+/-5.2
\$150,000 to \$199,999	271	+/-80	12.5%	+/-3.7
\$200,000 to \$299,999	238	+/-73	11.0%	+/-3.4
\$300,000 to \$499,999	40	+/-26	1.9%	+/-1.2
\$500,000 to \$999,999	67	+/-52	3.1%	+/-2.4
\$1,000,000 +	13	+/-18	0.6%	+/-0.8
Median (dollars)	116,000	+/-8,521	(X)	(X)

Source: U.S. Census Bureau, 2006-2010 American Community Survey

# Appraise This!



It's a Dog... It's a Beagle...  
It's a Bed and Breakfast!

[www.dogbarkparkinn.com](http://www.dogbarkparkinn.com)

The Dog Park Inn in Cottonwood, Idaho is a cozy beagle shaped outbuilding at a Bed and Breakfast. Guests can rent the dog for the night and sleep in the loft situated in the beagle's head after entering the building through a 2nd story deck at the...rear of the building.

# GIS/CAMA Technologies Conference

by Alan Smith

San Antonio, Texas, Alamo City was the setting for the 16th Annual GIS/CAMA technologies conference. Placed in the beautiful and historic city of San Antonio, this exciting event was packed full of new technologies and ideas, and offered a sneak peak of the future of our industry for all those who attended.



Educational sessions were diverse in breadth in depth ranging from the use of digital pens to new ways for assessor's offices to share their data. The conference focused on three tracts of education: Get It Done, Run the Numbers, and Serve It Up. As always there was a wide array of vendors present

at the conference exhibiting the latest systems, software, and technology. The final day of the conference was capped off by "Gadgetpalooza" where the latest in appraisal technology both production and proprietary were exhibited in hands on fashion to attendees.

