



APPRAISING THE PLAINS of Kansas



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Congratulations! KCAA officers were installed during the KAC annual conference in Wichita (L-R): Craig Clough, past president; Lisa Ree, Northwest regional rep.; Mike Borchard, KCAA president; Gene Bryan, Northeast regional rep.; Patti Israel, Southwest regional rep.; Dianna Carter, Southcentral regional rep.; Bruce Wright, Northcentral regional rep.; Connie Lawrence, Southeast regional rep.; Kenton Lyon, president-elect; and Barb Esfeld, vice president.

In November, appraisers joined with fellow county officials from across Kansas to attend the Kansas Association of Counties 40th Annual Conference & Exhibition. Our congrats to KAC for another great conference! See more pictures on page 10.

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Save the dates!

2016 KCAA Conference
June 5 – 8, 2016
Drury Plaza Hotel Broadview
Wichita, Kansas



President's Update

Michael Borchard, CAE,
Sedgwick County Appraiser
2016 KCAA President

KCAA This Year

Happy New Year, Kansas county appraisers! I hope everyone had a merry Christmas. Please keep a prayer in mind for those county appraisers and others who need it.

I want to recognize and congratulate Gene Bryan for his years of service as a county appraiser, as he has resigned from Wyandotte County. He was always making himself available as a KCAA board member, various KCAA committees and the KAC. Good luck Gene in all your future endeavors and thank you for all your hard work.

What does 2016 have in store for Kansas county appraisers? Who knows! Not all will agree with me, but I think we should back off a little from the legislators. Our role should be to provide data and information to PVD and the legislature when requested. Sure, we should point out when special interests are asking for too much, but PVD sees that as well, and they can communicate the importance of "uniform and equal." We've got a solid group of folks on the KCAA legislative committee to help us, too.

Let's focus our efforts on appraised

values. We are appointed to be mass appraisers. PVD is looking closer at our supporting back files, and we should make sure they are in place—especially with USPAP and the scope of work commitments we have made.

With that being said, I want to continue the discussion on all the PVD requirements: Maintenance specifications, procedural compliance requirements, and scope of work. It seems in some cases redundant. It's my intent to work with Director Harper and PVD along with KCAA committees to help make it clearer to county appraisers what the critical expectations are. With limited resources, it becomes a challenge for all of us, including PVD. Let's work together to maybe simplify the process, keeping the integrity of the mass appraisal process in Kansas, while maintaining and building the trust of the public.

Annual Conference Update: The KCAA Annual Conference will be held Sunday, June 5 – Wednesday, June 8, at the Drury Plaza Hotel Broadview, Wichita. (See more above right.)

2016 Executive Board: New Members

Three new members joined the KCAA Executive Board at KAC in November.



Connie Lawrence, Coffey County, is the new representative for the Southeast Region.



Barb Esfeld, Barton County, is now KCAA Vice President.



Patti Israel, Ford County, serves on the board representing the Southwest Region.

Steve Bauman joined the KCAA Executive Board in January 2016. He takes over the Northeast Region position vacated by Gene Bryan, who retired. (See "Good Luck, Gene!" on p. 2)

KCAA Appraising the Plains of Kansas is a quarterly publication of the Kansas County Appraisers Association. KCAA invites readers to submit articles or topics of interest for inclusion in Appraising the Plains. Send them to Cindy Brenner, KCAA, P.O. Box 988, Meade, KS 67864. Ph. (620) 873-7449. Fax (620) 873-2237. Email: kcaa@sbcglobal.net. Visit KCAA online at www.kscaa.net



Hotel Registration Open for KCAA Conference

The 2016 Kansas County Appraisers Association Annual Business Conference will be held Sun., June 5 – Weds., June 8, at the Drury Plaza Hotel Broadview in Wichita. Sunday night bowling and Monday morning golf are events you won't want to miss, along with food and fun Monday and Tuesday nights. We will also have numerous vendors available in the vendor room. Education sessions on Tuesday and PVD presentations on Wednesday are still being finalized.

Conference registration forms will be available in the near future, but you can book your hotel room now at <http://www.kscaa.net/conferences/2014-kcaa-conference-registration/>

Conference Hotel: Drury Plaza Hotel Broadview

Room Rate:

\$109 + tax single occupancy

\$119 + tax double occupancy.

Includes **FREE HOT QUIKSTART®** Breakfast. At Drury, "hot" means fresh pancakes, scrambled eggs, biscuits and gravy, sausage and more. **FREE 5:30 KICKBACK®** from 5:30 p.m. – 7 p.m. each evening: kick back, relax and enjoy a rotating menu of hot foods and cold beverages.



IAAO 2016

IAAO 82nd Annual Conference

August 28–31, 2016

Tampa Bay, Florida

<http://conference.iaao.org>

Board Meeting Highlights

KCAA Executive Board Meeting
4:30 p.m., Thursday, Oct. 22, 2015
NCAT Auditorium, Wichita

Attending: Mike Borchard, Philip Dudley, Gene Bryan, Kenton Lyon, Steven Miles, Craig Clough, Dee Carter, and Lisa Ree.

Previous Meeting Minutes—Meeting minutes approved.

Financial Report: \$11,631.86 CD, \$213,507.50 CK, \$145,758.20 MM minus \$277, \$149.76 Orion = \$93,747.80 Operating Funds

Treasurer Report: Lisa gave bank reconciliation and accounts reconcile. Treasurer's report was approved.

Education: Cindy provided counts on current education classes.

Secretary Review & Contract: Secretary review was completed. Salary for the secretary will remain \$36,000. Cindy will get the contract to Mike for signature

2016 Budget: Lisa moved to approve the 2016 budget with none opposed.

2016 KS Committees: Mike emailed board chairs to find out what is going

on with the committees. Mike would like direction on whether there are committees we can get rid of or consolidate? Five committees did not meet at all this year. Cindy will check what the standing committees are in the bylaws.

KAC Conference: Paul discussed mandamus action against PVD today re: 79-1460 (freezing of values). Johnson County will pay for action. Paul will discuss again at KAC. Cost has become an issue similar to counties at this point. We may see another increase in dues for affiliates. Gene will come off the KAC board. An appointment will need made to the KAC board by the end of the year.

Other Business: It was suggested that KCAA use enhancement fund to help facilitate specific counties or group of counties. It was brought up that the funds were collected for state-wide enhancements.

It was requested that the Orion Conference could be moved further west next year.

KLPG met and they want cases that went to BOTAs sent to them. They will pick cases and take those on.

Motion to adjourn. The next board meeting will be at KAC.

Good Luck, Gene!

Submitted By the Wyandotte County Appraiser's Office

Congratulations to Gene Bryan, the Wyandotte County appraiser since 2004, who retired effective Dec. 16, 2015.

Gene began his many years of public service in 1971, when he began working in the McPherson County clerk's office while still in college. He was then hired as the county assessor in May of 1973. Ultimately, as the Legislature changed the laws governing assessors in Kansas by eliminating elected assessors and instituting a four-year appointment process in January of



Gene (in the tie) surrounded by family.

