



# APPRAISING THE PLAINS of Kansas



A Publication of the Kansas County Appraisers Association

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## KCAA Welcomes New Board

(l-r) Mark Hixon swears in board members: Barry Porter, Mike Borchard, Lori Reedy, Sandra Drake and Lisa Reeder.

KCAA installed four new board members and President Greg McHenry (see p. 2) during the KAC conference in November. Joining the board for their two-year term is Sandra Drake, Allen Co., for the Southeast Region; Lisa Reeder, Ness Co., for the Southwest Region; and Barry Porter, Republic

Co., for the North Central Region. Mike Borchard, Sedgwick Co., is taking over Lori Reedy's term for the South Central Region since Lori is now vice president. Exiting the board are Leon Reimer, Meade Co.; Jami Clark, Greenwood Co.; and Bruce Wright, Dickinson Co.. Our thanks to them for their service.

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THE

## President's View

Greg McHenry, RMA, Riley County Appraiser  
KCAA President

**Family Gathering:** After six to seven years of developing, converting to, and training for our new CAMA system, all of us are finally using the Orion appraisal software system. It's been a long and sometimes controversial few years, but we've survived it all and can move forward together. Those were a few of my thoughts during the recent Director's Update. It was wonderful to see so many appraisers in attendance, and I really appreciated Director Harper's participation, along with the numerous staff members from PVD. It was past time for all of us to gather and discuss issues relevant to appraisal work again, without having to talk about conversion strategies, CAMA trees, conversion schedules, etc. Our "family" was finally able to get together and discuss appraisal matters once again.

The challenges of Orion conversions are quickly being replaced by other issues. Oil & Gas valuation, Agricultural Use issues, watercraft legislation, maintenance specifications, ratio studies, and online education are just a few of the topics discussed during recent KCAA committee meetings. Having Director's Update in conjunction with



Mark Hixon welcomes incoming President Greg McHenry.

**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](mailto:kcaa@sbcglobal.net). Visit KCAA online at [www.kscAA.net](http://www.kscAA.net)

**While we sometimes agree to disagree on issues, we're all part of the same family: county appraisers, county staff, and PVD staff.**

the KAC Conference seemed to allow for increased participation from all of us, and it provided a central location for PVD to meet with our association and our committees.

Much like my personal experiences with family gatherings, Director's update was full of lively discussions, a little laughter, debates, and learning from each other. While we sometimes agree to disagree on issues, we're all part of the same family: county appraisers, county staff, and PVD staff. In short, Director's Update provided a great opportunity to get the family together once again.

I'm looking forward to 2012 being a very busy and productive year for us: KCAA committee meetings, education classes and workshops, KCAA Legislative Reception, and the annual KCAA conference. These are a few of the many opportunities we have to learn, grow, and make a difference. In addition, Kansas City will be hosting the IAAO conference in September, a great opportunity to attend a unique conference. I'd encourage each of us to participate in as many of these activities as possible. Our business is unique and can be very tough at times, but together we can survive and thrive. I'm looking forward to many more family gatherings!



## 2012 KCAA Annual Conference in Manhattan

Mark your calendar! The KCAA Annual Business Conference will be held June 18-20 in Manhattan, Kan.

The brand new Hilton Garden Inn, 410 S. 3rd, will be our host hotel with rates of \$109 a night. Learn more about this great venue on their website: <http://hiltongardeninn.hilton.com/en/gi/hotels/index.jhtml?ctyhocn=MANGIGI&WT.srch=1>

We are excited about the new hotel and also the new Flint Hills Discovery Center, which is located next to the hotel and scheduled to open in April. See video at <http://www.ci.manhattan.ks.us/index.aspx?NID=1411>. Or visit <http://www.flinthillsdiscovery.org/>.

Educational sessions are lined up, and we have exciting evening activities in the works. There will be the usual golf and bowling activities as well. Of course, it wouldn't be a conference in Manhattan without the Aggieville Olympics! Watch for conference registration forms will be online at our NEW website <http://www.kscAA.net> soon and also be in the April newsletter.

We look forward to "Meeting you in Manhattan"!

### Anderson County Seeks Appraiser

Anderson County is accepting applications for a certified appraiser. Applicants must carry a general, RMA, or CAE certification. Anderson County has a population of 8,102 and is in a rural community in SE Kansas. Salary is negotiable. Please submit resumes to the Anderson County Clerk, 100 E. 4th Ave., Garnett, KS 66032. Phone 785-448-6841. Fax 785-448-3205.

EOE



**2012 NCRAAO Conference**  
**June 11-13, 2012**

**Hyatt Crown Center, Kansas City, Mo.**

## 2012 NCRAAO Conference in KC

Missouri will host the 2012 NCRAAO Conference in Kansas City on June 11-13 at the Hyatt Crown Center in downtown Kansas City. (As of December 2011, the Sheraton Crown Center has become a Hyatt facility.) With the conference being so close, it is a great opportunity to take part in all NCRAAO has to offer.

Downtown Kansas City offers a huge variety of activities & sites. The Hyatt is adjacent to Crown Center Plaza, which has shopping, dining and entertainment options, and the Power & Light District has bars, restaurants and entertainment. The Visit KC website (<http://www.visitkc.com/index.aspx>) will give you a great idea of all downtown Kansas City has to offer!

The NCRAAO committee has been busy planning educational offerings and activities. Some of the educational sessions already confirmed or close to confirmation are:

- Valuation of Restaurants
- Valuation of Bed & Breakfast
- Net Lease Valuation of Golf Courses
- IAAO Member Benefits
- Vendor Presentations on Products and Technology
- Promoting your Office
- Destination Valuation: The Legends
- Oil and Gas Roundtable

Watch the NCRAAO website for registration information coming soon: <http://www.ncraao.org/>

## In Memoriam



Elysa Lovelady

### Elysa loses her battle

Elysa K. Lovelady, 52, Emporia, Kansas, passed away early Saturday, Dec. 10, 2011, at St. Francis Hospital in Topeka, Kansas.

She was born Nov. 14, 1959, in Hiawatha, Kansas, the daughter of K. Glenn and Eloise (Jones) Carpenter. She spent her childhood in Hiawatha and graduated from Hiawatha High School in 1978. She then attended the University of Kansas and Emporia State University.

In 1982 she and Steve Lovelady were married in Hiawatha. They made their home in Liberal, Kansas, and were the parents of two children. They were later divorced. Elysa moved to Newton before moving to Burlington in 1993. She was employed as the Greenwood County Appraiser and then the Coffey County Appraiser. She then served as the Butler County Appraiser and then moved to Emporia and was a deputy in the Lyon County Appraiser's Office. She was a member and Past President of the Kansas County Appraiser's Association and a member of the International Association of Assessing Officers.

Elysa was a member of the Burlington Christian Church and had been a member of the Burlington Jaynes and Beta Sigma Phi. She enjoyed crafting, both showing and selling things she had made and shopping for crafts others had made. She was an avid shopper and couldn't pass up a sale.

She was preceded in death by her father, K. Glenn Carpenter. She leaves her children, Cassandra Lovelady of the home in Emporia, and Jared Lovelady of Midland, Texas; her mother and step-father, Eloise and Robert McGeeney, Lyndon, Kansas; three sisters, Angela Wright and husband Stan, Kansas City, Missouri, Denise Chaffee and husband Rick, Overland Park, Kansas, and Darlene Weiss, Walnut Grove, California; a brother, Scott Carpenter and wife Jeri, New Strawn, Kansas; and several nieces and nephews.

Services were held 10:30 a.m. Wednesday, Dec. 14, 2011, at the Burlington Christian Church. Graveside services were held 3:00 p.m. Wednesday at Mt. Hope Cemetery in Hiawatha.

