



The Idaho Association of Assessment Personnel

Promoting Education • Communication • Excellence

## From the President

**H**ello fellow IAAP members. As my year as President nears its end I would like to thank everyone for giving me the opportunity to serve as an officer of the IAAP. It has been a very rewarding experience. I had never before held any position (except for safety captain one time) so I wasn't sure what to expect. I'm sure there was a lot more I could have done as an officer of the IAAP but I muddled my way through it. Rest assured that the organization is in very capable hands with Alan Smith taking over as president.

We will be nominating a new treasurer this year and we would like to draw from a different area of the state as most of the people lately on the IAAP Board of Directors have been from a few select counties. Let's see some other counties get involved in this great organization.

I hope everybody is having a good appeal season this year, although I know things

haven't been getting any easier what with the crazy real estate market we have been seeing lately. Foreclosures, short sales, distressed sales and depressed markets have made it more difficult for Ad Valorem Appraisers. Even for the few of us that haven't seen our values change much it sure hasn't gotten any easier trying to explain what is happening to the taxpayers when all the real estate news is doom and gloom. All we can do is try to achieve values that are fair and equitable.

Well, if we can get through our appeals and summer school then we can get ready to do it all over again. I hope to see everyone at summer school and at our IAAP luncheon and have a great summer.

Thanks,  
Rod Wakefield  
IAAP President

### Inside this issue

- 2** IAAP Officers
- 2** County Spotlight: Bonneville
- 3** Idaho Short Sale Properties
- 3** Appraise This
- 4** Due Diligence More Important Than Ever in Today's Real Estate Market
- 5** Snakes on a Plane, Snakes in a House
- 6** Appraisal Technology
- 8** Idaho State Tax Commission Summer Appraisal School
- 13** State Obtains Approval for IAAO Classes with Board of Occupational Licenses
- 14** IAAP Website: Providing Appraisers Networking Opportunities
- 16** Market Watch
- 17** IAAO Professional Designation Program: Offering Educational Advancement & Career Development Opportunities
- 18** IAAP Membership Application

Summer 2011 Edition

# News

# IAAP Officers



## President

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# County Spotlight: Bonneville



Bonneville County was established in 1911, named after Benjamin Bonneville (1796–1878), a French-born officer in the U.S. Army, fur trapper, and explorer in the American West. Bonneville is noted for his expeditions to the Oregon Country and the Great Basin in the 1830s.

The county was partitioned from Bingham County, which was part of Oneida County until 1893. Bonneville County is part of the Idaho Falls Metropolitan Statistical

Area. As the most populous county in eastern Idaho, Bonneville County currently ranks fourth in the state, behind Ada, Canyon and Kootenai.

### County Vitals

Founded	1911
Seat	Idaho Falls
Largest City	Idaho Falls
Total Area	1900 sq. miles
Land Area	1868 sq. miles
Water Area	32 sq. miles
Population Total	82,522
Population Density	44/sq. mile
Time zone	Mountain
Website	www.co.bonneville.id.us
Named For	Benjamin Bonneville (1796-1878)

### Demographics

Avg. Resident Age	32
Median Household Income	\$41,805

### Assessment Statistic Overview

Total Number of Parcels	58,318
Residential Parcels	32,347
Manufactured Homes	2,822
Agricultural Parcels	10,830
Commercial Parcels	3,863
Personal Parcels	4,425
Total County Wide Assessed Value	\$5,496,616,512
Total Assessed Value Change	+\$2,000,000

# Idaho Short Sale Properties

Source: The Hughes Real Estate Group  
<http://www.buyidahorealestate.com/Idaho-short-sale-homes.php>

During these tough economic times, more and more homeowners are finding themselves getting behind on their mortgage payments due to a loss of a job or a reduction in income and must prove an actual hardship.

Short sales can be a win-win for all the parties involved. It is a win for the homeowner because they escape the devastation of going through the foreclosure process. It is a win for the lender because they get to cut their losses quickly and do not have to go through the expensive process of foreclosure, maintaining the property and then putting the home back on the market many months later. The buyer also comes out a winner when they

**The short sale process in Idaho, as in other areas, typically is not at all a short-term or quick process.**

can purchase a property below current market prices. Lastly, the neighborhood does not have to endure a vacant eyesore for months and further dropping surrounding values.

The short sale process in Idaho, as in other areas, typically is not at all a short-term or quick process. Buyers need to be patient and it can take up to 4-6 months for a response from the lender with no guarantee that it will close. First, the seller agrees to the terms of the purchase and sale agreement and then the offer is subject to the lender's approval to all terms and conditions. The process is further complicated and delayed if there is more than one lender or mortgage insurance companies are involved. As with all home purchases, the home buyer must be diligent by doing their homework on property values in the area, conduct a thorough inspection and be ready to close quickly once the lender agrees to the terms. In most cases the homes are sold in 'as is' condition and therefore the buyer should make sure any potential repair costs be considered in the offer. In the end, the buyer can walk away with a great bargain.

## Appraise This!



This reinforced concrete and stone-clad home is located just off Idaho's Highway 55 northwest of Eagle, Idaho. Construction on this home began in 2002 and continues today. This unique architectural structure stands out amongst more traditionally constructed homes in the area, and creates a challenging appraisal assignment due to the high level of personalization reflected in the home's design.