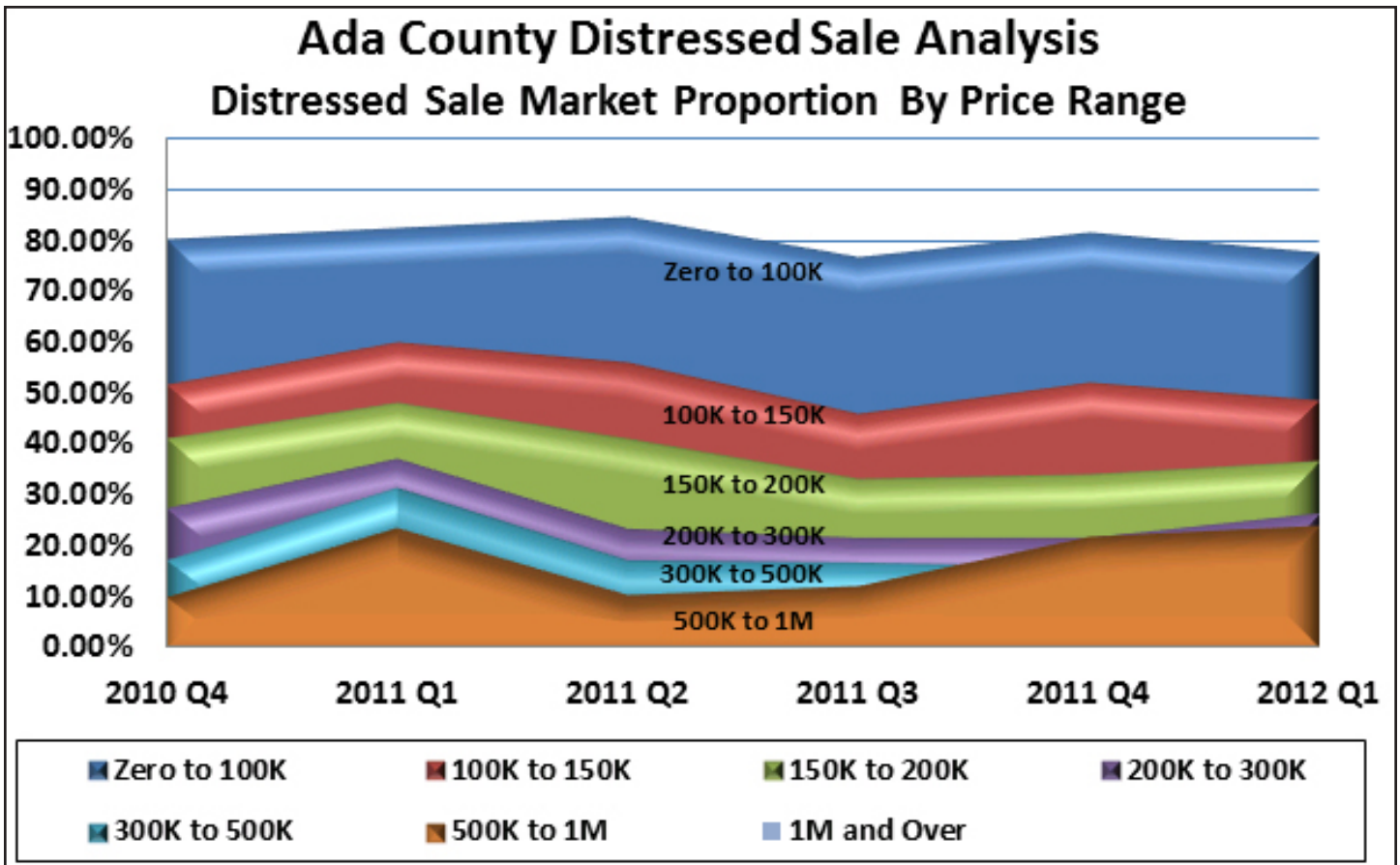
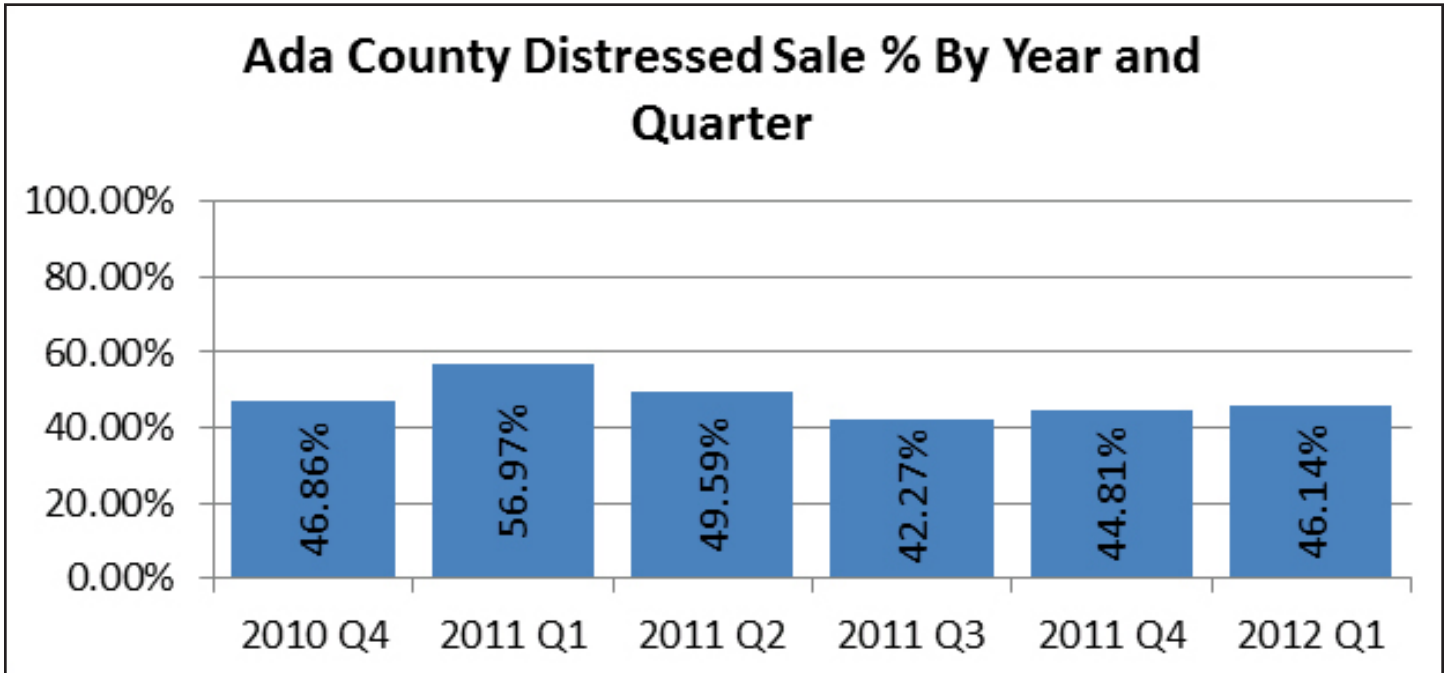
I was given the honor of representing IAAP and Ada County by giving a presentation in the "Get it Done" educational tract detailing the development of Ada County's Mobile Appraisal System titled "The Mobile Appraiser." This presentation showcased the Ada County Mobile Implementation project, gave attendees an overview of the project scope and presented planning tools and considerations for the development and implementation of mobile appraisal systems. The presentation was given to a standing room only crowd of attendees as people and has served as one of the most rewarding career experiences that I have had.