Memorial contributions are suggested to the American Cancer Society and may be sent in care of Jones Funeral Home, PO Box 277, Burlington, KS 66839. *Reprinted from Jones Funeral Home website.*

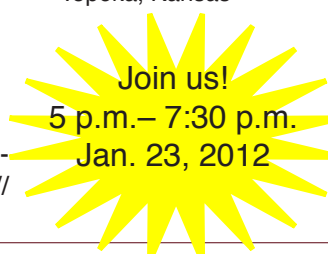


Governor's Row House  
 811 SW Buchanan  
 Topeka, Kansas

## 2012 Legislative Reception

The KCAA will once again host a Legislative Reception at the historic Governor's Row House, 811 SW Buchanan in Topeka. The reception will be on Monday evening, January 23, from 5 p.m.–7:30 p.m. All Legislators will be invited via email; however, it would be great if you could contact your legislators and extend a personal invitation. The Legislative Reception is a great opportunity for you to spend some time with your legislators to discuss important issues. If you are unable to attend, we encourage you make arrangements with an appraiser who will be attending so that he or she can visit with your legislators in your absence.

If you need information about state legislators and the areas they represent, go to: <http://www.kslegislature.org> and access the House and Senate rosters.





## The (Acting) Director's Update...

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

The year 2012 is upon us. In some aspects it seems the year raced by, but when I stop to think how many changes we have been faced within the past twelve months and how different things are now, January 2011 seems to be a distant memory. PVD is excited and cautiously optimistic about the challenges and tasks we hope to address in 2012. However, the loss of friends within the Kansas appraisal and property tax field in recent months quickly puts our work concerns into perspective, and our thoughts and prayers, particularly at this busy time of year, continue to go out to the families of Mark Beck, Elysa Lovelady and all our associates and colleagues who face this holiday season without cherished family and friends.

The 2011 fall months were busy at PVD. On Nov. 14, 2011, we held the Director's Update in Topeka in conjunction with the Kansas Association of Counties' annual meeting and the Kansas County Appraisers Association business and committee meetings. We were very encouraged by the attendance, feedback and suggestions for future conferences. In total there were 100 attendees at the update with 79 counties represented. PVD benefited from the KCAA committees allowing our staff to sit in on the committee breakout sessions. We have several projects on our radar now that we think will benefit from the joint efforts of KCAA and PVD. PVD presentations and notes from the November 14 meetings are now available on our website.

It has been well-noted that PVD's recent focus and emphasis has been on bringing all counties onto Orion for the 2012 tax year. We are on schedule to accomplish this goal, and I want to thank the appraisers and staff of the 33 counties moving to Orion in 2012 for their efforts and cooperation. I also want to recognize and compliment the PVD staff for their achievements and progress with the Orion conversions. The PVD CAMA section was recently honored at the Kansas Department

[Orion courses offered in February, March and April of 2012—including Orion Appeals, Introduction to Orion, Orion Ownership and Orion End of Year Processing—will be offered tuition free.](#)

of Revenue's Award Ceremony with the Distinguished Service Award for their work on the ORION project. This award acknowledges a notable event or achievement or process improvement that is significant in scope, effort or impact on government operations or service to citizens. Recipients of the award were Jim Shontz, Heidi DeVore, Rae Schnacker, Mike Hauptman, Mike Dallman, Carl Blume and Danette Higley. PVD, and particularly the CAMA team, are also quick to point out the contributions of the PVD field staff and thank them for all their efforts with the Orion project. The field staff's hands-on assistance and training with county staff has proved invaluable throughout the Orion project.

With the successful conversion of all counties to Orion, we can begin work on other projects which may have been on hold. Tasks we are planning for 2012 include a review of the compliance maintenance specifications, development of new and advanced Orion educational offerings, exploring options for developing a web-enabled commercial sales database tool, enhancement of the Open Records for Kansas Appraisers (ORKA) map application and the continued push to integrate more GIS functions with Orion.

In 2011, PVD held 96 classes for a total of 1,472 students. I think our education plans for 2012 are even more ambitious. Beginning with the 2012 certification date of June 15, 2012, PVD will begin charging a tuition fee for most Orion courses. Many courses will also be changed to tested hours, to allow appraisers more options in completing their continuing education requirements. Orion courses offered in February, March and April of 2012—including Orion Appeals, Introduction to Orion, Orion Ownership and Orion End of Year Processing—will be offered tuition free.

At the request of many county appraisers and their staffs, PVD will be offering in 2012 a course designed for students who have little or no experience with Microsoft Excel. The course, Basic Microsoft Excel and Appraisal Functions, will provide instruction on creating spreadsheets, tables, and charts using Microsoft Excel 2010, and also teach students how to sort and filter and use the appraisal related formulas and functions. Sign up early for this class; we expect it to fill up quickly.

We are also offering a new advanced course, Orion Advanced Market Modeling Techniques. This will be a tested course intended for students who might want to utilize techniques that refine variables used in multiple regression analysis and comparable sales selection. Another new educational offering in 2012 will be an overview of the State Appraised Public Utility Valuation and Allocation process. This course is intended to provide appraisers, county clerks and others an overview of the applicable laws and policies involving the appraisal of public utilities in Kansas.

On Dec. 8, 2011, Lynn Kent hosted the fall Oil and Gas Guide Meeting in Ulysses. An area of interest and priority continues to be horizontal drilling and the valuation for 2012 of these types of leases and equipment. Lynn continues to work to assemble data as related to horizontal drilling, including continuing to meet with Chesapeake Energy Corporation to collect data. She also attended the 2011 Horizontal Drilling and Completion workshop in Wichita offered by the University of Kansas Tertiary Oil Recovery Project.

As discussed at the Oil and Gas Guide meeting, the guide will not be changed to add a separate table for horizontal wells for 2012; however, PVD will provide "hand-on" assistance to counties valuing horizontal wells for

this tax year, and we plan to schedule regional meetings to work with the county appraisers who have horizontal drilling in their counties. I encourage any appraisers and their staffs who work with oil and gas properties to attend one of the two PVD oil and gas courses to be offered in February. In March 2012 there will also be an oil and gas seminar with the main focus on the valuation of oil and gas leases in Kansas as prescribed by the appraisal guide.

**Note:** Introductory level and advanced level courses and/or oil and gas appraisal experience upon instructor's approval are prerequisites for attending the seminar). All of these oil and gas educational offerings will provide appraisers with an excellent opportunity to discuss the methods prescribed by the guide and the guide contents in more detail than time permits at the guide meetings.

PVD continues to review and receive input on the applicability and

relevance of current directives, rules and regulations and statutes which pertain to property tax in Kansas. On Jan. 5, 2012, an open meeting will be held at PVD to discuss proposed changes to directive 94-027. The proposed directive revises vendor and contract specifications for county real estate appraisal services in accordance with K.S.A. 79-505. This statute requires the Director of Property Valuation to adopt rules and regulations or appraisal directives prescribing appropriate standards for the performance of appraisals in connection with ad valorem taxation in Kansas.

On Feb. 27, 2012, an open meeting will be held to discuss appraisal directive 92-006, which address standards for the performance of appraisals in connection with ad valorem taxation in Kansas. The proposed changes for this directive have come from ongoing discussions with several county appraisers and their concerns with complying

with USPAP in the performance of their mass appraisal work. Both meetings will be at PVD and also will be open for participation through phone conferencing.

This promises to be an exciting year. I am looking forward to attending my first IAAO Annual Conference and offer my congratulations to Kim Lauffer, Comanche County appraiser, for her recent election to the office of IAAO Vice President. I am looking forward to continuing to work with the KCAA, IAAO and all the Kansas mass appraisal professionals in maintaining our states reputation as a "benchmark of excellence" for innovations, efficiencies, and quality in area of property tax administration.