# Due Diligence More Important Than Ever in Today's Distressed Real Estate Market

by Anna Eberlin

In the past, many members of the construction industry have also become real property owners. Despite its perception in the current economy, real estate may still be a strong long-term investment. In this market, with many foreclosing lenders and short sales, investors and other bargain hunters have numerous attractive opportunities to acquire distressed real estate. Due diligence, however, is sometimes only hastily conducted before the purchase agreement is signed, with no opportunity for renegotiation of terms. Buyers with cash are picking up properties quickly and sorting out the problems later, not realizing what they are really buying into.

Although due diligence has always been important, comprehensive research and understanding is mandatory in down markets, especially where many investment opportunities are presented as bargains and sellers are in a rush to close deals because of underlying problems, whether financial problems, land use problems, environmental problems, or other distresses. The goal of the due diligence process is to eliminate unknown risk. Potential buyers need to ensure that their properties are suitable—legally and from a practical business perspective—for their intended use. In-depth due diligence is necessary to determine what a property is really worth.

Buyers must have an understanding of zoning and land use issues. Upon identifying a property, the potential buyer should determine that a property's intended use is lawful under all applicable land-use laws, codes, and regulations, including zoning ordinances, subdivision requirements, and any local agency's future plans and policies regarding the property. In addition, buyers should examine whether the property is located in a special financing zone or redevelopment area. Although normally established to provide financing for revitalization and redevelopment projects, most implementing plans include land-use restrictions.

The physical condition of the property is also significant. A licensed engineer's inspection should confirm the property's repair and maintenance needs, both long term and near term, as well as estimates of these costs. There may be

a substantial difference between a seller's assessment of these needs and costs and an engineer's assessment.

Review of the title and survey of the potential property is vital. The title commitment and survey may not be prepared for some weeks after the contract has been signed, so it is not unusual for the contract to have a contingency period relating to the review of these materials that is separate from the remaining due diligence period. Usually the purchaser will have some time after receipt of the title commitment, exception documents, and survey to object to matters shown in them; then the seller has a period of time to cure or have the title company insure over the matters. A purchaser should take the time to determine if any matters adversely affect the value of the property. There may be easements encumbering the property or easements benefiting the property; there may be a water or sewer pipe that runs across the adjoining owner's property for which an easement has not been obtained; there may be encroachments; there may be liens; or there may be other covenants and restrictions.

Another important area to complete due diligence is current contractual obligations. If the identified property is in the middle of construction, the buyer should review all construction contracts relating to initial construction, determining the assignability of warranties, guarantees, indemnities, and any other rights. The buyer should review private restrictions, such as reciprocal easement agreements and covenants, conditions, and restrictions. These so-called CC&R's often include limitations and restrictions that can preclude a desired use or can include obligations for future maintenance costs which could result in substantial future expense to the buyer. The buyer should also review any service contracts, including any property management agreements, maintenance agreements, and any other service agreements. It is important to determine whether these agreements will transfer, or whether the buyer can procure new service-providers with (potentially) lower fees.

The current tenant or occupant status is also important. The purchase of a single family residence, seemingly simple, may turn ugly if the current tenant refuses to vacate the

premises. Retail investments can be particularly risky if the entitlements associated with a specific development are conditioned upon the continued operation of key anchor tenants. Accordingly, in addition to obtaining and reviewing a summary of the leases associated with the property, a potential buyer should also evaluate the financial status of individual tenants.

Prospective buyers also must conduct comprehensive environmental due diligence to determine whether environmental liabilities exist, their potential scale, and how and when they may be triggered. A buyer may want to hire an outside environmental consultant experienced in environmental analysis and engineering and potentially perform a Phase I inspection in order to reduce or completely eliminate certain potential liabilities. In addition, prospective buyers also should review applicable environmental regulations—particularly new regulations related to storm-water management and “green” building—as these regulations may limit future proposed uses or may result

in substantial costs and potential liabilities for property owners.

To prevent buyer’s remorse, be sure to include a specified due diligence period in the purchase agreement and the right to terminate the purchase agreement if the property is unsatisfactory for any reason. Skipping over proper due diligence of a potential investment property in order to obtain a “good deal” is never a wise idea. If a deal looks too good to be true, it probably is.

*Anna Eberlin is an attorney with the law firm Meuleman Mollerup LLP, practicing in the areas of real property acquisition, development, finance and leasing, and construction law. Ms. Eberlin had five years of real estate management and investment experience prior to practicing law. Ms. Eberlin can be reached at 208.342.6066 or by email at [aeberlin@lawidaho.com](mailto:aeberlin@lawidaho.com). More information at [www.lawidaho.com](http://www.lawidaho.com).*

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# Snakes on a Plane, Snakes in the House

## How would you like to sleep in a house infested with snakes?

by Rod Wakefield, IAAP President

A couple in Rexburg, Idaho bought their dream home and shortly after the purchase discovered it was infested with thousands of garter snakes. When they purchased the home they signed a document that noted the snake infestation. They had been assured by the realtor that the snakes were just an invented story by the previous owner to leave their mortgage behind. Shortly after moving in the owners started seeing a few snakes and within a few days the father had collected dozens in buckets. At times there were so many in the yard the grass seemed to move. If he rapped a stick against the roof overhang he could hear dozens scatter. After removing some panels of siding, dozens more popped out. Investigating the crawl space, he found snakes everywhere. At night they would lie awake and listen to slithering inside the walls. Their well water smelled like musk released by the snakes. The home was probably built on top of a winter snake den or hibernaculum, where snakes gather in large numbers to hibernate. The owners soon learned that nearly everyone else in this small college town knew about the snakes and locals had dubbed the property the snake house. Because of the paperwork the couple had signed, they had little recourse when they decided to flee the home. They moved out just three months after moving in, (I’m sure I wouldn’t

have lasted even a couple of days) filed for bankruptcy and the bank foreclosed on the property.