After conference hours attendees were rewarded with a wide variety of shops, restaurants, and historic attractions around the city of San Antonio. The conference location was immediately proximate one of the most notable sites in American and Texan history, The Alamo. San Antonio's historic Riverwalk ran right next to the conference hotel, and is packed with a wide variety of restaurants, shops, and serves as a beltway to navigate through the heart of San Antonio.

San Antonio is a beautiful city, loaded with history and culture, and I am very glad to have been able to visit this great place. Additionally, participating in professional conferences either as a presenter or attending is a wonderful way of getting to know colleagues from across the country, see and experience new places, and is a great way to keep your hand on the pulse of our industry.



# Market Spotlight: Ada County Distressed Sale Trends and Demographic Breakout 2010 – 2012



# Langley Gulch Power Plant Preparing to Go Online

by Brad Bowlin, Idaho Power Communications Department

Major construction of Idaho Power's Langley Gulch Power Plant near New Plymouth is finished, and crews are making final preparations to ensure the 300-megawatt facility is ready to provide electricity starting this summer.

The plant's 160-foot exhaust stack is clearly visible from Interstate-84 about nine miles east of the Idaho-Oregon border. At full capacity, it will generate enough electricity to power 208,500 average homes.



The project broke ground in 2010. Since then, more than 900,000 cubic yards of earth have been moved to prepare for the plant. Nearly 50,000 feet of pipe run from the pump station to the plant, and nearly 15 miles of 4-inch conduit is routed around the site.

Boise Power Partners, a joint venture of The Industrial Company (TIC) and Kiewit Power Engineers, put an average of 150 employees on the site over the past two years. Idaho Power asked that local resources be used whenever possible. As a result, more than 150 local suppliers, vendors

and subcontractors contributed to the project, from eastern Oregon, to Cascade, to Twin Falls.

The combined-cycle gas turbine is the first of its kind in Idaho. The Siemens combustion turbine at the heart of the plant will be one of the first of its kind to operate in a combined-cycle plant in the U.S. Clean-burning natural gas powers the combustion turbine. The heat produced is then used to create steam, which turns a second turbine, greatly increasing the efficiency of the plant.

Idaho Power can ramp the plant's production up or down depending on customer demand. This will help to integrate the large and growing amount of wind energy on Idaho Power's system. Because wind turbines only generate electricity when the wind blows, the utility must have resources available to respond immediately to changes in wind power.

Once the plant is fully operational, the power it generates must get to the electrical grid. Two new high-voltage lines have been built to move that electricity. A

230-kilovolt (kV) line connects to an existing line from Ontario, Ore., which is tied to Idaho Power's Caldwell substation.

The second line runs 16 miles from the plant to that same substation. Having two lines provides reliability, enabling the power to flow even if an outage or maintenance makes one line temporarily unavailable.

More information about the Langley Gulch Power Plant is available at [www.idahopower.com/langleygulch](http://www.idahopower.com/langleygulch).

# What Ever Happened To?

by Mark Harvey

The other day I was in one of the big box hardware stores looking for a specific item, which I could not locate. Wandering down the aisle, looking confused and searching, I came upon a store employee. I inquired if they knew where the item I was looking for was located. The response I received...“I just work this department; you might want to ask someone over in the hardware aisle.” The employee then turned back to stocking the shelves. Proceeding to the hardware department, asked about the item, and the response, “maybe in the electrical department.” Yet again the employee turned and walked away. I asked myself, aren't I important to these people? Isn't their job to assist customers? And the big question; what has happened to customer service?

Why wouldn't these people take the initiative to help me find the product that I was looking for? Going beyond just pointing me to a “department?” Shouldn't they have taken the effort to walk me to where the item may be or asked a co-worker if they know about the particular item was? Am I misunderstanding the meaning of customer service?