From all at the Division of Property Valuation, we wish you all a happy and healthy 2012.

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<http://www.ksrevenue.org/pvd.html>

## KCAA Launches New Website

The KCAA has launched a new website! The address is <http://www.kscaa.net>. (If you go to the old website, it will direct you to the new one.)

The new website has an online registration feature and also includes a link to the KCAA forum. Below is a message sent by Rod Broberg, Saline County appraiser, with additional information on the KCAA forum. If you have any comments/suggestions for the website, please let Rod know.

Dear Fellow County Appraisers:

Several years ago, when the Board of Tax Appeals had taken a turn for the worse, the president of KCAA appointed a BOTA tracking committee whose purpose was to track and disseminate board orders that might be of particular interest to the membership. We never really found a way to do that efficiently, but one idea that came up at that time was the use of Internet discussion forums, sometime called bulletin boards, as a means to get news of these decisions out to all interested parties. Later, Orion came along and the need to share information among

appraisers also came to the forefront. So now, after several years of trying, KCAA has found software and has established a discussion forum website.

It is intended that this forum be used by our member appraisers and their staff for the purpose of asking questions and sharing information with others. In order to use the forums, you will need to register. Other forums that I participate in allow users to register with the use of screen names, which allows users to be anonymous. That works on those places, but for our purpose we are asking that you register with your real name.

Currently, there are two forum topics, one for Orion and one for COTA. If you have a question, comment, observation or information to share, please start a new topic under the appropriate forum topic.

To get started, follow this link: <http://www.kscaa.net/forum/> You will need to register, and then you can choose the appropriate forum, click on NEW-TOPIC, and go from there. If you have any questions, call or email me.

—Rod Broberg,  
[rod.broberg@saline.org](mailto:rod.broberg@saline.org)



### Very Small Casa

Located in Mexico, this prefab prototype is only 418 square feet. It has three floors, including a hydroponic garden wall on the ground floor. The footprint and roof area (where heat escapes) are kept to a minimum.



## The KCAA Meeting at KAC

KCAA members gathered in Topeka Nov. 13–15 for the Kansas Association of Counties 36th Annual Conference & Exhibition. The KCAA meeting and Director's Update were held in conjunction with the KAC conference.

### KCAA at KAC

### Orion Enhancement Committee Update, 11/15/2011

Last night [11-14] the KCAA Executive Board was presented with a SOW for the Final Value Review Enhancement in the amount of \$21,484. The newest patch that is presently being installed contains both the KCAA Reporting Enhancement and the KCAA enhancement to Obsolete Party Records. PVD/KCAA was unaware that the Obsolete Party Record enhancement was included. PVD will be testing that component prior to making it widely known that it can be used and providing the procedure for using it. The bills for those two enhancements ought to be presented to KCAA for payment in the very near future.

Currently, some 30 counties have made contributions for the second round of enhancements, in addition to the amount that Cindy reported in our open session of \$25,194.90. We would therefore have available \$104,561.30. Of that amount, \$52,947.30 is unencumbered by requests for further enhancements.

Two items remain without the costs associated with funding them. Those items include matching the proper photo with the sale for the comparable sheet (in the case of a change after sale, both valid sales with the appropriate photos would print rather than only the most recent photo printing twice). An estimate for this was received in the amount of \$7,500 but was returned for further development. The cost is anticipated in the neighborhood of the \$7,500.

The other requested enhancement is for the redesign of the PRC. That is very early in development. It is anticipated to be very time-consuming and

thus expensive.

Dave Landgren attended our meeting yesterday, representing Tyler. A requested enhancement for freeing up space on the comparable sheets was also submitted. This enhancement will dovetail into another comparable report enhancement that Tyler was doing anyway. Therefore the cost to Kansas will be nothing or a fairly small dollar amount. Tyler is working with Johnson County for their Commercial Appeal Packet. It should be delivered to JoCo shortly. Once available, PVD will be taking a look at it, testing it for suitability for the rest of us.

Also, Wyandotte, in lieu of this year's contribution, requested an enhancement for the transfer tab/COV data screens. It will be delivered to Wyandotte next month, and again, following testing by both Wyandotte and PVD, will be available for us early next spring.

Tyler has over 700 actual user requests for enhancements to date. Naturally, many of those overlap what we have discussed. Evidence of this exists in the current patch. It is fairly extensive and contains a number of items that we've discussed earlier but have not identified as a priority for our enhancement money.

The PRC redesign is the next hurdle for this committee. I am today providing the committee with copies of the suggestions that Bob Kent has maintained over the years. The prevailing thought is to have a fairly static first page design with the second page flexibly designed, utilizing tokens to bring in the desired data. Also prior to March the committee will be entertaining suggestions for the third round of requests.



Tracy Weaver and Shannon Winter

### Kudos to New RMAs!

Three RMA designations were presented at the recent KAC meeting by Kansas Secretary of Revenue Nick Jordan. Congratulations to Wendy M. Prosser from Barton County and Tracy L. Weaver and Shannon Winter, both from Johnson County, on receiving your RMA designation! This brings to total number of RMAs to 232.

### Personal Property Committee

Barbara Konrade, Barton County, Committee Chair

The Personal Property Committee met on Monday, Nov. 14, at KAC. Those in attendance were Patti Isreal, Danna Cook, Marcie Long, Dianna Carter, Lisa Reeder, Shirley Ehrlich and I. Also attending was Sarah Goeckler, personal property appraiser with PVD. Sarah was very interested in our concerns and wanted all counties to know that if they ever have any questions, give her a call and she is more than willing to help.

The committee discussed the new DMV (Department of Motor Vehicle) modernization project that the Treasurer's office will be using. After they have converted to their new system, training will be available for the appraiser's office. Other topics discussed were possible changes in the way boats are valued and taxed. This issue is new and only in the discussion phase. We discussed mobile homes and golf carts but have nothing new to report on these issues.



### KCAA at KAC Oil & Gas Committee Meeting

By Richard E. Batchellor, RMA, CK, Kingman County, Committee Chair

The oil and gas meeting at the Director's Update [November 14] provided additional insight as to the horizontal drilling issue currently facing county appraisers. Lynn Kent, supervisor of the Oil and Gas section, presented information which would tend to support a very optimistic outlook for the industry. As she noted, when Shell Oil Co., one of the major oil producers, shows an interest in south central Kansas in regards to horizontal drilling, this can have a significant impact on the success of this endeavor. It should be noted that Shell is investing a significant amount of money in Kansas in this particular technology.

Continued discussion on an evaluation of the guide by an independent firm was interesting and positive. The Director has agreed to provide an answer in supporting and utilizing this type of critique by January 1st. Recent sales and their proximity to guide values indicate that some type of change is needed in order to closer proximate market value.

A suggestion was made during the executive board meeting that evening which received a very favorable response. The education committee was asked to sponsor an oil and gas valuation class to be taught by a mineral fee appraiser. This would give county appraisers and their staff an inside perspective into the valuation methodologies and practices utilized by the industry.

#### Another Meeting

The oil and gas meeting held in Ulysses was well-attended by both industry and county personnel. Items discussed included such items as adding verbiage to the guide in regards to reserve studies on newly completed leases; and adding an additional page to the renditions so that API (American Petroleum Institute), KDOR (Kansas Department of Revenue) numbers and other necessary information can be sent in to the appraiser. KDOR assigns

a number on each oil head for tracking purposes. A new section to include horizontally drilled leases, clarification of the certification statement and other pertinent information was discussed.