1977, Gene was appointed to the position of county appraiser in McPherson, where he served until 1986. He then served as the deputy and then county appraiser in Johnson County for a time.

Over the course of his career, Gene has spent time working for the county

Briney Appointed Interim County Appraiser

Submitted by Wyandotte County staff

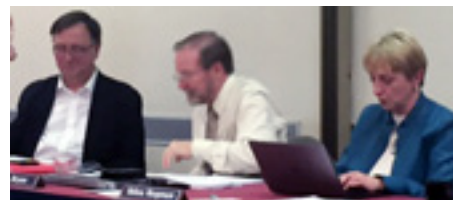


The Unified Government of Wyandotte County appointed Kathy Briney interim county appraiser effective December 17th after the announcement of Gene Bryan, Jr.'s retirement, which was effective on December 16th.

In mid-April of 2015, Briney became the deputy county appraiser in Wyandotte County. Briney brings with her nearly 23 years of experience working in public service and is familiar with both Kansas Department of Revenue's expectations as well as Kansas state laws governing mass appraisal for ad valorem tax purposes. Prior to her appointment, she had previously served as a county appraiser or the deputy in other Kansas counties, including Ford, Butler, Jefferson and Barton.

In a statement to the UG Commission at the December 10 meeting, she said: "My goal is for this transition to be as seamless as possible. I will continue to evaluate processes currently in place, and plan to work closely with one of my most valuable assets, and that's my staff. We do have a really good staff in place."

Kathy also indicated that the relocation to Wyandotte County has given her the opportunity to be closer to both of her children, as they both reside in the Kansas City metro area.



Gene (center) at a KAC Board meeting.

governments in McPherson, Johnson, Lyon and Wyandotte counties. Gene has also served as the president of the Kansas Association of Counties, an impressive accomplishment.

We wish Gene, wife Peggy, and his family the blessings of retirement!!



The Director's Update...

By David Harper, AAS, RMA, Director, Property Valuation Division

New year brings new processes and staff assignments to PVD

The Division of Property Valuation has welcomed the new year with several changes which may be of interest to the county appraisers.

PVD Course Registration. While we will continue to partner with KCAA in our education program for 2016, we are changing the registration process. Prior to 2016, all students registered through KCAA for PVD courses. Registrations were then forwarded to PVD to be manually entered to our education program. With the oversight of Cindy Brenner and Marilyn Cathey, the process was successful, but we do now want to move to a more automated process, which will be more efficient for PVD, KCAA and, most importantly, our students.

In 2016, we will roll out a new system where registrations can be made online directly to PVD. An automated system reply will be sent to the student confirming registration or placement to a waiting list if the course is full. The students will also be able to use the system to track their educational record with PVD, obtain course certificates and check on upcoming courses and more.

This system is scheduled to be fully operational by April 1. For now, students may register for PVD courses by emailing the registration forms to PVD.Registrations@kdor.ks.gov. Further instructions on the registration process will be coming during the first quarter of 2016.

Changes to KAR 93-6-3 – RMA Continuing Education Requirements.

A public hearing will be conducted at 1 p.m., Monday, April 4, 2016, in the conference room of the Office of the Secretary of Revenue, 2nd floor, Docking State Office Building, to discuss proposed changes to 93-6-3. PVD's proposal is to add the 7-hour National USPAP Update for Mass Appraisal course as an alternative standards

In 2016, we will roll out a new system where registrations can be made online directly to PVD.

course available to maintain the registered mass appraiser (RMA) designation. The requirement to complete the Kansas standards of mass appraisal workshop would be eliminated.

The Kansas standards course was originally developed due to a void in education for mass appraisal standards. Thanks to IAAO's efforts in working with The Appraisal Foundation (TAF), a USPAP mass appraisal update course was developed in 2015, which I believe can fill the void for training on mass appraisal standards. For those who do take the USPAP course for Mass Appraisal, I ask you to continue to share your comments and suggestions with me so I can forward them to IAAO and TAF to help the course continue to evolve into a valuable tool for those in mass appraisal.

PVD CAMA Staff. In order to meet growing demands of our PVD CAMA team, we have made some internal moves in reclassifying several staff from other sections of PVD to the CAMA section. We expect this to pay dividends through training of additional staff to provide CAMA support and by enabling several of our CAMA team leaders to devote their attentions to system enhancements and complex CAMA and valuation issues.

Effective January 15, 2016, the following assignments were made:

- James Shontz, Appraisal Data Coordinator
- Raelane Schnacker, CAMA Manager
- Mike Hauptman, Senior CAMA Specialist
- Gene Edwards, CAMA Specialist
- Deb Lewis, CAMA Specialist

We hope to soon add a CAMA Cartography Specialist to this team. At a later date, primary areas of responsibilities for each will be released. I think all who work regularly with the PVD CAMA personnel know what a tremendous job they do, and we hope the changes will benefit CAMA users in continuing to receive the best support possible from our CAMA team.

Congrats to Ossie on 25 Years of Service



Ossie McCarter, Geary County

On January 11, 2016, Ossie McCarter was recognized by the Geary County Commissioners for his 25 years of

service and received a backpack monogrammed with the Geary County Seal.

Ossie is the commercial appraiser in Geary County, which includes doing all of the ag parcels. Ossie started in Geary County after retiring from the United States Army. He knows every property in the county and works with the public so well that many of them ask for him by name when they come into the office.

Ossie also trains new staff in the art of data collection. He has been through the old KSCAMA system and entered into the realm of Orion with ease. He is currently learning to use the Surface Pro and move into the paperless world. We, his fellow coworkers, salute him and wish him many more years of sharing his knowledge with us.

Appraisals and Appeals

Clarity sought in valuation process — County lends support to JOCO effort

By Nicolas Wahl, Newton.Kansan@NWahl_Kansan. Reprinted with permission

Editor's Note: *The article below is a repeat from the October 2015 newsletter. It has been reprinted in case the egg-nog overpowered you during the holidays. This is an important challenge, and the petition for writ of mandamus has been approved by the Kansas Supreme Court. You can see the filing at <http://www.kscass.net/links/>.*

Harvey County recently lent support for an effort led by the Johnson County appraiser's office which calls the effort a move toward clarification, uniformity and fairness in the real property appraisal process. Harvey County appraiser Craig Clough brought word of the move to county commissioners, who voiced their support, during the Sept. 28 commission meeting.

While typically any non-agricultural real property is valued annually, legislation passed in 2014 is bucking the trend for property that has had its value reduced through the appeals system, allowing the value to remain stagnant for two years following the reduction. Previously, the statute mandated one year.

"By holding that value, even though market conditions say it should increase, we have created a sub-class of citizens that have a tax advantage (over) owners of another property," said Johnson County appraiser Paul Welcome. Welcome said by doing so, the legislation, KSA 79-1460, flies in the face of the Kansas Constitution, which requires the legislature provide for a uniform and equal basis of taxation.