Sounds like something out of a horror movie. Brent Saurey, Madison County Assessor, said the house was built in the 1930s or 40s and after the Teton Dam flood of 1976 the house had been refurbished. They had heard rumors about the house with the snake infestation but no one had approached them about the situation, so no adjustments have been made. It might be something they should take a look at. This begs the answers to a few questions:

How was the Homeowner’s exemption handled with all the many different residents in the home?

Was there an exemption granted for a wildlife habitat?

Did Planning and Building approve this as a single family or multifamily residence?

Could this property qualify for a grazing exemption?

Just wondering...

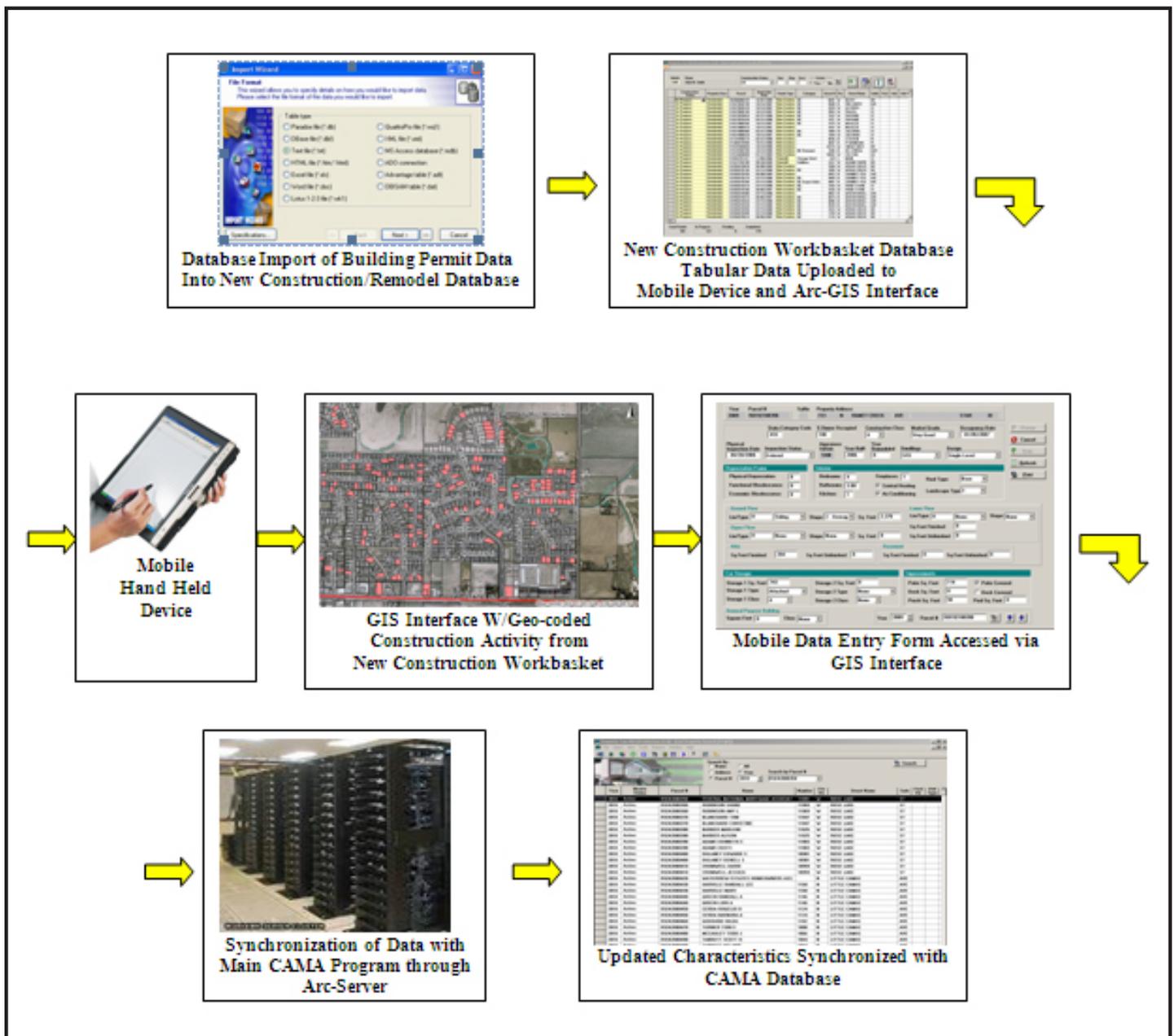
# Appraisal Technology

by Alan Smith

Propelling the Ada County Assessor's office along the cutting edge of appraisal technology is a mobile appraisal initiative instituted by the organization to enhance the efficiency of field data collection. The Ada County Assessor's Office launched the two stage program starting in late 2008 to develop and implement a mobile electronic data collection system.