The meeting was presided over by Lynn Kent, supervisor of the Oil and Gas section, along with assistance from David Harper, acting director of PVD. One announcement made by David Harper that was very encouraging to hear was that PVD will support the KCAA in having a critique/evaluation completed of the Oil and Gas Guide. Mr. Harper asked that the request be put in writing. A scope of work for this process will be developed and presented to the KCAA executive board at their January 23rd meeting for their review. The scope of work will contain information on expectations and level of detail required and direct that it be done taking into consideration all current applicable law as it relates to the guide under review.

Another point of discussion was the economic lives currently utilized. A conversation with Manatron's programming representative revealed their willingness to develop a query that will pull from the 30-plus counties they work with from their database information that will assist in this process.

As sales of equipment and leases occur throughout the state, verification of this information sent to Lynn Kent will help in modifying values as needed not only for this year put for next year's guide. It is hoped that each county will monitor this information and collect it accordingly.

●●●●●●●●●●●●●●●●●●●●●●

● **Congratulations to Barry Porter** ●  
 ● **and Courtney Storm, who** ●  
 ● **won the drawing held at KAC** ●  
 ● **for complimentary NCRAAO** ●  
 ● **conference registration fees.** ●  
 ● **The NCRAAO conference will** ●  
 ● **be held in Kansas City, Mo.,** ●  
 ● **on June 11-13. See page 3 for** ●  
 ● **more details.** ●

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**Passing the gavel.** Outgoing KCAA President Della Rowley and 2012 KCAA President Greg McHenry.

### What classes are on your schedule?

By Mike Montgomery, RMA, Crawford County, Education Committee Chair

The Education Committee met Monday afternoon November 14th in conjunction with KAC in Topeka. We had a presentation from the Docking Institute on possible development of online classes for our association. The committee reviewed and discussed the results of the 2012 education survey. Thirty-five counties responded to the survey. The survey results are the main criteria used to determine which courses will be offered, their location and the timeframe they will be offered in the coming year.

Marilyn Cathey, PVD public service administrator, reported on the classes PVD intends to offer in 2012. Marilyn relayed that several courses are being rewritten for 2012. Some of these courses would be more in-depth and tested so continuing education credit could be given. Marilyn also relayed that PVD would need to start charging tuition for Orion classes after June of next year. David Harper, PVD director, said that PVD will put together a beginning Excel class to respond to that need. The two-day class will have an optional test for students wanting course credit.

Cindy Brenner reported that she is looking into setting up online class registration for KCAA sponsored classes.

**See KCAA's 2012 education calendar on page 15**

## KCAA at KAC

## Snapshots



Rod Broberg, Saline County appraiser, was named County Official of the Year by the Kansas Association of Counties. He was presented with a \$1,000 scholarship to be used toward education with KAC.



Mitchell County Appraiser David Thornton (l) presented Leroy Burk, former Montgomery County appraiser, with a watch to commemorate his retirement



Our thanks to outgoing board members (l-r) Mark Hixon, Shawnee County; Jami Clark, Greenwood County; and Leon Reimer, Meade County.

## KAC Service Awards

Congratulations to the following recipients of the Kansas Association of Counties Service Award:

**8 Years**

- Stacy Henderson, Dickinson Co., Data Collector
- Shonda Sauseda, Finney Co., Field AppraiserII/Cartographer
- Janice Cotton, Miami Co., Appraiser I
- Linda Taylor, Miami Co., Office Assistant II
- Ronald Friday, Reno Co., Field Appraiser I
- Daniel C. Cabbage II, Unified Gov't of Wyandotte/KCK Appraiser
- Peggy Miller, Unified Gov't of Wyandotte/KCK Office Administrative Support Specialist
- John Noon, Unified Gov't of Wyandotte/KCK Appraiser
- Sondra Kendall, Finney Co., Field Appraiser III/Oil & Gas Appraiser
- Mark Low, Finney Co., Appraiser
- Mark Niehaus, Graham Co., Appraiser
- Glenda Mill, Harvey Co., Deputy Appraiser
- Larry Hoover, Johnson Co., District Appraiser
- Elysa Lovelady, Lyon Co., Commercial Appraiser
- Debra Redding, Lyon Co., Appraiser III
- Stephanie O'Dell, Miami Co., Appraiser
- Sherry Snyder, Miami Co., Office Specialist
- Charles Latham Jr., Saline Co., Assistant Appraiser
- David Stithem, Sheridan Co., Appraiser
- Roy Wheat, Unified Gov't of Wyandotte/KCK Office Administrative Coordinator

**16 Years**

- Maria Castillo, Finney Co., Deputy Appraiser
- Sharon Thompson, Ford Co., Sales Clerk
- Dorothy Smith, Harvey Co., Field Appraiser
- Peggy Stroup, Miami Co., Supervisor III
- Paul Johnson, Reno Co., Appraiser I

**24 Years**

- Carol Stone, Cherokee Co., Office Manager
- Peggy Gassman, Decatur Co., Deputy Appraiser

**32 Years**

- Janice Prothe, Miami Co., Office Assistant II
- Rod Broberg, Saline Co., Appraiser

**Certificate of Effective Supervisory Skills**

- Trudy Kamphaus, Cowley Co., Deputy Appraiser

## KCAA at KAC

## 2011 KCAA Audit Report

The Audit Committee consisting of Mark Niehaus, David Stithem, and Mark Hixon reviewed the 2011 financial information and the accounting procedures of the KCAA.

All receipts, account registers, and bank statements were accounted for and were viewed for accuracy and completeness.

In our opinion there was adequate disclosure of all material matters relevant to the proper presentation of the financial information of the KCAA. There were no significant findings of error found as a result of this audit.

In summary, all accounting functions have been determined to have been conducted in a professional and acceptable manner.

Respectfully submitted [by] Mark Niehaus, David Stithem, Mark Hixon.



# Kansas City: Ready for the World

By Paul Welcome, CAE, ASA, RMA, Johnson County Appraiser & Local Host Committee Chair

It is hard to believe, but only 269 days remain on the calendar before the IAAO 78th Annual International Conference arrives in Kansas City, Mo. Wow! Time is flying by since we last gathered in Phoenix, Ariz., for a great conference. A promotional video Jackson County, Mo., developed about Kansas City was shown at the annual dinner, and we had many from the audience express “that is the way to sell a conference city.” I totally agree. We want to show off Kansas and Missouri heartland hospitality to every attendee and make this a memorable conference! The theme for the 2012 conference is “Assessment Excellence in the Heartland.”

The conference content committee has been hard at work planning the best conference with quality sessions. They are in the process of scheduling great speakers with relevant topics for the various conference tracts.

We are securing a golf site for the golf tournament, and the tournament will be scheduled for Sunday, Sept. 9, 2012. Dust off those clubs and get

## New 7-hour Uniform Standards of Professional Appraisal Practice (USPAP) Requirements

**CAE, RES, AAS, and PPS Designees**—Effective January 1, 2012, it will be mandatory for IAAO designees, except CMS holders, to complete at least two 7-hour Uniform Standards of Professional Appraisal Practice (USPAP) update courses during their five year cycle. The 15-hour USPAP Course will no longer satisfy the USPAP recertification requirement for IAAO designees. Approved courses are IAAO Workshop 191, and any Appraisal Foundation approved 7-hour National USPAP Update course.

The National USPAP Update Course concentrates on the most recent changes to USPAP, common problem areas, and application of USPAP to real world situations. This course is appropriate for practicing appraisers who already have a baseline understanding of USPAP but need to be apprised of recent developments and updates affecting their appraisal practice.

“Assessment Excellence in the Heartland”  
78th Annual International Conference  
on Assessment Administration  
September 9–12, 2012 Kansas City, MO

ready for a super tournament.

Finally, the Kansas City IAAO Chapter has a special event planned for everyone attending the conference. We have rented the downtown Kansas City Power & Light center stage with the regionally well-known band Atlantic Express playing blasts from the past. They are a very high-energy band with a broad repertoire, and we feel lucky to secure them for Monday night, Sept. 10, 2012.