Under the previous legislation, exceptions could be made if there was substantial and compelling reason to raise the value and the appraiser notifies the property owner prior to mailing the valuation notice. Substantial and compelling was not defined.

Clough said the new legislation does define substantial and compelling, but the appraisers do not believe the definition adds clarity. K.S.A. 79-1460 reads "substantial and compelling rea-

sons" mean a change in the character of the use of the property or a substantial addition or improvement to the property. The term "substantial addition or improvement to the property" means the construction of any new structures or improvements on the property or the renovation of any existing structures or improvements on the property. The legislation does not include maintenance or repair or any existing structures, equipment or improvements on the property or reconstruction or replacement of any existing equipment or components of any existing structures or improvements on the property.

Clough said problems come in the case of major remodels that do not increase the footprint of the property following a value reduction after an appeal. "The value doesn't grow with the market value," Clough said.

Welcome said with the issue affecting all counties, they are trying to get additional counties to come on board. Johnson County has agreed to foot the entire cost of the work done in the process of putting together a mandamus action, where the Property Valuation Division director would join them for a legal brief. The action would initially be in Shawnee County District Court in Topeka, where the PVD resides. There would be no trial.

He said the mandamus would also avoid raising the issue in a particular tax appeal with a particular taxpayer, preventing notion of harassment or bias against a particular taxpayer, tax agent or attorney. They would attempt to get a published opinion from a judge. "Then we find out which one prevails," Welcome said. "Which of these statutes and directives am I supposed to follow? Do we reassess every year or am I supposed to hold values for a sub-class of citizens getting a tax advantage?"

Welcome said while his preference would be to do away with the two-year value stagnation, the simple clarification would be a step in the right direction.



IAAO Member News

Thanks to all of you for your support of the IAAO. What a great number of names!

New Member:

Brian Scott Gough, Johnson County

10 Years:

Doug Moore, RMA and Robert Prine, RMA, Sedgwick County; Cindy Barnett, RMA, Cherokee County; and Ray Browning, Savage and Browning, LLC

15 Years:

Sheryl Sammons, RMA, Saline County

20 Years:

Barbara Konrade, RMA, Barton County; and Truette McQueen, Ottawa County



Drone Control

By Sheryl K. (Sherry) Sammons, RMA, Saline County

New regulations are out for drones, and there will probably be more. The number of drones continues to escalate at a rapid rate in the United States, and a very large number of drone sales are anticipated for Christmas gifts. In case you have one or want one, these two articles could be of interest to you:

Get Ready to Register Your Drone With the FAA on December 21
<http://tcrn.ch/1neiKeT>

Current Unmanned Aircraft State Law Landscape
<http://bit.ly/1EHKJLY>

Yavapai County Assessor Studies Zillow's Home Pricing Estimates

Pearsall: Overall, it's a good starting point

Reprinted with permission from Sue Tone and The Daily Courier, Prescott, Ariz.

Submitted by Lisa Ree, RMA, Ellis County

Yavapai County Assessor Pam Pearsall has been watching the growing popularity of real estate website Zillow.com and Zillow's estimates of home values in Yavapai County.

Part of Zillow's efforts to attract potential homebuyers and sellers to its website is its "Zestimates," which are estimations of a home's current market value.

"Zillow has even begun trying to forecast the future trend of a home's value," Pearsall said.

She asked her staff to compile data on a random sample of single-family homes in Yavapai County listed on the Zillow website to check its accuracy against her own mass appraisal process and values. Much of the property data Zillow uses for its predictions comes from county assessor records.

"County assessors find it challenging to estimate property values on an annual basis for taxation purposes," Pearsall said in a recent press release. "Zillow claims to predict a home's value three times a week by using proprietary algorithms, statistical processes and geo-coordinate data. The accuracy of these predictions has many skeptics questioning the accuracy and details of their data."

Zillow argues that its predictions are meant to give a range of value to help a buyer or seller make more informed decisions. Pearsall wanted to check Zillow's accuracy with her updated annual 2016 tax year Full Cash Values (FCV), also known as market values, which homeowners receive around the end of February.

The results were revealing for a variety of reasons, she said.

Pearsall measured the 2016 tax year values against sales occurring over an 18-month period from January 2013 through June 2014. The equalization

"She asked her staff to compile data on a random sample of single-family homes in Yavapai County listed on the Zillow website to check its accuracy against her own mass appraisal process and values."

staff of the Arizona Department of Revenue (DOR) reported that Pearsall's valuation uniformity of residential properties is the best it has been in six years, partially due to a more rational mindset of buyers and sellers in the aftermath of the housing market crash.

County assessors in Arizona calculate a market value that is generally lower than the true market value of a property. This helps ensure a cushion against a rapidly declining market, Pearsall said.

A summary of Pearsall's study found the following:

- County randomly selected single family properties - 1,933.
- Zillow found and returned estimates on 1,763 properties.
- Zillow estimates had a median error rate of 6.8 percent from Pearsall's values. Zillow claims a national median error rate of about 7 percent.
- Zillow estimates generally were overvalued on lower-quality homes and undervalued on higher-quality homes compared to Pearsall's values.
- The unadjusted Zillow estimates (June 2014) for market value were above Pearsall's values on 1,722 (97.7 percent) of the tested 1,763 homes.

The Assessor's Office did not test condos, mobile homes or vacant properties.

"It's a good starting point to go there and see the estimate. We would tell people not take it for granted, to do more homework. You would probably want to talk to an expert who understands the market and the neighborhood," Pearsall said.

She gave a detailed presentation of her office's study to the 81st Annual International Association of Assessing Officers in Indianapolis, and will present the same to the Arizona Tax Conference in Flagstaff on Oct. 15. She also has presented her findings to local real estate professionals.

Zillow gave Yavapai County Assessor's Office the highest rating possible on the confidence score—four out of four stars. Part of that is because Arizona has more open disclosure laws, Pearsall said.

She expected the study to take a year, but her staff worked quickly and she had results within two months.

"I'm very pleased with my employees; they were great," she said.

According to some experts, Zillow is hoping to bring the entire home buying process online, Pearsall said. She stressed that this small study in no way represents a comprehensive review or endorsement of Zillow's practice. She reminds would-be users that, in Zillow's own words "it is a starting point in determining a home's value and is not an official appraisal."

Editor's Note: Lisa stated that one comment she remembered Pam making was she expects the phrase "Zillow It" to be a standard much like "Google It" has become.