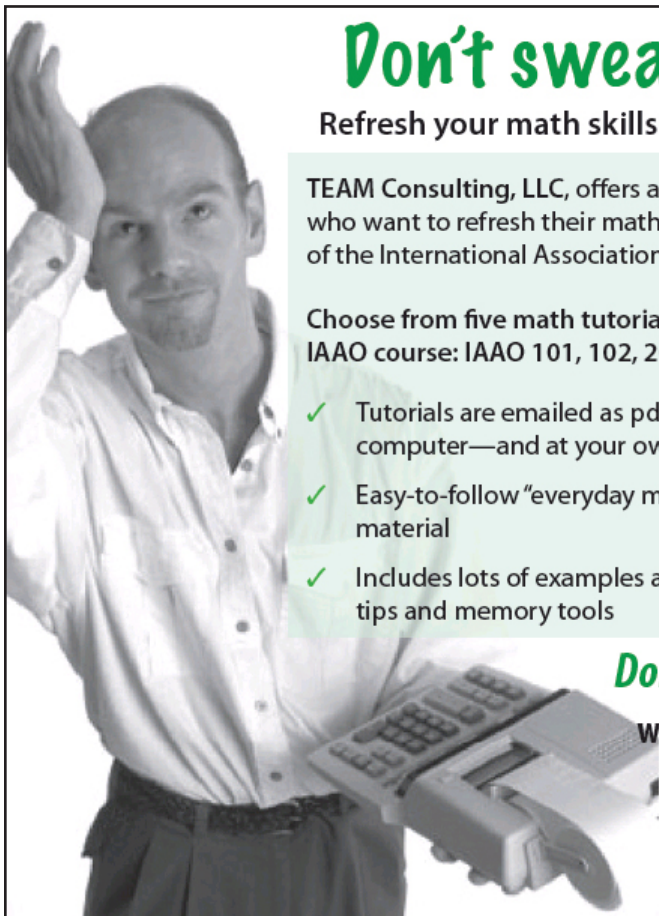
Frustrated, I eventually left the store empty handed.

In retail stores, food service establishments and many other industries it seems that today's employees perceive Customer Service as more of an imposition than a business practice. Why? Customers patronize businesses with an expectation of service and help when it is needed. I was in that hardware store to find a certain piece of hardware, I go to a restaurant to order food and I call a customer service line in search of specific information, an employee should be there to assist us when we need, not just put bolts in a bin.

I submit to you the three basic rules of customer service:

- 1 -The Golden Rule: Treat others as you would like to be treated.
- 2 - Pay attention to what the customer is asking (their request is important to them).
- 3 - When possible, take your service attitude to the next level; exceed what is expected.

No matter what the job is, it entails a certain amount of customer service. Let us all endeavor to do a better job in serving our customer.



## Don't sweat the math!

Refresh your math skills *before* taking IAAO courses

TEAM Consulting, LLC, offers a series of math tutorials for those who want to refresh their math skills *before* taking the core courses of the International Association of Assessing Officers (IAAO).

Choose from five math tutorials, each corresponding to a specific IAAO course: IAAO 101, 102, 201, 300 or 112.

- ✓ Tutorials are emailed as pdfs that you can print or study on your computer—and at your own pace
- ✓ Easy-to-follow “everyday math” is applied to the IAAO course material
- ✓ Includes lots of examples and practice problems, plus helpful tips and memory tools

*“After experiencing one course without using the math tutorial guide and two with, I would recommend taking advantage of the tutorial.”*  
—Tracy Miller, Barton County, Kansas

**Questions?**  
Email tutorial author and instructor Rick Stuart, CAE, at [rstuart17@cox.net](mailto:rstuart17@cox.net), [www.teamconsulting.cc/rickstuart.html](http://www.teamconsulting.cc/rickstuart.html)

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# Idaho Property Tax Legislative Updates

## **H.B. 356 Property Tax exemptions approval.**

This bill revises the approval for applications for property tax exemptions. It provides for approval or disapproval and a procedure for appeal. Section 63-602, Idaho Code, is amended to require all applications be submitted annually at a certain time, permit exceptions from application for exemptions such as household goods, and to provide for approval or disapproval and a procedure for appeal.

Effective date: July 1, 2012

## **H.B. 358. Property tax, technical corrections.**

This bill makes technical corrections to the property tax.

Sections 1, 2, and 3: Sections 27-120, 39-1332, and 40-802, Idaho Code, require county auditors to provide valuation statements by the 3<sup>rd</sup> Monday of July. The values are incomplete and incorrect because operating property values are not known and have not been equalized. The bill deletes this requirement and relies on other statutes that require information be presented in August.