This program consists of a two phase development and implementation plan. The first titled Virtual Packet involved the development and transition of physical archived file data

into the county's CAMA database and the development of database enhancements for storage of images, data, along with the integration of process based interfaces for new construction and remodel permit workflow. These enhancements allow appraiser's access archived data electronically both in mobile and office environments, along with providing workflow scheduling and tracking of needed data collection on new construction and remodel construction projects. The creation and synchronization of these systems with the county's existing GIS and CAMA



## Ada County Mobile Data Flow and Synchronization



**Ada County  
Appraisers  
Field Testing  
Mobile Data  
Collection  
Systems**

systems form the foundation of the program to implement electronic data collection systems.

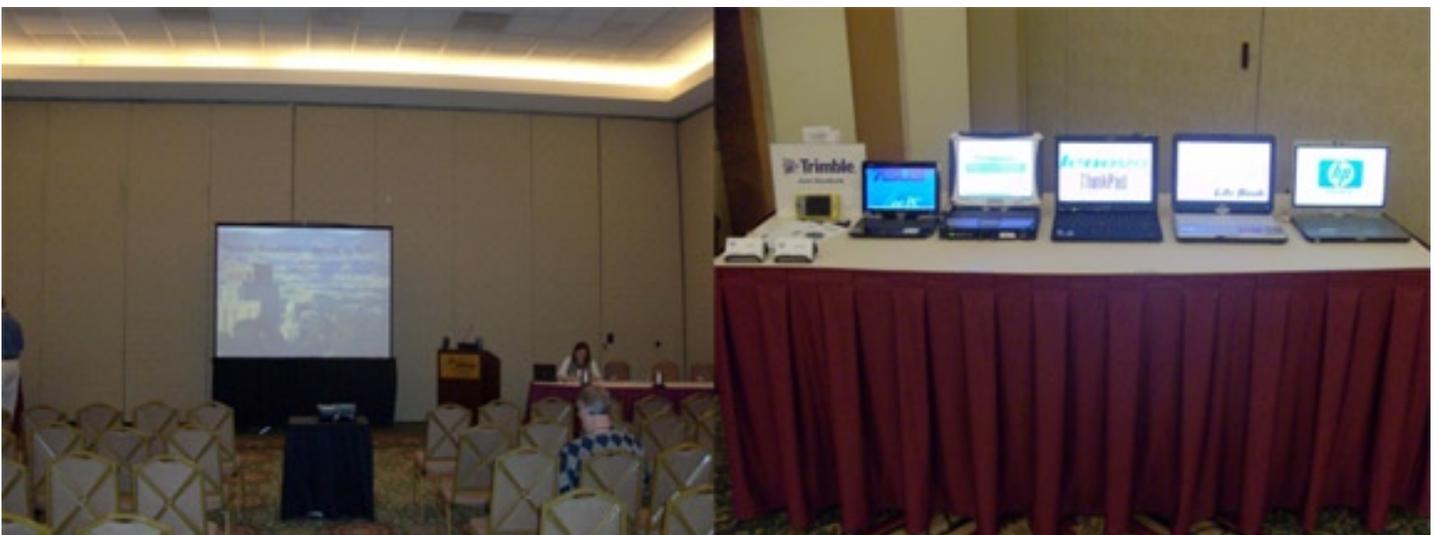
Launching the organization into the second phase of development and implementation of this program, Ada County applied for, and was awarded a Mobile Government Grant consisting of software, support, and equipment from ESRI and Trimble. This award propelled the Ada County Assessor's office into the Mobile Implementation phase of this two part project, and gave rise to new resources and trial platforms for mobile data collection development and testing. At the core of the Mobile Implementation phase is the design, development, and implementation of integrated GIS and CAMA systems to enable field data collection of property characteristic data by appraisers. Along with applying for the grant program, the Ada County Assessor's office has

proactively pursued information on other jurisdiction's data collection systems. To that note Mobile Implementation Team members contacted 1,324 jurisdictions in over 40 states compiling large amounts of data to determine best practice and ascertain industry benchmarks for mobile data collection systems and processes.

As the Mobile Implementation team has developed and synchronized existing systems with the mobile systems, a program of thoroughly field testing new systems and devices has been instituted to ensure efficiency and usability of these programs.

Publication of the development process and systems testing has also been a significant part of this program. In fall of 2010 Mobile Team Members Alan Smith and Carly Wantulok published the group's implementation plan along with the field testing and summary results in IAAO's Fair and Equitable Magazine. Following that publication they were asked to present their findings and experience at the GIS/CAMA conference in Memphis, Tennessee.

In March 2011 the two presented Ada County's Mobile Implementation program to attendees of the International GIS/CAMA conference. Through the research and development that the group has been conducting Ada County has received a great deal of interest from other Assessor's offices along with other government agencies that are implementing similar mobile data collection systems. While the development of these systems is ongoing, the advancements in both software and equipment that is designed for appraisal work continues to hold promise for the future of these programs. By being on the cutting edge of developing these systems, the Ada County Assessor's office is pioneering both appraisal process and technology usage.



**Ada County GIS/CAMA Conference Presentation, Memphis, Tennessee March 2011**

# Idaho State Tax Commission Summer Appraisal School Boise, Idaho

The 2011 State Tax Commission Summer School will be held July 25 through July 29 at the State Tax Commission and The Boise Hotel & Conference Center (formerly the Holiday Inn Boise Airport). For questions related to appraisal education contact Jan Barnard at (208) 334-7733 or Toll Free 800-777-0983 x 7733.