2017 NCRAAO: Survey

By Rick Stuart, CAE

Yes, it really is meant to say 2017. KCAA will be the host of the 2017 NCRAAO conference to be held June 18–22, 2017. I have been asked to develop the educational sessions. This is where your input is needed. Please print this page and select any of the topics that are of interest to you. Indicate the preferred length of the program. Then scan and email it to me as an attachment at rstuart17@cox.net. Or mail it to me: Rick Stuart, 3533 SW Randolph Ave., Topeka, KS 66611

Mark all topics of interest	Possible Topics	Preferred Program Length		
		1½ hours	3 hours	All day
	Residential and commercial financing			
	Conducting a cap rate study			
	“Fracking, waste water disposal, earthquakes and values”			
	“Valuation of tiny homes, container homes and other unusual homes”			
	Neighborhood revitalization plans (NRP)			
	Valuation of wind turbines			
	Fee simple valuation & property rights issues for commercial property			
	Whats normal about income & expense data			
	Effective use of ratio studies			
	Promoting your office			
	“The 3 R’s of basic legal descriptions (reading, writing and arithmetic)”			
	Valuation of grain elevators			
	Valuation of ethanol plants			
	Valuation of big box stores			
	Valuation of fast food restaurants			
	Hotel/motel valuation			
	Calibrating your depreciation schedules			
	GIS and neighborhood application			
	Analysis of GPS and photogrammetric errors			
	Valuation of manufactured homes			
	Valuation of manufactured home parks			
	Preparing for an appeal			
	Critiquing an appraisal			
	Golf course valuation			
	Street view and desktop reviews			
	Green building valuation			
	Valuation of historic properties			

ORION Conference 2015

By Lisa Ree, RMA, Ellis County Appraiser

The Orion Conference 2015 was held in Wichita on October 22nd and 23rd. Tyler Technologies staff updated participants regarding the latest and future Orion enhancements, field tablets, and more.

■ **Orion New Functionality** was presented by Alan Collins and Jean Hostetler. Some of the enhancements included through patch 2015.32 were discussed and are listed below.

- Apex Sketch v6 integration with Orion has been completed. Any older version Apex sketches will be compatible with the new version.

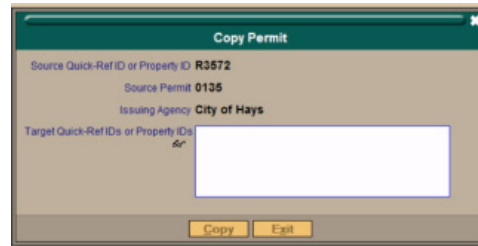
- Mobile Office Enhancements:
 - ▶ Users now have the option to select a list without using List Manager. A list can be created on-the-fly & deleted if desired, making the creation of lists easier.
 - ▶ The import process supports other Orion tabs in the export / import process. Permit and Transfer are two tabs that could be included.
 - ▶ Reports have been modified to



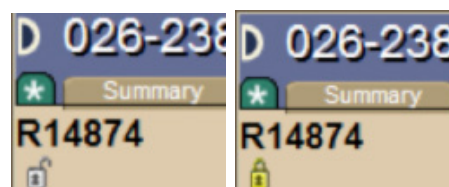
include photos and sketch changes.

- The Property Search Results screen now includes the Property Type description, which is listed below the CAMA No.
- Property Flags can be set to play a user-specified sound.
- The Assessment Tab Class column has been expanded to allow for more characters.
- Marshall & Swift cost reports can be set to print when a PRC prints.

- The Named Table Report is available to view/print from the Reports/Calculation Reports menu.
- List Manager now includes the Select Appeals under the Perform Query option, which will create an Appeal List. The List can be used for various Appeal Forms.



- Permit Tab Enhancements:
 - ▶ Users can now copy or move permit data from one property to another. This option copies or moves any documentation associated with the parent permit to the target permit, each permit being independent from the other.
- Form Tokens available will now only include those related to Kansas users.
- Property Locks and Unlocks can be performed in batch or on individual parcels. When locking properties, a lock reason code must be selected. Users are able to lock down specific tabs or the entire parcel. The Batch calculations will respect the property locks. The Assessment tab will not be included in the batch calculation if the assessment tab for parcels is locked. This also includes the Appraisal or Final Value tab, with the batch calculation will skip locked properties. The calculation reports will list how many properties



were skipped do to a lock.

- The Select Properties option within List Manager now includes an Additional Option to select by Lock Reason. The resulting list can be helpful when unlocking numerous properties.
- Mass Update Final Value Page on Activities Menu:
 - ▶ The Final Value Method can be changed with a mass update.
 - ▶ Final Value tab comments can be removed.
 - ▶ Final Values can be removed, except cost values.

- The Legal Description can be expanded on the Property Page. The Legal Acres or Square Feet can be displayed with some configuration changes.

■ Jake Wilson discussed **Tyler's Mobile Office & Field Mobile** tablet solutions. Tyler Technologies offers two different field tablet solutions, Mobile Office and Field Mobile. Currently, Mobile Office is being used by a few Kansas counties. The Field Mobile application should be available for Beta testing in Kansas in 2016 and available for market in 2017.

These tablet solutions promote paperless field inspection. They will tie together CAMA data with GIS maps, photos and sketches for field use. Recently added was a field application for the Final Review process.

Field Mobile will use Windows 8 or 10, using Windows tiles, which makes it more touch friendly. The application will use live CAMA data. Other features include the ability to take pictures and sketch in Apex in the Windows 10 version.

Mobile Office draws data from Orion using List Manager and is imported to the tablet. Data can be gathered from various tabs, including the Appraisal, Sales tab, and Permit tab. Parcels included in the import are outlined or highlighted on the GIS map.

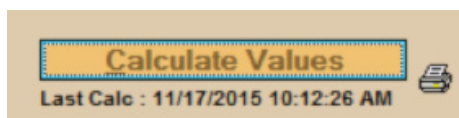
A recent enhancement includes the ability to use an Orion field to designate why a field review is needed.

This would allow users to select parcels labeled with a particular activity. Mobile Office can now be used during the final review process. Imports to Orion can include the value selected, reason code and review appraiser.

Attendees learned **Orion Tips & Tricks-New & Old** during Jean Hostetler's presentation.

- Originally available in Orion is the Expand All or Collapse All features, which applies to all nodes on the Appraisal Tab. Now available by right-clicking a node is the Expand Children and Collapse Children option for an individual item page. (See right.)

- A printer icon is available to print a Calculation Breakdown Report, which lists group variables and their values. The icon is located next to the Calculate Property Value on the Appraisal tab. Values shown are up-to-date, according to the latest calculation. (See right.)



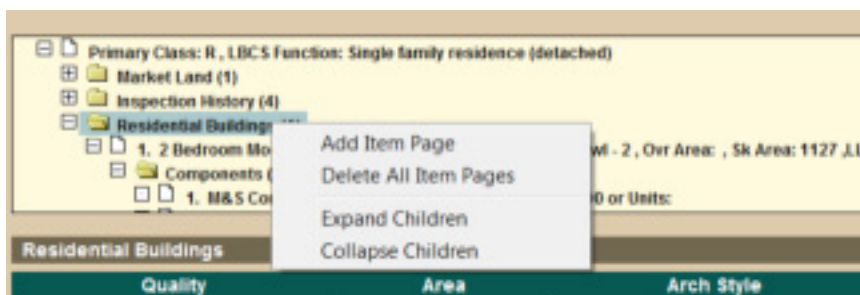
- A printer icon is available on the Assessment tab which displays either an Assessment Calculation Breakdown or a Variable List.