The K.C. Power and Light District (<http://www.powerandlightdistrict.com/index.cfm>) is an outdoor venue with a fun, party atmosphere. The Kansas City local IAAO chapter with assistance from the Kansas County Appraisers Association is sponsoring this event as a member appreciation party.

Also effective January 1, 2012, it will be mandatory for IAAO designees, except CMS holders, to complete IAAO Workshop 171 (in class or online) during their five-year cycle.

**CMS Designees**—Within a five-year recertification cycle, it is mandatory for IAAO CMS designees to complete either the 7-hour IAAO Standards of Professional Practice and Ethics online supplement, the 7-hour IAAO 171 Standards of Professional Practice and Ethics course, or the IAAO one-day forum on Standard 6.

**20-year Members:** William A. Black, RES; Chris Morlan, AAS; Rita Rippee, AAS; and Janice Yoder, of Sedgwick County; and Lori Reedy, Reno County

**10-year Members:** JoAnna Basgall, Wallace County; Vickie Berntsen and Ernestine Frame, Sedgwick County; Trudy Kamphaus, Cowley County; Thomas Scott, RMA, Greeley County; and Angela Wright, Montgomery County

Kansas is working hard to win the Virginia Cup for 2012. The Virginia Cup is awarded to the state with the most new designees from July 1st to June 30th of that year. Johnson County, Kan., is proud to introduce our four newest RES designees: Tiffany Miller, Jared Thomason, J. Cooper, and Jon Hiss. I hope we have others in the state who will receive their designation before June 30th, so Kansas will be hard to beat for the cup in 2012.

We are also very proud of Kim Lauffer, RES, being elected IAAO vice president (see page 10). Kim has been an active member of the KCIAAO chapter, and will bring ideas and energy to the office of vice president for the IAAO.

### IAAO Member News

Thanks to all of you for supporting the IAAO.

**20-year Members:** William A. Black, RES; Chris Morlan, AAS; Rita Rippee, AAS; and Janice Yoder, of Sedgwick County; and Lori Reedy, Reno County

**10-year Members:** JoAnna Basgall, Wallace County; Vickie Berntsen and Ernestine Frame, Sedgwick County; Trudy Kamphaus, Cowley County; Thomas Scott, RMA, Greeley County; and Angela Wright, Montgomery County

**5-year Member:** Sheila Schauff, Riley County

**New Members:** Jon Hiss and Michael Lorus, of Johnson County

*Reprinted with permission from IAAO.*



IAAO  
Elections



Kim Lauffer

## Lauffer Elected IAAO Vice President

Congratulations to Comanche County Appraiser Kim Lauffer, RES, RMA, on her election to vice president of the International Association of Assessing Officers (IAAO). This election starts Kim on the path through the positions of president-elect and then president. Kim will be president at the 2014 Annual Conference to be held in Sacramento.

Kim joins IAAO's current leadership team of President Debbie Asbury, Arkansas; President-Elect Rob Turner, Florida; and Past President Bruce Woodzell, Virginia.

Other newly elected IAAO Executive Board members are:

- Ken Joyner, RES, AAS, North Carolina
- Heather Drake, CAE, RES, Nevada
- Melinda Fonda, Connecticut

Continuing members of IAAO's Executive Board are:

- Randy Ripperger, CAE, Iowa
- Joe Hablinski, CAE, Texas
- Carol Kuehn, Wisconsin
- Dave McMullen, New Hampshire
- Michael Miano, associate member, Massachusetts
- Jim Weaver CAE, AAS, Tennessee
- Dorothy Jacks AAS, Florida

**Complete election results are available on IAAO's website:**

<http://www.iaao.org/sitePages.cfm?Page=433>

KCAA Public Relations Committee

# Public Relations Page

## Fence Cost Does Not Equal Fence Value

Submitted by Dee Carter, RMA, McPherson County.

Most home improvement projects don't return 100% on the investment. Maybe one would if you did all of the work yourself, and used materials left over from another job, but that is not often what happens. After a homeowner spends money on an improvement, they hope, or really really hope, that the cost of the improvement, i.e. the value of the fabulous thing they installed, is actually the same as or more than the cost of the improvement.

Let's talk about a theoretical home improvement situation. If you were appraising (as an appraiser), or listing for sale (as an agent), or buying a home (as a buyer) with a brand new \$5,000 fence, would you consider the fence to be worth \$5,000? I would say probably not. You might think it was worth something, but in part that depends on what the fence replaced—an old rotting one that was the neighborhood eyesore or a brand new cedar fence with a custom gate, installed by the developer as an upgrade for clients that couldn't close? Did it enclose only part of the yard and block the greenbelt view enjoyed by other homeowners?

What is that fence value, to you? We call this a running joke because most of us fall prey to this, in our own home improvements. We upgrade from a serviceable thing to a fancier thing and really really hope that when we go to sell, the buyers, and the real estate agent and the appraiser will value it as much as we do.

In real life, that is almost never the case.

So, if you really want that \$5,000 fence, put it in because you LOVE it, not because you think you'll get your money back. And please, don't hassle the real estate agent that tells you it doesn't make your \$135,000 house

worth \$140,000, and don't give the appraiser a hard time, either.

Both of those professionals have to rely on what the market will pay for an improvement of the kind you put in, and if the market doesn't value it, it doesn't really matter what it cost.

Reprinted from the Appraisal IQ, <http://theappraisalq.com/fence-value-and-the-running-joke/>

## What is an appraiser and how do you know what you are doing?



Here is an answer you can give the next time this question is asked in a hearing.

An appraiser is one who compiles and analyzes voluminous data of problematical accuracy from sources of dubious veracity and derives therefrom a numerical quantification of unquestionable necessity, analogous to a nebulous and euphemistic concept representational of value commensurate with ambient configurations of the open market and promulgates thereby a precise written declamation which delineates his observation, deliberations and conclusions all done while he feigns absolute ignorance of the avericious machinations of Administrators, County Commissioners, Fee Appraisers, Real Estate Agents and, of course, taxpayers, compensated only by a salary that is already at the top of the department head pay scale that is non-existent.

—This is a slightly modified from a joke on The Midwest Appraisal Network, <http://www.mwan.com>.

# IAAO Course 601 - Cadastral Mapping Methods and Applications

The Kansas Association of Mappers and The Arkansas Chapter of IAAO are co-sponsoring this course to be presented in Fayetteville Arkansas.

(Fayetteville is located in the Northwest part of the state of Arkansas and is a four hour drive, or less, from many locations in Kansas including Wichita and Kansas City.)

Several of you have expressed interest in taking IAAO 601-Advanced Mapping Methods & Applications. KAM has contracted with Richard Norejko, CMS, to present the course the week of March 26<sup>th</sup> – 30<sup>th</sup>, 2012. We have had low enrollment in the past and have had to cancel the course. The class will be held in Fayetteville, Arkansas and we are co-sponsoring the course with Arkansas IAAO chapter to help ensure we have a full class. This is a great opportunity for our members to obtain quality IAAO education from a superior IAAO Senior Instructor.

The cost will be \$400 for KAM members and \$450 for non members.

Please register as soon as possible by fax to 785-296-2320 or email to [melissa.crane@kdor.ks.gov](mailto:melissa.crane@kdor.ks.gov)

Cadastral Mapping-Methods and Applications is intended to be a continuation of the mapping science curriculum. It exposes students to aspects of protocol and legal principles that are not covered in Course 600. This course utilizes lectures, classroom discussion and exercises to emphasize the main concepts and procedures taught during the week.