Section 4: The statute is amended to clarify the requirement for public hearings upon discover of errors. Discovery of property tax levy errors prior to the 4<sup>th</sup> Monday in November and before the mailing of the tax bills causes problems with advertising and hearings. This statute is being changed to clarify that hearings are only necessary to be held for levy errors discovered after tax bills have been mailed.

Section 5: Current statute requires the county auditor to notify the board of education of property values. The Tax Commission also notifies the board of education of property values. The statute is amended to clarify that on the Tax Commission is required to notify the board of education regarding property values.

Effective date: January 1, 2012.

**H.B. 452. Disclosures by taxing districts holding bond elections.** Requires an official statement disclosing the purpose for which the bonds are to be used, disclose the interest amount of the bonds, and to disclose when the bonds will be paid off or retired.

Effective date: April 3, 2012.

**H.B. 462. Public utility regulation**—This bill amends public utility regulation to review the definition of “pipeline” and to define and include “gathering lines” in the term “public utility.”

Effective date: March 20, 2012

**H.B. 519. Exempting site improvements.** This bill exempts from property tax that portion of value created by the site improvements in the course of a land developer’s business until a building begins or the title is conveyed from the land developer. It also provides that any resulting reduction in value will be applied to a future new construction roll if there had been any prior increase in new construction roll values as a result of the site improvements.

Effective date: January 1, 2012.

**H.B. 576. Levy elections.** This bill requires detailed disclosures in elections in a taxing district that proposes to submit a question to electors that would authorize a levy.

Effective date: July 1, 2012.

**H.B. 584. Homeowner’s exemption after death.** This bill provides that upon death of the owner of property subject to the homeowner’s exemption, the exemption shall continue to apply to the property for the year of the owner’s death and the following year if the property continues to be a part of the deceased owner’s estate.

Effective date: January 1, 2012

**H.B. 593. Community Infrastructure Districts.** This bill amends the community infrastructure district (CID):

1. Clarifies the scope of improvements allowed to be financed by the district by requiring a substantial nexus between the project and the district;
2. Requires that the addition of non-contiguous property to the CID have a substantial nexus to the initial district or the original infrastructure project;
3. Provides for submission of written testimony prior to a hearing to create a district in addition to testimony presented at a hearing;



4. Clarifies the method for designating a district manager, treasurers, and clerks in CIDs containing multiple county or city jurisdictions;

5. Changes the maximum outstanding principal amount of general obligation bonds and other indebtedness from 12% to 9% of the adjusted market value of taxable real property in the district;

6. Eliminates discretionary use of special assessment bonds by the district board, and limits special assessment bonds to where at least 2/3 of owners petition for the special assessment;

7. Increases the appeal time for the district creation or board actions from 30 to 60 days.

Effective date: July 1, 2012

**H.B. 697. Judgment levies over 3% cap.** This bill allows a non-school taxing district to pay judgments by levying beyond the 3% budget growth limitation after a majority of voters approves such action.

Effective date; January 1, 2012. Sunset; July 1, 2017.

**S.B. 1357. Personal property tax liens.** This bill provides that delinquencies on personal property taxes shall be first and prior perpetual liens on specified property but allows the holder of a purchase money security interest (PMSI) to satisfy the tax lien on specific equipment without obligation for tax amounts not associated with PMSI collateral.

Effective date: July 1, 2012.

Source: <http://www.idcpa.org>



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### **IAAP is Your Organization**

We invite your comments on how IAAP can enhance your professional needs as a member of IAAP.

- ✓ IAAP Peer Directory
- ✓ IAAP Newsletter
- ✓ Specific Professional Continuing Education
- ✓ IAAP Website
- ✓ Online Appraisal Forum

Please tell us some of the areas that IAAP can better serve you as a member.

IAAP e-mail address: [iaap08@gmail.com](mailto:iaap08@gmail.com)

**Check out the latest news for IAAP! Follow us online at [www.iaapidaho.org](http://www.iaapidaho.org)**

# Its Here!

# Summer Appraisal School Registration

## Summer Appraisal School - Class Schedule

(July 23 - 27, 2012)

Morning classes begin at 8 a.m. except Monday, and afternoon classes begin at 1 p.m., unless otherwise noted.