Class Name	Course Description	Room	7/25	07/26	07/27	07/28	07/29
<u>IAAO Course 102 - Income Approach to Valuation</u>	Students will learn how to estimate the market value of vacant or improved properties by the income approach	Elkhorn 8:00a.m. - 4:30p.m.	All Day	All Day	All Day	All Day	A.M.
<u>IAAO Course 112 - Income Approach to Valuation II</u>	This course is a comprehensive, interactive program intended for mid-level, commercial-industrial appraisers.	Teton 8:00a.m. - 4:30p.m.	All Day	All Day	All Day	All Day	A.M.
<u>IAAO Course 201 - Appraisal of Land</u>	This course covers the theory and techniques of appraising land.	Ponderosa 8:00a.m. - 4:30p.m.	All Day	All Day	All Day	All Day	A.M.
<u>IAAO Course 300 - Fundamental of Mass Appraisal</u>	This course provides an introduction to mass appraisal.	Brundage 8:00a.m. - 4:30p.m.	All Day	All Day	All Day	All Day	A.M.
<u>IAAO Course 312 - Commercial/Industrial Modeling Concepts</u>	This course is a detailed study of the mass appraisal process as applied to income-producing property.	Syringa 8:00a.m. - 4:30p.m.	All Day	All Day	All Day	All Day	A.M.

Class Name	Course Description	Room	7/25	07/26	07/27	07/28	07/29
<u>IAAO ODF 917 - How to Critique an Appraisal</u>	Learn a methodical approach to the review and critique of appraisals.	Silverhorn 8:00a.m. - 4:30p.m.		All Day			A.M.
<u>IAAO Workshop 151 - USPAP (National)</u>	This workshop covers materials from The Appraisal Foundation's USPAP.	CPT 8:00a.m. - 4:30p.m.	All Day	All Day			
<u>IAAO Workshop 191 - USPAP (Update)</u>	This workshop is the National 7-hour USPAP Update offered for continuing education.	CPT 8:00a.m. - 4:30p.m.			All Day		
<u>IAAO Workshop 403 - Property Tax Policy Alternatives and Modules</u>	This is not an entry-level course - this course focuses on policy, not appraisal.	Executive Dining Room 8:00a.m. - 4:30p.m.			All Day	All Day	A.M.
<u>Art of Making a Powerful Presentation</u>	This workshop explains the process of preparation and the development of confidence.	Alpine 8:00a.m. - 4:30p.m.			All Day		
<u>County Board of Equalization and BTA</u>	This workshop will cover the BOE, BTA, a review of the appraisal process and case studies.	Silverhorn 8:00a.m. - 4:30p.m.			All Day		
<u>Evaluating Commercial Construction</u>	This course shows how light industrial, office, and retail buildings are assembled and deteriorate.	Auditorium 8:00a.m. - 4:30p.m.			All Day	All Day	

Class Name	Course Description	Room	7/25	07/26	07/27	07/28	07/29
<u>Evaluating Residential Construction</u>	This course shows how single-family houses are constructed from the ground up.	Auditorium 8:00a.m. - 4:30p.m.		All Day			
<u>Excel - Basic</u>	This is a hands-on, one-day workshop.	5CR3 8:00a.m. - 4:30p.m.	All Day				
<u>Excel - Intermediate/Advanced</u>	This is a hands-on, two-day workshop.	5CR3 8:00a.m. - 4:30p.m.		All Day	All Day		
<u>Excel - Spreadsheet Math for Assessors and Appraisers</u>	This hands-on workshop will provide instruction on basic assessment math functions.	1CR5 8:00a.m. - 4:30p.m.	All Day	All Day			
<u>Handling Difficult People and Situations</u>	Learn how to find common ground, calm emotions, and forge a productive path forward.	1CR5 8:00a.m. - 4:30p.m.				All Day	
<u>Idaho Commercial Mock Trial with an Idaho Judge</u>	Learn how to prepare for the defense of your appraisal values.	Silverhorn 8:00a.m. - 4:30p.m.				All Day	A.M.
<u>Idaho Parcel Mapping Law</u>	This one-day class will discuss Idaho's laws of assessment mapping.	Alpine 8:00a.m. - 4:30p.m.		All Day			
<u>Intermediate ProVal</u>	This hands-on workshop will take you to the next level of ProVal software.	5CR3 8:00a.m. - 4:30p.m.				All Day	A.M.

Class Name	Course Description	Room	7/25	07/26	07/27	07/28	07/29
<u>New Valuation of Self-Storage</u>	This workshop will provide guidance on the process of analysis and valuation of self-storage properties.	Silverhorn 8:00a.m. - 4:30p.m.	All Day				
<u>Preparation and Presenting a Valuation Appeal</u>	This workshop will look at all levels of appeals.	Peregrine 8:00a.m. - 4:30p.m.			All Day		
<u>Residential Quality, Condition, and Effective Age</u>	This workshop will review the characteristics using the Marshall & Swift Valuation Service.	Peregrine 8:00a.m. - 4:30p.m.	All Day	All Day			
<u>Retracing Non-Rectangular Patents &amp; Other Surveying Issues</u>	This workshop will discuss specific surveying issues dealing with property rights.	1CR5 8:00a.m. - 4:30p.m.			All Day		
<u>Rocks, Minerals, and Mining</u>	This course is an overview of rocks/minerals, general concepts of mineral resource geology, the importance of economic factors, environmental reclamation, and permitting. There will be a tour of the Mining Museum.	CPT 8:00a.m. - 4:30p.m.				All Day	A.M.
<u>Roundtable - Assessors</u>	This roundtable is for new and seasoned assessors.	5CR4 8:00a.m. - 12:00p.m.					A.M.
<u>Roundtable - Commercial Property Appraisers</u>	Some fundamental issues surrounding commercial property appraisal principles will be shared.	Alpine 8:00a.m. - 12:00p.m.					A.M.