- The Events Tab is not tax year specific and not widely used in Kansas. If a county wishes to use Events, Property Event Types must be created. Events data can be queried using CRS. List Manager's Perform Action option includes an Add Events option.

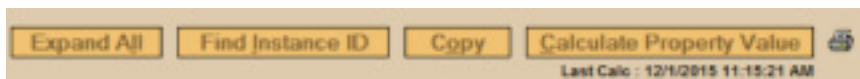
- Tools Tips, with some configuration, are available on the Appraisal Tab. The tips are field specific.

- Hovering over a field on the Appraisal and Assessment tabs reveals the reporting name of that field. Currently this option is not available on other tabs.

Jean Hostetler also presented a **Marshall & Swift MVP** update.



Expand Children and Collapse Children option for an individual item page



A printer icon is available to print a Calculation Breakdown Report

Marshall & Swift's next generation cost estimator is the Multiple Valuation Platform, or fondly called MVP. MVP will replace the current M&S "black box" associated with Orion. PVD is currently testing MVP but has run into a few issues. A possible roll-out date for use of MVP in Orion is late-2016.

End users will not notice any significant different changes in Orion with residential, other improvements and manufactured homes. A plus is the RCN and RCNLD will be displayed for each component. The MVP effect on the Commercial side of things is not so good. Switching to MVP will increase the commercial components available in Orion from 700 to over 3000. Another

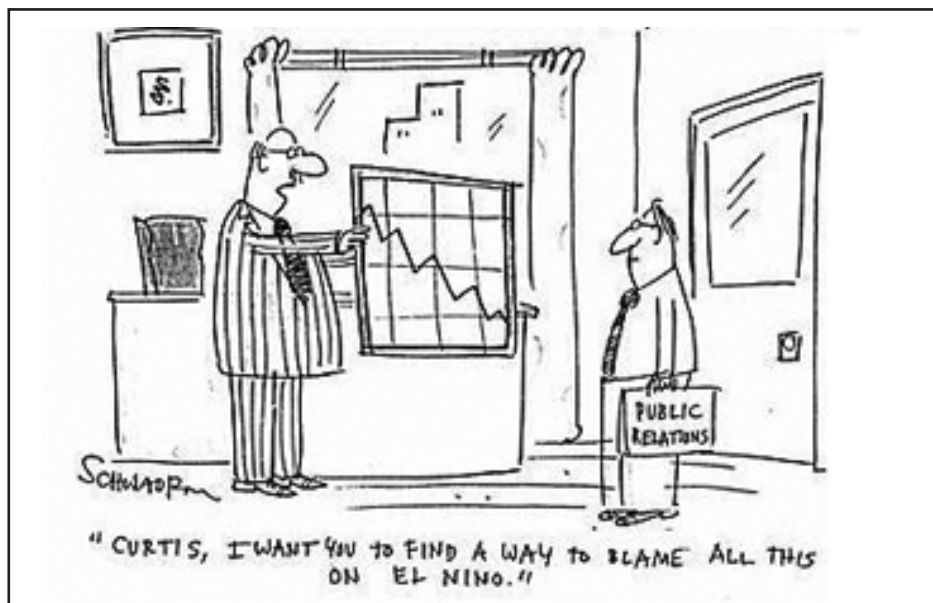
concern is that MVP will not support Commercial custom components.

What future updates to Orion can we expect to see?

- A command button on the Modify an Ownership Transfer window will launch a link to corresponding on-line deed information, if available.

- Google Maps can be launched from the Appraisal Tab using the parcel's situs address.

- Calculation Reports will sort and list errors first on the report and then warnings.



Submitted by Diana Carter, RMA, McPherson County, co-chair KCAA Public Relations & Newsletter Committee

January 2016

KCAA Orion Enhancement Committee Update

By Chris Morlan, AAS, RMA, KCAA Enhancement Committee Chair

I am pleased to report that we have received a sample of Expanded PRC and it is being reviewed by the committee members for issues and concerns. I plan to report back to Tyler staff on this by January 15th. It would then move to Tyler's QA process and then put into a patch release.

I reported back to Tyler staff requesting a Statement of Work for the Manufactured Home Park Income & Survey Item pages enhancement to be configured for up to 15 counties by Tyler staff. I have not heard back yet on this request.

I met with Jim Shontz, Anna Porter, Rae Schnacker, and Brad Elridge on December 14th to review and discuss the enhancement requests for income

reports. Brad had some good suggestions and pointed out a few things that currently are not working as they probably once were discussed. Brad is leading this effort on updating the income reports. Please contact Brad or myself if you would like to assist in this effort.

I have not received any questions or a Statement of Work from Tyler on the Page through Photos after Enlarging enhancement request. I will be checking on that soon. I will also be submitting several other enhancement requests in mid-January.

I plan to start reviewing the Percent Complete Item page information that has been sent to me from multiple counties as examples. While there are

quite a few versions out there, I am hopeful we can come to an agreement on one that will work for all, or at least most, of the counties. I hope to be providing some suggested mockups in the near future, probably in conjunction with the monthly PVD conference call, scheduled for the third Wednesday of the month.

I continue to receive enhancement suggestions and am adding them to the list. Due to the timeline and deadlines we all have at this time of the year, it will probably be in the March to April timeframe before the committee will get together to review new enhancements and select new ones to be worked up for a quote.

Photos From KAC Annual Conference



Incoming President Mike Borchard (L) presents outgoing President Craig Clough with a plaque and gavel to recognize his years of service on the KCAA Executive Board.



(L-R) Kenton Lyon, Russell County; Mindy Harting, Norton County; Lisa Ree, Ellis County; Rachelle Standley, Trego County; Kelly Deslauriers, Ness County



◀ (L-R) DJ McMurry, Pratt & Kiowa County; Craig Clough, Harvey County; Gayla Godfrey, Rice County; Dianna Carter, McPherson County; Lori Reedy, Harper County; Mark Low, Comanche County; Karen Spencer, Barber County; Lance Leis, Cowley County; Mike Borchard, Sedgwick County



◀ (L-R) *Back row:* Greg Wellbrock, Grant County; Patti Israel, Ford County; Leon Reimer, Meade County; Jerry Denney, Gray County; Lisa Reeder, Lane County
Front row: Maria Castillo, Finney County; Kelly Deslauriers, Rush County



(Right) Our thanks to Cindy Brenner, KCAA executive secretary, for her work on the KCAA meeting @ KAC.