IAAO recertification credit: 30 hours

KAM recertification Maintenance Points: 30

RMA points: 30



Co-Sponsored by:  
Kansas Association of Mappers, *together with*  
the  
Arkansas Chapter IAAO



## IAAO's Course 601 "Cadastral Mapping Methods and Applications" Registration Form

Name: \_\_\_\_\_  
Organization: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
City / St / Zip: \_\_\_\_\_  
email: \_\_\_\_\_  
Phone No. \_\_\_\_\_

Registration Fee    KAM Member    or    Non Member  
                          \$400.00            \$450.00

Send your registration fee to:

KAM  
PO Box 3788  
Lawrence, KS 66612

### Hotel Information:

Holiday Inn Express Fayetteville	479-444-6006
University of Arkansas area	Ask for the Arkansas Chapter
1251 North Shiloh Drive	IAAO rate    \$77.00 + tax
Fayetteville, AR	

For more information contact - Melissa Crane [melissa.crane@kdor.ks.gov](mailto:melissa.crane@kdor.ks.gov) (785) 296-5465

Or visit: [www.kansasmappers.org](http://www.kansasmappers.org)



## President Obama in Osawatomie, Kansas

It all started several years ago when Franklin County Appraiser Philip Dudley decided to try and make a difference in his small community of 4,600 people situated in the eastern Kansas city of Osawatomie, located just seven miles south of the Miami County seat. He paid his filing fee and ran for a city council seat. Years later, after serving three successful terms on the governing body, he was asked to consider running for mayor of his hometown.

In April of 2007 he was sworn into office as mayor, after being elected with 89% of the vote. Just a few months later, on July 1, his leadership abilities were tested to the maximum degree, when after several days of soaking rains, the town between two rivers was inundated with floodwaters overtopping the levee system to the south. The new mayor was forced to evacuate over 50% of the residents to higher ground. Fortunately, no lives were lost and no major injuries were suffered.

Fast forward to 2009, a little over two years since the major flooding event devastated the southern portion of the city. Mayor Dudley had spent a great deal of time guiding the city through the rebuilding of the hardest hit areas. He was recognized as the Mayor of the Year by the Kansas Mayors Association for his efforts. Under his guidance during the reconstruction efforts, a senior housing complex was constructed named Woodland Hills Estates. Utilizing funds from the American Recovery and Reinvestment Act, the project was the first affordable housing project in the United States to be completed under this program in July of that year.

On the day of the ribbon-cutting, Mayor Dudley spent time with various state officials, including Kansas Governor Parkinson and Deputy Treasury Secretary Neal Wolin. With so much activity going on surrounding the event, Dudley had just a few minutes alone with Wolin to tell him about the plans to commemorate the 100th year anniversary of the New Nationalism speech given on Aug. 31, 1910, by former



President Obama and Mayor Dudley meet before the speech in Osawatomie.

President Theodore Roosevelt. It was during that conversation that he invited President Obama to his community to speak in commemoration of the event.

Although the President was unable to be in Osawatomie for the official 100th anniversary, Dudley was most appreciative for the Presidential visit on December 6.

“It truly was another historic day for Osawatomie, Kansas,” Dudley said. “On the day of the President’s visit, I decided to wear my RMA lapel pin that I received when I earned my RMA designation from the state of Kansas. I couldn’t find my RES pin from IAAO, or I would have worn it also,” Dudley said. “It was truly a remarkable experience and I was humbled that the President of the United States came to my hometown.”

As part of his official duties as mayor, Dudley hosted the event and greeted President Obama when he first arrived at the venue as well as several visiting dignitaries attending the event.

**“On the day of the President’s visit, I decided to wear my RMA lapel pin that I received when I earned my RMA designation from the state of Kansas.”**

Kansas Lt. Governor Jeff Colyer; KCK/Wyandotte Unified Government Mayor & CEO Joe Reardon; Kansas City, Missouri, Mayor Sly James; and Kansas University coach Bill Self were among the small group that had an opportunity to speak with the President privately and have photos taken by a White House photographer traveling with the President.

It was an honor and a complete surprise that in the first part of the President’s speech Dudley’s name was mentioned (see excerpt of speech on next page). “I didn’t realize the significance of being mentioned in the speech until a good friend of mine told me that my name was on the official White House website, and all of the speeches given by Presidents become part of the national archives.”

“All in all, it was an unforgettable experience for me personally, and I hope to be able to share my experiences with my appraisal colleagues in the future.”

the WHITE HOUSE PRESIDENT BARACK OBAMA

BLOG PHOTOS & VIDEO BRIEFING ROOM ISSUES the ADMINISTRATION

Home • Briefing Room • Speeches & Remarks

The White House  
Office of the Press Secretary  
For Immediate Release  
December 06, 2011

Remarks by the President on the Economy in Osawatomie, Kansas  
Osawatomie High School  
Osawatomie, Kansas

12:59 P.M. CST

THE PRESIDENT: Thank you, everybody. Please, please have a seat. Thank you so much. Thank you. Good afternoon, everybody.  
AUDIENCE: Good afternoon.

THE PRESIDENT: Well, I want to start by thanking a few folks who've joined us today. We've got the mayor of Osawatomie, Phil Dudley is here. (Applause.) We have your superintendent Gary French in the house. (Applause.) And we have the principal of Osawatomie High, Doug Chisam. (Applause.) And I have brought your former governor, who is doing now an outstanding job as Secretary of Health and Human Services — Kathleen Sebelius is in the house. (Applause.) We love Kathleen.

Well, it is great to be back in the state of Tex — (laughter) — state of Kansas. I was giving Bill Self a hard time, he was here a while back. As many of you know, I have roots here. (Applause.) I'm sure you're all familiar with the Obamas of Osawatomie. (Laughter.) Actually, I like to say that I got my name from my father, but I got my accent — and my values — from my mother. (Applause.) She was born in Wichita. (Applause.) Her mother grew up in Augusta. Her father was from El Dorado. So my Kansas roots run deep.

Excerpted from: <http://www.whitehouse.gov/the-press-office/2011/12/06/remarks-president-economy-osawatomie-kansas>

## Whoa There, N.D! Eliminate Property Tax?

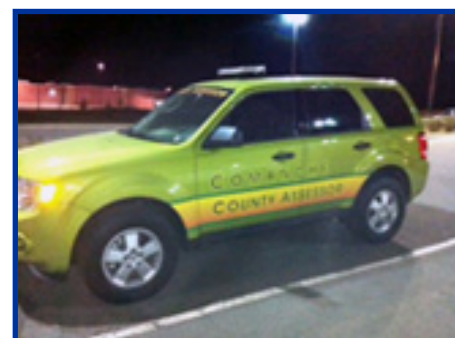
**Editor's Note:** Brenda Johnson from North Dakota sent me the information below about proposal to eliminate property tax in her state. It should be noted that no state or province in North America has ever eliminated property tax. —Rick Stuart, CAE

Legislation has been proposed, Measure No. 2, to eliminate property tax. Here is the analysis of the measure by the legislative counsel.

The initiated measure will be voted on in June 2012 but is retroactive to January 1, 2012. It eliminates the property tax and directs the state to make up the revenue. There is no plan on how this will be done. It is already affecting municipalities as the bonding companies will not issue any more bonds as the municipalities may not have the authority to levy to pay them off. If it passes, no one is sure of what will happen to assessment offices for local and state governments.

Interesting to see all the various taxes that they think are or are not property taxes.

The proposed legislation can be found on the KCAA website under the Report section. <http://www.kscAA.net/report/>



**Stealth Car...** well, maybe not quite. I saw this car in another state. Nothing like making a really large and noticeable target! Notice the flashing light on top.

—Submitted by Rick Stuart, CAE, TEAM Consulting LLC



President Obama is impressed with the Mayor's RMA lapel pin...okay, well, maybe not...