Class Name	Course Description	Room	7/25	07/26	07/27	07/28	07/29
<u>Roundtable - Personal Property Appraisers</u>	Some fundamental issues surrounding personal property appraisal principles will be shared.	Caribou 8:00a.m. - 12:00p.m.					A.M.
<u>Roundtable - Residential Appraisers</u>	Discuss the effects of the 'down' market, market depreciation, and more.	1CR5 8:00a.m. - 12:00p.m.					A.M.
<u>Urban Renewal Assessment Roll &amp; Revenue Allocation</u>	This workshop will focus on assessment, administration, and policy issues related to the formation and operation of UR agencies.	Executive Dining Room 8:00a.m. - 4:30p.m.		All Day			

# 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 27, 2011  
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;  
or call Rachel Baird at 208-287-7247**

The guest speaker will be  
**Sheldon Bluestein**  
speaking on  
emerging trends in GIS

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.

# State Obtains Approval for IAAO Classes with Board of Occupational Licenses

Good news for the appraisers who are ad valorem appraisers and State licensed appraisers. The Tax Commission has been able to have nine of our IAAO courses Idaho Board of Occupational Licenses approved for continuing education credits and/or pre-licensure.

## IDAHO BUREAU OF OCCUPATIONAL LICENSES

### Education Courses

May 05, 2011

CourseStatus: Approved

Provider: IDAHO STATE TAX COMMISSION

Course Name	Course Approval Expire	Approved Hours	Type of Credits Approved
IAAO COURSE 311	4/18/2015	32	Continuing Education
IAAO COURSE 312	4/18/2015	28	Continuing Education
IAAO COURSE 400	4/18/2015	28	Continuing Education
IAAO COURSE 500	4/18/2015	30	Continuing Education
IAAO WORKSHOP 452	4/18/2015	17	Continuing Education
IAAO COURSE 201	4/18/2015	33.5	Continuing Education
IAAO COURSE 101	4/18/2015	30	Continuing Education
IAAO COURSE 311	4/18/2015	28	Continuing Education
IAAO COURSE 402	4/18/2015	28	Continuing Education
IAAO WORKSHOP 452	4/18/2015	18.5	Continuing Education
IAAO COURSE 400	4/18/2015	32	Continuing Education
IAAO COURSE 500	4/18/2015	32	Continuing Education
IAAO COURSE 201	4/18/2015	33.5	Continuing Education
IAAO COURSE 101	4/18/2015	33.5	Continuing Education
IAAO COURSE 101	4/18/2015	33.5	Pre-licensure
IAAO COURSE 102	4/18/2015	33.5	Continuing Education
IAAO COURSE 102	4/18/2015	33.5	Pre-licensure
IAAO COURSE 102	4/18/2015	30	Continuing Education

# IAAP Website: Providing Appraiser Networking Opportunities

by Alan Smith

The IAAP is online! ([www.iaapidaho.org](http://www.iaapidaho.org)) The IAAP offers a webpage to serve prospective and existing members of our organization and provides information, communication, and networking opportunities to our members and those seeking information about our organization.

is as simple as registering a username, password, e-mail address, and waiting for confirmation via e-mail for your account activation. Once your account is activated you will have full access to view, add new, and comment on any of the existing appraisal related topics or threads within these topics.