(L-R) Jerry Mentzer, Woodson County; ▶
Connie Lawrence, Coffey County; Sandra Drake, Allen County; Stephanie O'Dell, Miami County; Steve Markham, Anderson County; Jami Clark, Greenwood County; DeLinda White, Labette County



◀ (L-R) Paul Welcome, Johnson County; Steve Miles, Douglas County; Melissa Crane, Atchison County; Tanya Erichsen, Jefferson County; Greg McHenry, Riley County; Gene Bryan, Wyandotte County; Jason Claycamp, Jackson County



(L-R) Melinda Latham, Mitchell County; ▶
Bruce Wright, Dickinson County; Della Rowley, Geary County; Sheryl Sammons, Saline County; Barb Esfeld, Barton County





Real Estate Notes of Interest

By Rick Stuart, CAE

■ www.kansas.gov/kreab, Sept. 15, 2015. In case you missed it, there are some interesting numbers about the ages of licensed Kansas appraisers in the Summer issue of the KREAB newsletter. The table can be found on pages 7 – 8 at <http://bit.ly/1PdCqPO>.

■ www.htrends.com, Oct. 14, 2015. There are 3,696 projects totaling 441,397 rooms Under Contract in the United States, according to the September 2015 STR Pipeline Report. This represents an 11.7% increase in the number of rooms Under Contract compared with September 2014 and a 19.6% year-over-year increase in rooms under construction. Under Contract data includes projects in the In Construction, Final Planning and Planning stages but does not include projects in the Unconfirmed stage. <http://bit.ly/1Kjw3yp>

■ www.auction.mediaroom.com, Oct. 20, 2015 “Auction.com, LLC, the nation’s leading online real estate marketplace, today released its Top Single-Family Housing Markets Report for Fall 2015, which ranks the nation’s 50 largest housing markets according to current and forecasted housing fundamentals.” (See table below.)

May be a surprise to some: no Texas city is in the top five. <http://bit.ly/1NSzpQC>

■ www.quickenloans.com, Oct. 13, 2015. “Quicken Loans, the nation’s second largest retail mortgage lender,

today reported appraiser opinions of home values in September were 2 percent lower than homeowner’s views, according to the company’s national Home Price Perception Index (HPPI). The gap between the two values narrowed in September compared to the previous month, although the findings marked the eighth consecutive month homeowner estimates outpaced appraiser opinions.” <http://bit.ly/1jv4a0F>

Editor’s Note: For some reason, the owner’s opinion is always lower than any appraisal for appeal purposes.

■ www.builderonline.com, Oct. 26, 2015. “New home sales sank 11.5% in September to the lowest level in 10 months, MarketWatch’s Jeffrey Bartash reports. Sales of newly built homes fell to an annual rate of 468,000, the Commerce Department said Monday, the lowest level since last November.” <http://bit.ly/1k61cjl>

■ www.builderonline.com, Oct. 28, 2015. “The homeownership rate, all told, is now 63.7%, up from 63.4% in the second quarter, and the homeownership rate for those under 35 rose 100 basis points in that time-span, to 35.8%. What’s more, the share of homeownership among those less than 35 years old posted its biggest gain in 11 years.” <http://bit.ly/1LBTAyA>

■ Bill McBride, www.calculatedriskblog.com, Nov. 4, 2015. Mortgage rates maintained their upward momentum today, rising to the highest levels since late September after Janet Yellen confirmed the Fed’s rate hike outlook. Bond markets (which include the mortgage-backed securities that most directly affect mortgage rates) began adjusting for that outlook last week after the Fed announcement. Markets saw a roughly 1 in 3 chance of a December rate hike before that announcement, and better than 50 percent afterward. <http://bit.ly/1MB9fLS>

■ www.builderonline.com, Nov. 10, 2015. “The New York Times’ Rachel Abrams reports on claims that Ark Floors, a California-based importer of Chinese wood products, has been accused of selling wood with high levels of formaldehyde—and the accuser is the same hedge fund manager who initially blew the whistle on Lumber Liquidators earlier this year.” <http://bit.ly/1QrOV5G>

■ www.builderonline.com, Nov. 9, 2015. “Home prices have continued to rise in 2015, according to CoreLogic and its national Home Price Index. From January through September, home prices increased more than 6%, CoreLogic data shows.” <http://bit.ly/1MUNVYd>

■ Laura Kusisto, *The Wall Street Journal*, Nov. 6, 2015. “First-time home buyers fell to 32% of all purchasers in 2015 from 33% last year, the third straight annual decline and the lowest percentage since 1987, when it was 30%, according to a report released by the National Association of Realtors.”

Top Five Markets at a Glance

Market	Home Price Growth, Year Over Year	Home Sales Growth, Year Over Year
Seattle	10.9%	12.6%
Fort Lauderdale	5.9%	7.9%
Orlando	9.0%	9.9%
Palm Beach County	14.8%	8.1%
Portland	9.4%	12.5%



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■ Anya Martin, *The Wall Street Journal*, Nov. 6, 2015 “Look out, banks. Home buyers are increasingly turning to independent mortgage companies for their loans. In 2014, non-depository independent mortgage companies originated 47% of completed home-purchase loans and 42% of refinance loans, according to data from the Federal Reserve. That’s up from 43% and 31%, respectively, in 2013 and the largest share of the mortgage market held by non-banks since 1995.”

■ Jesse Newman, *The Wall Street Journal*, Nov. 13, 2015. “In the Kansas City Fed’s district, which includes Kansas and Nebraska, irrigated-cropland values declined 1%, while the average price of non-irrigated land rose 0.4%, the bank said.”

■ *www.builderonline.com*, Nov. 19, 2015. “According to the Appraisal Institute, the number of real estate appraisers has fallen 20% from 2007 and was down to 78,500 earlier this year. Amy Hoak of MarketWatch says the group predicts another 3% fall each year for the next decade.

While most states have not felt any effects of the decline in appraisers, problems could on the horizon for both buyers and sellers of real estate: Longer waits also affect sellers who need the equity from one sale to purchase their next home. When they can’t close on the home they’re selling, they can’t close on the one they’re buying. A shortage also means appraisals will likely cost more, which some say is already happening in rural areas. Appraisal fees are generally paid by borrowers.” <http://bit.ly/1LqOQbt>

■ *www.htrends.com*, Nov. 20, 2015. “In year-over-year results, the U.S. hotel industry’s occupancy increased 1.6% to 69.1%. Average daily rate for the month was up 4.8% to US\$124.01, and revenue per available room increased 6.5% to US\$85.67.” <http://bit.ly/1Mxy3aG>

■ *www.builderonline.com*, Nov. 23, 2015. Existing-home sales (which include single-family homes, townhomes,

condos, and co-ops) decreased 3.4% in October, according to the National Association of Realtors (NAR) release Monday morning. At a seasonally adjusted rate of 5.36 million, October existing home sales are still 3.9% above a year ago, despite the month-over-month drop. According to Lawrence Yun, NAR chief economist, “a sales cooldown in October was likely, given the pullback in contract signings the last couple of months,” as supply is still tight and buyers have few options. <http://bit.ly/1kQuJyB>

■ Kate Davidson, *The Wall Street Journal*, Nov. 19, 2015. “New-home construction sank in October, as builders dialed back on building of apartments and condominiums that drove demand in much of the summer. Housing starts fell 11% from a month earlier.”

■ Joe Light, *The Wall Street Journal*, Nov. 23, 2015. “American homeowners are finally digging out of the hole created by the housing crisis but their housing wealth is playing a much smaller role in the overall economy than it did before the downturn.”