### About Mayor Dudley

Philip A. Dudley RES, RMA, is the current county appraiser in Franklin County, Kan., appointed in July 2009, and is in his third term as Mayor of Osawatomie. He was residential appraiser in Johnson County, Kan., 1996-2009; and Kansas Department of Revenue PVD Appraiser 1993-96.



Lance Leis, RMA

## Welcome Lance Leis, Morris Co. Appraiser

A little information about the new Morris County appraiser, Lance Leis, RMA.

### Why and how did you get started in the appraisal profession?

Bottom line, I needed a job and Pratt Co. had an opening. I was always good with numbers and had an interest in real estate.

### What did you want or intend to be when you grew up?

I had big aspirations of being a dairy farmer like my grandfather and was convinced that the dairy life was going to be good to me (insert sarcasm here).

### If you could change one thing associated with appraisal, what would it be?

That all taxpayers would understand that the county appraiser sets value and not taxes!

### What person(s) has had the most effect on your personal and professional life?

DJ McMurry and Pratt Co., for providing me with the education and experience needed to obtain my RMA, and for their support during my four years with them. I would also like to thank the numerous other county appraisers and PVD employees who gave me guidance and support along the way! My wife, for listening to the horror stories of tax time and her encouragement through the classes.

### What personal and/or professional goals do you have for yourself?

Continue my education and get my RES. If I can get my three daughters through high school without having to serve any jail time, that would be a plus!

### What are your hobbies or ways you like to spend your spare time? Okay, pretend you have spare time!

Well, first of all, I am not familiar with this “spare time” topic. My wife and I have five children that keep us pretty busy. My stress reliever is my second job running a tractor/combine on the farm.

### Country Grammar, cont.

Court in Heather Highlands, Pa. and an intersection of Lonesome Road and Hardup Road in Albany, Ga.

Two University of Georgia professors, Velma Zahirovic-Herbert and Swarn Chatterjee, recently set out to quantify the effect of street-naming and subdivision-naming (not exactly neighborhood-naming) on housing values. Their study, published in October by the academic Journal of Real Estate Research, studied Baton Rouge, La., between October 1984 and April 2005 to try and figure out what the effect of having the words “country” or “country club” in a street name has to do with the price of the houses on that street.

What did they find? Move to Country Lane or Country Hill Road or Country Court—any street with the word “country” in it—and you’re adding 4.2% to the value of your house, in the eyes of buyers, as compared to streets with no “country” affiliation. Move to Country Club Drive or Country Club Mews, and suddenly you add an additional 5.1% to the value of your home (yes, that’s an eye-popping total of 9.3%). A good way to preserve value in a recession, right?

The premium, Zahirovic-Herbert and Chatterjee found, comes from a certain “snob value” that is valued mostly by wealthier consumers who want to look like hotshots in everything they buy.

“The reason is that it captures the prestige associated with living in a particular neighborhood or subdivision and, therefore, represents conspicuous consumption,” the report says.

The interesting part, however, is that the researchers behind this report controlled the study for factors including size, community amenities, and school quality. They found that the “country” names add to sales prices even if all other factors—pools, redone kitchens, square footage—are equal, and buyers actually value street or subdivision name more than the quality of schools for their children.

So builders, remember: a street is resoundingly not a street by any other name.

## Country Grammar: The Value of a Poshly Named Street

By Robbie Whelan, WSJ’s “Development” blog

Submitted by Paul Welcome, CAE, ASA, RMA, Johnson County

As any agent can attest, branding in real estate starts with names. Witness, for example, the frenetic and constant rebranding that goes on, at the hands of realtors of New York City’s neighborhoods. People won’t pay top dollar for an apartment in working-class Sunset

Park, Brooklyn, but a closet within the porous perimeter of neighboring barrio Greenwood Heights or South Park Slope? Now you’re talking.

Names matter, even if there is (or once was) a private road called Psycho Path in Traverse City, Mich., a Divorce



# KCAA Education Calendar

Course	Date	Location*	Instructor	Cost
IAAO 311 Residential Modeling	Apr. 2-6	Topeka, KS	Marion Johnson	\$410
IAAO 191 Uniform Stds of Prof. Update Appr. Practice**	Apr. 18	Topeka, KS	Antonia Viens	\$110
**Students will be responsible for bringing the USPAP 2012-13 Publication				
IAAO 101 Fund. of Mass Appraisal	July 9-13	Topeka, KS	Rick Stuart	\$410
IAAO 312 Comm/Ind Modeling	July 23-27	Topeka, KS	Larry Clark	\$410
Evaluating Commercial Bldgs: Class, Quality, Condition	July 17-18	Wichita, KS	James Canestaro	\$225
Evaluating Residential Bldgs: Class, Quality, Condition	July 19	Wichita, KS	James Canestaro	\$150
RMA Residential Review	Aug. 7-9	Wichita, KS	Marion Johnson	\$300
IAAO 201 Appraisal of Land	Aug. 20-24	Wichita, KS	Rick Stuart	\$410
Valuation of Self Storage Properties (1 Day)	Aug. 28	Manhattan, KS	Rick Stuart	\$100
Valuation of High-End & Difficult Homes (1-Day)	Aug. 29	Manhattan, KS	Rick Stuart	\$100
Preparation & Presenting a Valuation Appeal (1 Day)	Aug. 30	Manhattan, KS	Rick Stuart	\$100
IAAO 400 Assessment Admin.	Sept. 24-28	Wichita, KS	Marion Johnson	\$410
IAAO 102 Income Approach	Oct. 8-12	Wichita, KS	Marion Johnson	\$410
IAAO 300 Mass Appraisal	Oct. 22-26	Topeka, KS	Rick Stuart	\$410
RMA Commercial Review	Nov. 6-8	Wichita, KS	Marion Johnson	\$300

## Additional classes being scheduled:

IAAO 500 Assessment of Personal Property	TBA
--	-----

## KCAA Class Locations:

Topeka  
Shawnee County Annex Bldg.  
1515 NW Saline  
Topeka, KS 66618

Wichita  
Office This  
Fagetaboutit Room  
4031 E. Harry St.  
Wichita, KS 67218

Manhattan  
Public Works Bldg.  
6125 Tuttle Creek Blvd.  
Manhattan, KS

**Register Online** (or see registration form on page 16)  
<http://www.kscaa.net/education/online-education-registration/>

## Horizontal Drilling Seminar

By Richard Batchellor, RMA, CKA, KCAA Oil & Gas Cmte. Chair, Kingman Co. Appraiser

A two-day seminar on horizontal drilling was conducted by the KU Tertiary Oil Recovery Project (KU TORP) on December 6–7 in Wichita, Kan. This seminar discussed issues from formation architecture to completion methods and costs associated with this type of drilling. Speakers were Dr. Salvatore Mazzullo, PhD, from Wichita State University; Dr. Shari Dunn-Norman, Missouri University of Science and Technology; Dean Pattison, Woolsey Operating Co.; and numerous other individuals from the industry.

The seminar focused on how to accomplish horizontal drilling in the Mississippi Lime Formation and the potential pitfalls and cost associated with it. With several wells already drilled in south central Kansas, the attention was focused on their success, accomplishments and pitfalls. The number one interest to everyone in attendance was start-up costs. To bring a horizontal well to production, costs will run between \$2.3–\$2.7 million for each well. For this

type of investment to pay, the rewards obviously need to be significant. Some of the estimates given projected a 1,000-time increase in production over conventional horizontal methods.