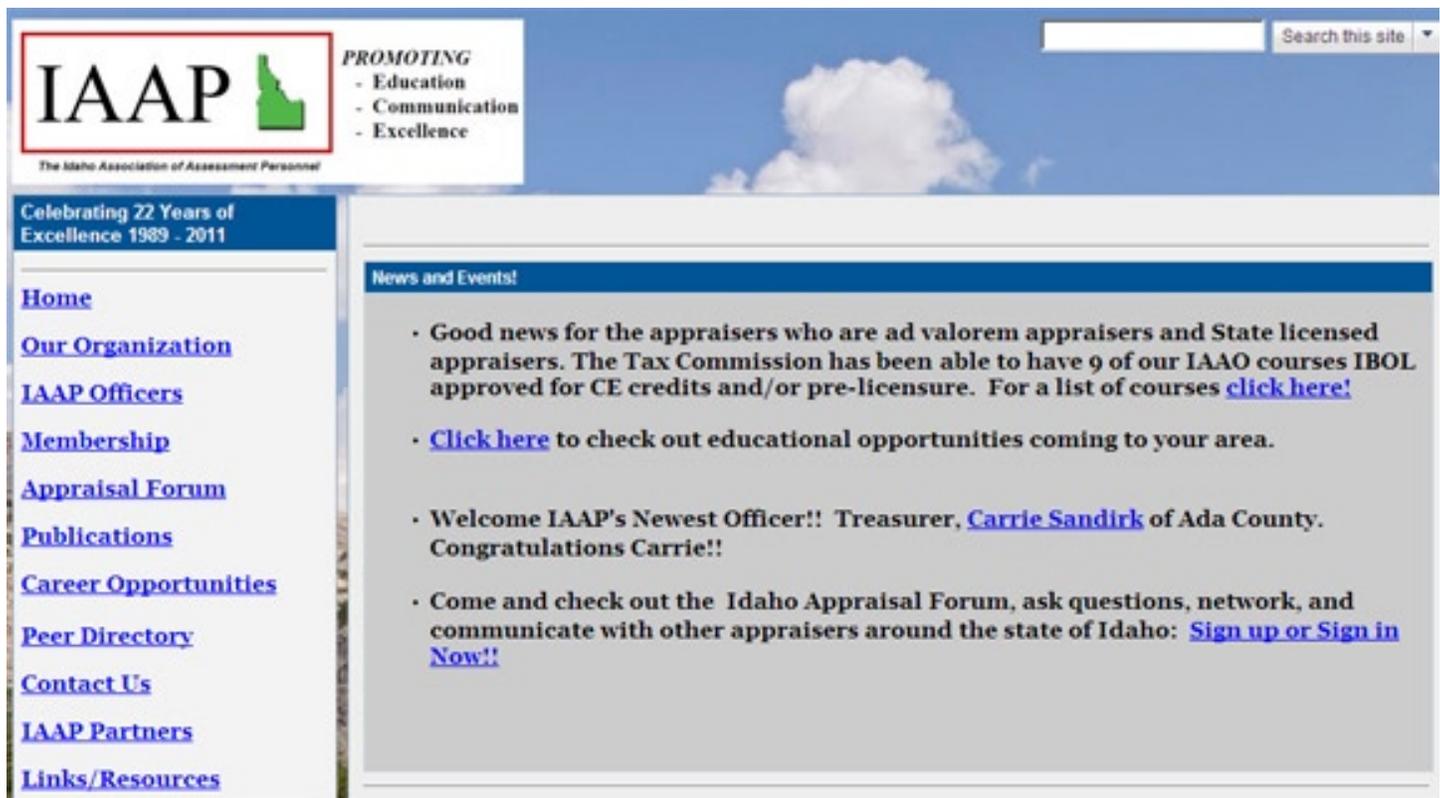


Figure 1. IAAP Homepage ([www.iaapidaho.org](http://www.iaapidaho.org))

This website is full of information relating to the organization, and contains archived newsletters and articles, membership forms, a peer directory request portal, and a full range appraisal resource links ranging from IAAO resources to legal research and court case filings. Our goal is to provide a comprehensive site, full of useful research tools and information, offering IAAP sponsored event information, and providing tools for enhancement of communication and networking amongst appraisers across the state. To accomplish this we are continually adding site content and developing tools that we believe will meet these goals. One such tool that we have created is Idaho Appraisal Forum.

This resource is available to IAAP members and ad-valorem appraisers across the State of Idaho. Accessing this tool

To register, navigate to our webpage ([www.iaapidaho.org](http://www.iaapidaho.org)), click on Idaho Appraisal Forum, and click the link "New Users Sign Up Here." From this link you will be directed to read the terms and conditions of the Idaho Appraisal Forum, and prompted to choose a username and password for your account, along with providing an e-mail address for your contact and account activation verification e-mail to be sent to. IAAP administrator's then validate that you are either an IAAP member or an ad-valorem appraiser, and your user account is activated for the forum site. After that you may access the Idaho Appraisal forum by either bookmarking the page to your web-browser, or navigating to the site via the IAAP website ([www.iaapidaho.org](http://www.iaapidaho.org)). I encourage all appraisers to sign up and utilize this forum to share questions, problems,

## Idaho Appraisal Forum

The Idaho Association of Assessment Personnel is pleased to introduce a new program to facilitate communication and networking among appraisers throughout the State of Idaho. This secure forum is not viewable by the public and is only viewable by forum members. Forum membership is screened and approved by IAAP site administrators.

[New Users Sign Up \(click here\)](#) or [Registered Users Login \(click here\)](#)



**Figure 2. IAAP's Idaho Appraisal Forum**

and pertinent appraisal issues. After all, if you have a question on an issue, it is very likely that someone else may have the same question. This sharing of information can be beneficial for all, as it is our belief that utilization of this tool will facilitate appraisal practice and uniformity statewide.

As is the case with nearly all websites, we are continually adding content, so take the time to check in from time to time and see what is new. Therefore, if you have any ideas or input on site content that would be useful to you, please contact me via e-mail at [asmith@adaweb.net](mailto:asmith@adaweb.net).