“Home equity has roughly doubled to \$12.1 trillion since house prices hit bottom in 2001, according to the Federal Reserve. As a result, a key gauge of housing wealth—homeowners’ equity as a share of real-estate values—is nearing the point seen a decade ago, before the downturn.”

■ Nancy Keates, *The Wall Street Journal*, Dec. 4, 2015. “For the first time, Chinese have overtaken Canadians as the biggest foreign purchasers of U.S. property by total number of transactions, accounting for 16% of sales to international buyers in the 12 months ending March 2015, according to the National Association of Realtors. Canadians accounted for 14%—down from 23% in 2013.”

■ **Editor’s Comment:** It seems at times that I must live in a small and sheltered world. All the information below was in the Dec. 11, 2015, issue of *The Wall Street Journal*. It makes me realize I am not in Kansas anymore.

— “The 14-bedroom, 19th-century mansion at the tip of a narrow peninsula in Darien, Connecticut, sold for \$11.5 million three years ago, and they tore it down with the intention of building a new home. The purchasers then moved before construction started, and it is currently on the market as vacant land for \$14 million. The acreage can be subdivided into multiple lots.”

— “A Miami-area 13,800 square foot spec home asking \$43 million comes with its own vintage Jaguar, yacht and an Andy Warhol silk screen.”

— “A not-yet-built Los Angeles spec home with plans for 15,600 square feet, bowling alley and a \$12,000 coffee maker is going on the market for \$45 million.”

■ **Editor’s Comment:** In the January 2016 issue of *Inside Self Storage* was an interesting article titled “Reducing Your Property Taxes.” I have selected some key points that might interest you.

— “If your strategy is to give the appraiser a sob story about how the tax is a huge burden for you, your plea will fall on deaf ears.”

— “As the property owner, you don’t have to testify as to what you think the facility’s “true” market value is. On the contrary, you’re an advocate for your property. Explain the reasons it deserves a lower assessment.”

— “Filing a tax appeal provides you or your tax-appeal representative with the opportunity to reinterpret your facility by placing over it the biggest, darkest cloud you can.”

— “Having a third-party’s opinion can make your request for a reduction more compelling. For example, it may be helpful to have a real estate broker prepare a letter for your use at the tax-appeal hearing. The letter can “suggest” things that will improve your property and make it more marketable such as new flooring, a new roof, paint, sealcoating, etc.”

REAL ESTATE NOTES, continued

— “You may also want to hire other professionals to inspect the facility and provide their own assessment. Whoever met a roofer who didn’t find any problems with a roof? But instead of asking for a free estimate, you may want to pay for it. If the company gives you a quote, it will want to be competitive on price to get the potential job. Instead, ask for an estimate that includes better materials, a longer warranty or quicker completion. If this adds 20 percent to the cost, it’s a great piece of information to present at the hearing.”

— “Beyond the physical condition of your property, consider any “negative influences,” such as proximity to highways, churches, gas stations, power lines, schools, hospitals, etc.” **Editor’s Note:** These are negative influences for self-storage? Really?

■ *www.quickenloans.com*, Dec. 8, 2015. “Quicken Loans, the nation’s second largest retail mortgage lender, today announced the average appraisal in November was 1.87 percent lower than the value the homeowner expected, according to the company’s national Home Price Perception Index (HPPI). The difference between the values was slightly higher in October, making November the third consecutive month the gap between values has narrowed. Overall, November marks the 10th straight month homeowners’ expectations of their home’s value exceeded the appraisers’ valuation, according to the national index.” <http://bit.ly/1U7NgCl>

■ *www.quickenloans.com*, Dec. 9, 2015. “The Federal Housing Administration announced its loan limits for 2016, with the loan limits in 188 counties set to increase due to changes in housing prices. There will be no decreases to the loan limits in any counties. Nationally, for areas considered to be “high cost,” including San Francisco, Washington, D.C., New York, and some parts of Los Angeles, the FHA loan

limit will remain at the national ceiling, \$625,500. For areas considered to be “low cost,” the FHA loan limit will remain at \$271,050.” <http://bit.ly/1IS6ksp>

■ *www.hotelnewsnow.com*, Dec. 21, 2015. “In year-over-year results, the U.S. hotel industry’s occupancy increased 1.1% to 59.4%; its ADR was up 3.2% to \$115.44; and its RevPAR increased 4.3% to \$68.60.” <http://bit.ly/1QD5bCv>

■ Laura Kusisto, *The Wall Street Journal*, Dec. 16, 2015. “Three of the nation’s largest landlords have held discussions with Airbnb Inc. about allowing apartment dwellers to market rooms through the company’s global network in exchange for a slice of the revenue. The companies are Equity Residential, AvalonBay Communities Inc. and Camden Property Trust.”

Editor’s Note: If this occurs, misc. revenue should be shown as a larger amount.

■ Josh Mitchell and Laura Kusisto, *The Wall Street Journal*, Dec. 17, 2015. “Home builders are stepping up construction broadly across the U.S., suggesting the housing market will help anchor the economy amid global turbulence and higher interest rates. In November, the increase was up 10.5% from the previous November.”

■ *www.nai.hotelmanagement.com*, Dec. 21, 2015. “While the hotel construction pipeline in the United States continues to grow, there seems to be little danger of overbuilding—at least in the short term. The market remains in a state of equilibrium, a condition that will continue at least through 2016.

Both developers and hotel brand companies remain bullish on new development. At the recent North America Tourism & Hospitality Investment Conference, a survey of attendees showed nearly half of them opened a hotel in the past 12 months, with 30 percent opening two or more. Nearly one-fourth of those surveyed have \$50 million in equity for new construction investments, and 20 percent have \$200-plus-million to leverage for hospitality investments.

A lot of development interest lies in limited-service brands.”

■ *www.hotelmanagement.com*, Dec. 30, 2015. The good times continue to roll for the hotel industry. Since 2008, the hospitality industry has been waiting for its moment to shine again. In 2015, hotels saw their chance thanks to the improving economy, and knew the wait had paid off. If 2014 was a brisk jog, 2015 was a dead sprint toward high occupancy and record rates.

■ *www.globest.com*, Jan. 4, 2016. “The historically low cap rates for all major net lease sectors remained unchanged or declined in the fourth quarter, according to a new report from the Boulder Group, a net lease firm in suburban Chicago. Single tenant retail properties remained at their historic low rate of 6.25% and rates for the office and industrial sector reached new historic lows of 7.00% and 7.44%. Over the course of 2015, cap rates for retail, office, and industrial properties declined by 15, 35 and 26 bps respectively.” <http://bit.ly/1PGQNWt>

■ *www.builderonline.com*, Jan. 12, 2016. “The annual Cost vs. Value report from BUILDER’s sister publication, REMODELING, provides data on how much 30 different home improvement projects are worth in 100 markets nationwide. Industry pros use it to find out how everything from a kitchen remodel to a new deck will increase a home’s value at resale.” <http://bit.ly/1ZYUFHb>

■ Molly Boesel, *www.corelogic.com*, Jan. 5, 2016.