Course	Room*	Fee		Mon 23 <sup>rd</sup>	Tue 24 <sup>th</sup>	Wed 25 <sup>th</sup>	Thurs 26 <sup>th</sup>	Fri 27 <sup>th</sup>
		Govt	Nongovt					
IAAO Course 102 – Income Approach to Value	Silverhorn	\$384	\$432	X	X	X	X	a.m.
IAAO Course 112 – Income Approach – Adv.	Alpine	\$384	\$432	X	X	X	X	a.m.
IAAO Course 201 – Appraisal of Land	Ponderosa	\$384	\$432	X	X	X	X	a.m.
IAAO Course 311 – Residential Modeling Concepts	Brundage	\$384	\$432	X	X	X	X	a.m.
IAAO Course 400 – Assessment Administration	5CR4	\$384	\$432	X	X	X	X	a.m.
IAAO Workshop 171 – Standards & Ethics	Elkhorn	\$84	\$95		X			
IAAO Workshop 851 – RES Case Study Review	Elkhorn	\$216	\$243			X	X	a.m.
Business Problem Solving	Exec Dining Rm	\$84	\$95		X			
Communication Skills for Leaders	Exec Dining Rm	\$84	\$95			X		
Develop Land Value Scales w/Regression	5CR3	\$252	\$284	X	X	X		
Developing Market Trend in Excel	5CR3	\$84	\$95				X	
Evaluating Residential Construction	CPT	\$168	\$189			X	X	
Excel - Basic	Classroom A	\$84	\$95	X				
Excel – Intermediate/Advanced	Classroom A	\$252	\$284		X	X	X	
How to be a Better Manager	Peregrine	\$168	\$189	X	X			
Meth Awareness	CPT	\$84	\$95		X			
Negotiating	Exec Dining Rm	\$84	\$95	X				
National 15-hour USPAP	1CR5	\$180	\$203	X	X			
Prep & Present a Valuation Appeal	Elkhorn	\$84	\$95	X				
ProVal Commercial Cost Approach	1CR5	\$132	\$149				X	a.m.
Reading & Interpreting Legal Descriptions	Auditorium	\$168	\$189	X	X			
Roundtable – Appraisers	Exec Dining Rm	\$48	\$54					a.m.
Roundtable – Personal Property Appraisers	Caribou	\$48	\$54					a.m.
Valuation of Manufactured Homes Workshop	Peregrine	\$84	\$95			X		
Valuation of Manufactured Home Parks & Tour	Peregrine	\$132	\$149				X	a.m.
Automating GIS Using Model Builder & Python	1CR5	\$84	\$95			X		
Editing in ArcGIS	CPT	\$84	\$95	X				
IAAO Course 601	Teton	\$384	\$432	X	X	X	X	a.m.
Intro to ArcGIS	Classroom B	\$252	\$284	X	X	X		
Roundtable - GIS	CPT	\$48	\$54					a.m.
Using Geodatabases	Classroom B	\$132	\$149				X	a.m.

\*Classroom assignments are subject to change based on size of enrollment

# Check It Out! IAAO's Paul V. Corusy Memorial Library

The IAAO Library is the premier assessment library in the world.

Our collection contains:

- 17,000 cataloged books, articles, and government documents
- 100 current journals and newsletters
- Primarily assessment and appraisal materials, with limited collection development in real estate mapping.

## **LibraryLink is the online catalog of resources.**

All books, journals, state documents, international documents, conference proceedings and select articles are indexed in this catalog with links for electronic access to thousands of IAAO copyright-owned articles. **Note:** Full text access to electronic documents is reserved exclusively for members of IAAO.

The following list below shows those available resources for members and non-members

Member Access:

- LibraryLink Online Catalog and Journal Index
- InfoTrac Custom Journal Database: Multi-lingual translation of over 500,000 journal articles!
- A to Z List of Electronic Periodicals

- IAAO Glossary for Property Appraisal and Assessment

Non-Member Access:

- LibraryLink Catalog (Guest Access with no full text downloads)
- Subject Guides on Property Tax Topics (Bibliographies)
- State & Provincial Oversight Agency Websites
- Assessor Salary Surveys Directory
- Technical Assistance Program
- IAAO Technical Standards
- Assessment Videos Directory
- External Resource Directory: Includes resources from related organizations
  - Significant Features of the Property Tax (LILP)
  - HUD User Database
  - GIS Citation Database (ESRI)
- WorldCat: World's largest network of library catalogs. Locate books & other materials in your local library.
- IAAO Acronyms
- Research Assistance
- Tutorial Videos/Tutorial Webinar
- Suggestions for Academic Partnership Projects

For more information visit [www.iaao.org/library/](http://www.iaao.org/library/)

## IAAO and IAAP Can Help With Appeals

The end of our assessment cycle is upon us, but the beginning of Board of Equalization is here. When we are given the task of defending some of the more difficult properties, let us not forget the resources that are available to us.