*The Idaho Association of Assessment Personnel*

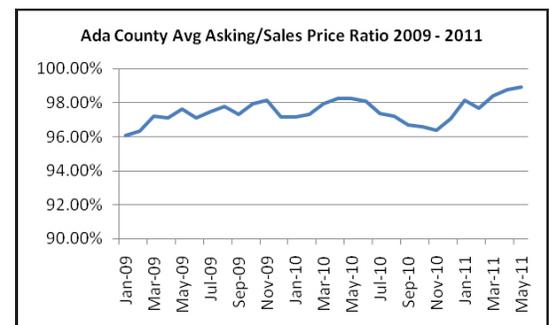
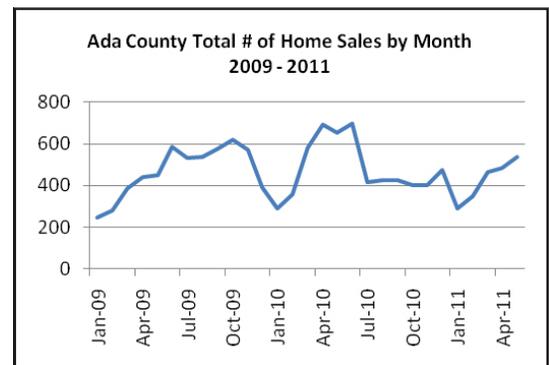
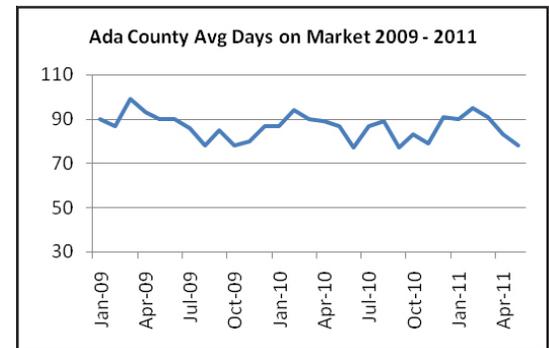
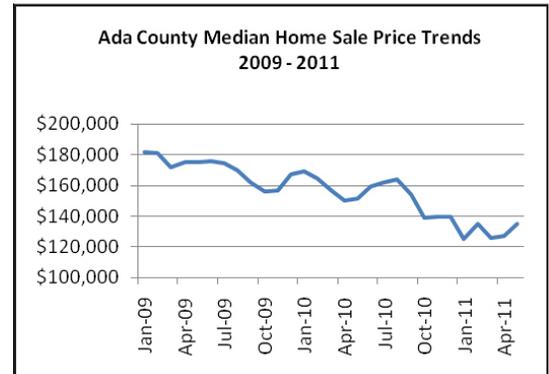
### Let your voice be heard!

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

# Market Watch

## Ada County Home Prices

Ada County Market Trends Jan 2009 to May 2011				
Month	Median Sale Price	Avg. Days on Market	# of Sales	Avg. Asking/Sales Price Ratio
Jan-09	\$181,800	90	247	96.09%
Feb-09	\$180,900	87	281	96.33%
Mar-09	\$172,000	99	387	97.21%
Apr-09	\$174,900	93	440	97.13%
May-09	\$174,900	90	450	97.62%
Jun-09	\$175,900	90	587	97.12%
Jul-09	\$174,441	86	532	97.49%
Aug-09	\$170,000	78	535	97.80%
Sep-09	\$162,000	85	577	97.34%
Oct-09	\$155,900	78	617	97.92%
Nov-09	\$157,000	80	570	98.15%
Dec-09	\$166,925	87	391	97.16%
Jan-10	\$168,900	87	289	97.17%
Feb-10	\$164,415	94	359	97.33%
Mar-10	\$156,851	90	581	97.92%
Apr-10	\$150,000	89	693	98.26%
May-10	\$151,500	87	655	98.25%
Jun-10	\$159,096	77	697	98.10%
Jul-10	\$162,000	87	414	97.39%
Aug-10	\$164,000	89	427	97.23%
Sep-10	\$154,000	77	426	96.68%
Oct-10	\$139,000	83	401	96.59%
Nov-10	\$139,900	79	402	96.37%
Dec-10	\$139,900	91	473	97.04%
Jan-11	\$125,000	90	292	98.15%
Feb-11	\$135,000	95	346	97.67%
Mar-11	\$126,000	91	463	98.41%
Apr-11	\$127,000	83	482	98.78%
May-11	\$134,900	78	536	98.95%



# IAAO Rep News

by Susan Ripley

The IAAO 77<sup>th</sup> International Conference on Assessment Administration is September 18-21, 2011 in Phoenix, Arizona. Mark your calendar and save your space. Registering by July 25, 2011 will give you discounted registration fees. The conference offers much, such as continuing education credits with tracks for commercial, residential, and personal property. You will have an opportunity to talk to the experts; hear about the latest research results, new ideas and techniques. Take the opportunity to network with colleagues. Go away refreshed with inspiration and motivation. Conference is a great time! Register at [www.iaao.org](http://www.iaao.org)

There are some changes to the IAAO website.

In past columns, I have bragged about the wonderful resource called AssessorNet. Changes and upgrades have been made to the discussion forum which now offers new features. Check it out!

IAAO has partnered with McKissock, LP to provide an on-line option for members to meet their USPAP continuing

education requirement. Check out the website for more details.

Speaking of continuing education, IAAO offers a series of Webinars. You can receive education credits without leaving your office. The upcoming offerings include Quarterly Market Updates and The Valuation of Mall Department Stores. Check out the website to see a complete list.

IAAO is always looking for ways to increase the value of your membership. If you have any suggestions, please let me know or email [membership@iaao.org](mailto:membership@iaao.org).

If you are not a member of IAAO and would like to become one so that you can take advantage of all the wonderful benefits, please contact me.

Have a great summer!  
Susan Ripley  
[sripley@latah.id.us](mailto:sripley@latah.id.us)  
208-892-4569

## 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>



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.