- Home prices including distressed sales increased 6.3 percent year over year in November 2015 and remain 7.3 percent below the April 2006 peak.

- Colorado had the largest year-over-year HPI growth.

- The low-price tier increased faster than all other price tiers and is now 2.3 percent above its pre-crisis peak.

<http://bit.ly/1TW0YYt>

■ Michael Tucker, *www.mba.org*, Jan. 7, 2016. Rents for new residents of U.S. apartment communities rose

4.8 percent last year, reported MPF Research, Carrollton, Texas. This marks six consecutive years of rent increases at or above the 2.7 percent long-term norm, leading to a 22.5 percent total price increase, MPF said. Typical apartment rent across the country's 100 largest metros now stands at \$1,244 per month. <http://bit.ly/1OrFmP>

■ Michael Tucker, www.mba.org, Jan. 7, 2016. Cap rates for retail, office and industrial single-tenant net-lease properties declined steadily throughout 2015 as investors pursued the asset class's stable returns, reported the Boulder Group, Northbrook, Ill. Boulder Group Vice President John Feeny noted that cap rates for retail, office and industrial net-lease properties declined by 15, 35 and 26 basis points respectively over the past 12 months. <http://bit.ly/1OiGSGr>

■ Ali Ahmad, www.mba.org, Jan. 7, 2016. Commercial and multifamily mortgage lending is expected to increase in 2016, as lenders' and borrowers' appetites for new loans remain strong, according to a new Mortgage Bankers Association survey of top commercial and multifamily mortgage origination firms. A full 90 percent of top firms expect originations to increase in 2016, with 50 percent expecting an increase of 5 percent or more and nearly two-thirds (61 percent) expecting their own firm's originations to increase by 5 percent or more. <http://bit.ly/2011Xdr>

■ Michael Tucker, www.mba.org, Jan. 7, 2016. Hotels experienced steady bookings increases in late 2015, with 21 of the top 25 markets showing committed occupancy growth, reported TravelClick, New York.

"The new reservation growth in the final month of this year is welcomed news for hoteliers across North America," said TravelClick Senior Industry Analyst John Hach.

"The overall reservation trend is positive, especially given recent headlines and concern over terrorism, showing that North America continues to be a strong market." <http://bit.ly/1J3IB3u>

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PUBLIC RELATIONS & NEWSLETTER

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Find newsletter archives at
<http://www.kscaa.net/newsletter-2/>

2016 KCAA Budget

ACCT #	ACCOUNT DESCRIPTION	2016 Budget
01	■ APPRAISER REVENUE	
01-01	APPRAISER OTHER	2,100
01-02	APPRAISER KCAA REVENUE	66,500
	TOTAL APPRAISER	68,600
01-03	APPRAISER DUES	
01-03-01	COUNTY DUES	15,000
01-03-02	NON-COUNTY DUES	300
01-03-03	CKA DUES	150
	TOTAL APPRAISER DUES	15,450
01-04	CONF & MEETINGS	
01-04-01	SYMPOSIUM	37,000
	TECHNOLOGY SEMINAR	-
	TOTAL CONF & MEETINGS	37,000
01-05	INTEREST	
01-05-01	BANK INTEREST	300
	TOTAL APPRAISER REVENUE	121,350
02	EDUCATION REVENUE	
02-01	EDUCATION OTHER	-
02-02-03	EDUCATION CLASSES	62,500
	TOTAL EDUCATION REVENUE	62,500
	TOTAL REVENUES	183,850
01	■ APPRAISER EXPENSES	
01-01	OFFICE & SUPPLIES	
01-01-01	TELEPHONE	1,100
01-01-03	POSTAGE	500
01-01-04	SUPPLIES	600
01-01-05	MISCELLANEOUS OTHER EXP.	1,000
	TOTAL OFFICE & SUPPLIES	3,200
01-02	LEGISLATIVE	
01-02-01	LEGISLATIVE EXPENSES	2,000
	TOTAL LEGISLATIVE EXPENSES	2,000

ACCT #	ACCOUNT DESCRIPTION	2016 Budget
	<i>APPRAISER EXPENSES (cont)</i>	
01-03	CONF & MEETINGS	
01-03-01	SYMPOSIUM	30,000
01-03-02	KAC	250
01-03-03	ORION Conf	2,000
01-03-04	IAAO	3,000
01-03-05	NCRAAO	5,000
	TOTAL CONF & MEETINGS	40,250
01-04	TAXES	
01-04-01	PERSONAL PROPERTY	-
01-04-02	OTHER	100
	TOTAL TAXES	100
01-06	CONTRIBUTIONS	
1/6/2001	HAGEMAN TRUST	-
01-06-02	IAAO	
01-06-04	OTHER CONTRIBUTIONS	-
01-06-05	SCHOLARSHIPS	500
	TOTAL CONTRIBUTIONS	500
01-07	PROFESSIONAL	
01-07-01	ACCOUNTING	250
01-07-02	LEGAL	300
01-07-03	NEWSLETTER	6,500
	TOTAL PROFESSIONAL	7,050
01-08	CONTRACTS	
01-08-01	EXECUTIVE SECRETARY	36,000
01-08-02	EXECUTIVE SECR. TRAVEL	2,000
	TOTAL CONTRACTS	38,000
01-09	DUES	
01-09-01	KAC DUES	2,500
01-09-02	IAAO AFFILIATE DUES	200
	TOTAL DUES	2,700
01-10	FEES & REGISTRATIONS	
01-10-01	FEES & REGISTRATIONS	50

2016 Budget, continued

01-11	BANK SERVICE CHG.	
01-11-01	BANK SERV. CHG.	50
01-12	SPECIAL PROJECTS	
01-12-01	SHIRTS	-
01-12-05	COMPUTER PURCHASES & MAINTENANCE	1,000
01-12-07	HANDBOOK	-
01-12-08	IAAO TRIP	-
01-12-09	NCRAAO '17	1,000
01-12-11	TECH SEMINAR	-
01-12-12	RETIREMENT GIFTS	500
	TOTAL SPECIAL PROJECTS	2,500
	APPRAISER OTHER	
01-13-01	KREAB	200
01-13-02	APPRAISER OTHER: RMA AND NON-PVD	55,000
01-13-03	PVD SPLIT	27,500
	TOTAL APPRAISER OTHER	82,700
	TOTAL APPRAISER EXPENSES	179,100
02	EDUCATION	
02-02	INSTRUCTOR FEES	-
02-04	MEETING ROOMS	-
02-05	CLASSES OTHER	-
	TOTAL EDUCATION EXPENSES	-
	TOTAL EXPENSES	179,100
	TOTAL REVENUES	183,850
	OPERATING BALANCE	4,750



Point well made

Submitted by Greg McHenry, AAS, RMA, Riley County Appraiser

Kind of puts a whole new perspective on “what’s legally permissible” and “highest & best use”...