One of the first resources that come to mind is the IAAP Peer Directory. The directory lists the assessor's staff from all the counties in Idaho. Help may be a phone call or email away. The directory lists not only the staff members' name and phone number, but also their specialty and email address.

IAAO offers resources, too. If you read Assessor NET, which is open to members, you know that a question asked is responded to quickly by many in the assessment field. I

marvel at the wealth of knowledge that flows through my emails.

The IAAO Library is another resource available to members. The library is an incredible source of information. And if the appeal is an extremely difficult one, IAAO has a consultant directory listed on its website.

This is just a few of the resources available for your appeal season. I wish you all a very successful and hopefully quiet BOE.

Susan Ripley  
IAAO Representative  
208-892-4569  
[sripley@latah.id.us](mailto:sripley@latah.id.us)

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

by Alan Smith

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 me via telephone at (208) 287-7252 or via e-mail at [asmith@adaweb.net](mailto:asmith@adaweb.net). Information on professional designations is also via the IAAO's website at <http://www.iaao.org/professionalDesignation/index.cfm>

## Upcoming IAAO Webinars

<b>July 18, 2012</b>	<b>Foreclosure Sales and the Mass Appraisal Process</b> Presented by Scott Winter, RES	2.0
<b>Aug 15, 2012</b>	<b>Wind Farms 101</b> Presented by Wade Patterson & Gary Snyder, RES	2.0
<b>September 19, 2012</b>	<b>Valuation of Subsidized Housing</b> Presented by Craig Cardella	2.0
<b>October 17, 2012</b>	<b>Cash Modeling in an Accrual World</b> Presented by John Ryder	2.0
<b>November 14, 2012</b>	<b>The State of the US Real Estate Market Update</b> Presented by Peter Korpacz	2.0
<b>December 12, 2012</b>	<b>Scoring a Hole in One on the Values of Golf Course Personal Properties</b> Presented by Robert McGee	2.0

Participant/Site License Charge			
Member Rate		Non-Member Rate	
1-3 attendees	\$79	1-3 attendees	\$149
4-9 attendees	\$139	4-9 attendees	\$219
10+ attendees	\$199	10+ attendees	\$289

Source: <http://www.iaao.org>

# IAAO Offers Courses Online

There are currently five courses offered via self-study:

1. **Site Analysis and Evaluation** – Site analysis and evaluation involves the collection and processing of information regarding the trends and factors affecting site value. Such methods also include the collection and analysis of the physical characteristics of the site. The course covers neighborhood and site analysis, residential and commercial valuation, and the principles influencing value. See brochure/application for additional information or to order [Self-Study Curriculum brochure/application](#)

2. **An Introduction to the Cost Approach to Value** – The cost approach provides a value indication that is the sum of the estimated land value and the estimated depreciated cost of the building. Also, the cost approach is based on a comparison between the cost to develop a property and the value of the existing property or similarly developed property. The course opens with a general review of real estate terms and concepts. Following the review, it covers various aspects of replacement and reproduction costs. See brochure/application for additional information or to order [Self-Study Curriculum brochure/application](#)

3. **An Introduction to the Sales Comparison Approach to Value** - The sales comparison approach uses the market to estimate value by comparing the subject to similar properties that have recently sold. This approach relies on the economic principles of supply and demand, substitution, and contribution. The course begins with an

overview of the principles influencing value and moves into methods of collecting data. Referencing sources of market information, the following chapters cover neighborhood, site, and building analysis. See brochure/application for additional information or to order [Self-Study Curriculum brochure/application](#)

4. **An Introduction to the Income Approach to Value** - The income approach restates market value by converting the future benefits of property ownership into an expression of present worth. The course provides an in-depth understanding of income appraisal, to include; estimating net income, selecting a capitalization technique, and processing net income into an estimate of value. See brochure/application for additional information or to order [Self-Study Curriculum brochure/application](#)

5. **Mass Appraisal of Residential Property** - Mass appraisal is the systematic appraisal of grouped properties using standardized procedures and statistical testing. The course covers the statistical analysis of measures of central tendency and measures of dispersion as they relate to assessment uniformity. Methods and techniques of mass appraisal are applied through intensive case problem work. The recommended prerequisites for this course are Site Analysis and Evaluation, An Introduction to the Cost Approach to Value, An Introduction to the Sales Comparison Approach to Value, or IAAO Course 101, or the equivalent. See brochure/application for additional information or to order [Self-Study Curriculum brochure/application](#)

Who said there's no free lunch?



The Idaho Association of Assessment Personnel

- Promoting
- Education
  - Communication
  - Excellence

**Join us for the annual general membership meeting.**

**This year's meeting will be held during a free luncheon sponsored by IAAP.**

**When:** Wednesday, July 25, 2012, 11:30am to 1:30pm

**Where:** Cascade Conference Room,  
The Boise Hotel & Conference Center  
(formerly the Holiday Inn Boise Airport)

**Why:** You have to eat and it's free!

**If you plan on attending the luncheon, please contact Alan Smith at 208-287-7200 or [asmith@adaweb.net](mailto:asmith@adaweb.net); or call Rachel Baird at 208-287-7247**

The guest speaker will be  
**Kim Lauffer**  
**IAAO Vice President**

The IAAP annual meeting is held in conjunction with STC summer school. Jan Barnard is informing all instructors of the event so that attending the luncheon shouldn't be an issue.



Promoting Education • Communication • Excellence

*The Idaho Association of Assessment Personnel*

## Membership Application

Name \_\_\_\_\_

Address \_\_\_\_\_

County/Agency \_\_\_\_\_

Job Title \_\_\_\_\_

Email address \_\_\_\_\_

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:

Mark Harvey, Treasurer

1130 3rd Ave N

Payette, ID 83661

### **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.

## IAAO MEMBERSHIPS

### 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.

### Affiliate Membership

is open to groups or associations of public officials, employees or citizens interested in property valuation for property tax purposes, property tax administration and property tax policy. For application and information please contact: [membership@iaao.org](mailto:membership@iaao.org).

### 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.

### TOTAL MEMBERSHIP DUES

\$ \_\_\_\_\_

For information about an accredited membership designation, go to [www.iaao.org](http://www.iaao.org).

VISA      Cardholder Name (Print) \_\_\_\_\_  
 MasterCard      \_\_\_\_\_  
 AMEX      Card Number \_\_\_\_\_ Expiration Date \_\_\_\_\_

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)



# INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS MEMBERSHIP APPLICATION

Join IAAO and register for seminars at the reduced member rate!

Name \_\_\_\_\_ Title \_\_\_\_\_  
 Jurisdiction/Firm \_\_\_\_\_  
 Office Street Address \_\_\_\_\_  
 Office City \_\_\_\_\_ Office State/Province/Country \_\_\_\_\_ Office ZIP/Postal Code \_\_\_\_\_  
 Office Phone \_\_\_\_\_ Office Fax \_\_\_\_\_ Office E-mail \_\_\_\_\_  
 Home Street Address \_\_\_\_\_  
 Home City \_\_\_\_\_ Home State/Province/Country \_\_\_\_\_ Home ZIP/Postal Code \_\_\_\_\_  
 Home Phone \_\_\_\_\_ Home Fax \_\_\_\_\_ Home E-mail \_\_\_\_\_  
 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 its members. It is IAAO policy not to sell, rent, or distribute e-mail addresses.*

**Alan Smith**

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:

W91ZZ

Proration Schedule

Date Application Received	January - March	April - June	July - September	October - December
Regular Member	\$175.00	\$131.25	\$87.50	\$175.00
Associate Member	\$180.00	\$135.00	\$90.00	\$180.00

**\*\*Join in the 4th quarter and don't pay again until Jan. 1, 2013. Enjoy as much as 3 months free**

Prices are quoted in US dollars and are subject to change. Prices are guaranteed through 12.31.12

### Special Interest Areas

(you may join more than one at **no** additional charge)

Public Utility Section       Mapping and GIS Section  
 Computer Assisted Appraisal Section       Personal Property Section  
 Tax Collection Section

Questions? Call 800/616-IAAO



## Some of the membership benefits you will enjoy include:

- Networking with your peers
- Discounts on IAAO meetings and publications
- AssessorNET—an online discussion forum
- IAAO Research Library
- Fair & Equitable—IAAO's monthly magazine
- Internationally recognized professional designations