For this attendee, the most informative part of the seminar was discussions held with industry engineers who were seated at my table during lunch and breaks. One engineer's company had just completed several wells in Sumner County. They provided insight as to the motives and business trends now taking place in the oil and gas industry. According to their perception and experience, the industry is becoming very "investor motivated." They explained that their company, for instance, specializes in developing leases and then selling them to other developers/producers. For example, the leases they developed in Sumner County have already been sold to an entity that will develop them further. Running Foxes Petroleum did the vertical development of the wells. Source Energy purchased

these wells and will complete them by doing the horizontal drilling, bringing them into production and then, according to the individual I visited with, will sell them to a producer who will then operate the lease.

This type of information is useful for several reasons. First, sales can be utilized to ascertain whether capitalization rates, development costs and other pertinent data are reasonable in an Income Approach to value. Also, there should be a very strong correlation between all approaches to value when performing an appraisal on any type of income-producing property. This information will provide just such an analysis.

The state of Kansas is at a significant crossroads in its economic life. How these types of properties are analyzed, handled and ultimately valued for ad valorem purposes will have a tremendous impact on all facets of governmental business, including public education.

## KCAA Class Registration

Name: \_\_\_\_\_

County  State  Private  Contractor  Other

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

Office Address: \_\_\_\_\_

City-State-ZIP: \_\_\_\_\_

Office Phone#: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Course: \_\_\_\_\_

Date: \_\_\_\_\_

Location: \_\_\_\_\_

**Payment Enclosed:**  Yes  No Amount: \$ \_\_\_\_\_

Make check payable to KCAA Education Fund

**Mail or Fax to:** KCAA, P.O. Box 988, Meade, KS 67864-0988. Fax (620) 873-2237

Phone (620) 873-7449 • [kcaa@sbcglobal.net](mailto:kcaa@sbcglobal.net)

Online registration also available: <http://www.kscaa.net/education/online-education-registration/>

Dec. 2, 2011

## KCC Horizontal Drilling Meeting

By Jan Hull, Reno County

The Kansas Corporation Commission hosted a meeting with speakers from western North Dakota, where the Bakken field has dramatically changed their state. Listed on the agenda were: Mark Sievers, chairman, KCC; Patti Petersen-Klein, executive director, KCC; Doug Louis, conservation director, KCC; Lynn Helms, director, North Dakota Industrial Commission; Shawn Kessel, city manager, ND; Shawn Soehren, public works director/city engineer; Bob Sivak, fire chief, city of Dickinson, ND. Since this was a video conference with delays and disconnections, I am unable to place the presenter of each area discussed.

### Horizontal Drilling

Horizontal drilling is a relatively new technique being used in several states. Vertically drilling to about 5,000 feet as with most oil wells, but then turning horizontal with pipe reaching anywhere from one to two miles. After the pipe is laid, the company uses hydraulic fracking to open the formation along the new pipeline. High pressure forces water and chemicals into the rock surrounding the horizontal pipe, which fractures the rock formation. This method allows the oil flow from several thousand feet along the horizontal line, increasing oil production.

After several trial and error attempts over a three- to five-year period, the companies drilling in North Dakota discovered if they place the drilling rigs in the center of a section and run horizontally in a north and south direction, staggering the wells on each side of a line, the process enabled them to avoid disturbing county roads and lessen the environmental impact. They also found using 1,280 acre leases worked better than the 640 acre leases in the plan.

The rigs and wells are put on five-acre pads, and each pad is expected to hold four to seven wells when completed. One well can produce about two 2% of the oil available; seven wells can pull 15%. By their estimates,

**One opinion was that Kansas and North Dakota may be running first and second in oil production soon.**

the amount of oil they expect to pull from the Bakken field is approximately 15% of the total amount of oil in the reserves. Companies are currently working on new techniques to increase this number, but that leaves 85% of the oil unreachable. The oil boom in North Dakota will be staying for a while.

The cost to drill one horizontal well is approximately \$3 million to \$5 million, whereas the cost for a typical vertical well is one \$1 million. In North Dakota most of their drilling is by major companies such as Chesapeake, Shell, Exxon and others.

Each drilling site needs a disposal pit. These pits are two to three times larger than vertical pits. A vertical well uses approximately one million gallons of water, and a horizontal uses three to five (million gallons. Each rig and well requires electricity and a lot of it.

### Kansas

The new drilling technique has spurred companies to re-explore areas known for oil production. Texas, Oklahoma and Pennsylvania were states mentioned as top runners. Geologist recently discovered Kansas has similarities they found in the Bakken region. Kansas has now outranked Oklahoma as a favorite. The Mississippian formation under Kansas has Devon shale and organic source rock. An algae layer was mentioned. Even with my lack of knowledge in geology I understood the layering of these three items made Kansas a good oil prospect. One opinion was that Kansas and North Dakota may be running first and second in oil production soon.

Horizontal drilling is already taking place in Sumner and Harper counties in southern Kansas. The KCC reported 28 drilling applications in 2010 and in 2011 they have 96. So we are beginning to see an increase in activity. The southern and central areas of the state

are the predicted area for drilling. Not only are they looking into the Mississippian, they are exploring the Central Uplift area and the Arbuckle.

Will Kansas be the next oil boom? If they bring in a well that has a "WOW" factor, it very well may be. What's a "WOW" well? It's a well where the production is measured with zeros and commas. If one is drilled, we need to be prepared.

### Impact on North Dakota

Western North Dakota was a series of small towns with populations from 2,000 to 7,700, and some with decreasing population since the mid-1970s. One town did not have a recorded birth for five years. The discovery of the Bakken region turned many of these small towns into campgrounds, with good and bad results.

A single horizontal drilling rig can employ about 120 people per rig and runs 24 hours a day. Imagine the town of 7,000 suddenly surrounded by 240 rigs. They found themselves overrun by oil crews and no place to put them. Their small town of 7,000 increase to 25,000 over three years and is still growing.

Police had a 50% increase in calls. Many of the calls were much more severe than the force had ever dealt with. EMS had a 46% increase. Their calls were also beyond anything they had experienced. Fire, mainly a volunteer force, had a 30% increase in calls. Because of the increase in heavy truck traffic, extraction calls increased, and the emergency personnel became overwhelmed and stretched thin. Bar fighting increased, not only in number but in severity—some with fatalities; and sex offender registration increased to record numbers.

They attempted to hire more officers, but the lack of housing turned

**continued on next page**



**KCC Horizontal Drilling, cont.**

potential employees away.

The volunteer fire department could no longer keep up with their code enforcement because they were trying to enforce the codes for the oil rigs springing up around them. Volunteer fire fighters found themselves pulled between helping their community and keeping their full-time jobs.

The increase in traffic decreased response time. City Hall and county offices were overwhelmed with problems they never anticipated. Code enforcement, homeless rate increases, planning and zoning ordinances had to be made for situations they had never experienced. Road and bridge crews were unable to keep up with maintaining roads that suddenly had heavy truck traffic flowing and causing damage to roads. They, too, found themselves understaffed and unable to keep up with the changes. Normal routine jobs were pushed to the side and not completed.

Parking became an issue. Companies were taking over parking lots for truck parking and camp grounds. Tree rows were being torn out for easier access to rigs and wells. Water companies were fighting over who had jurisdiction. Electric lines were being strung everywhere. Crew Camps were springing up in vacant lots. Sewers were being pushed to their limits. Disposal of waste from the drilling areas became an environmental hazard. Trash disposal increased.

Landlords increased rental rates from \$400–\$500 a month to \$2,000 a month, evicting elderly and single parents and causing a major increase in homeless rates. Schools found themselves with more students than classrooms. City and county both found themselves, understaffed, under-educated and overworked. Oil companies were hiring what staff they had for three times the pay. County truck drivers with CDL's (Commercial Driver License) were literally being hired out of their trucks for much higher pay, leaving the Public Works department with empty trucks and no drivers.

All of this happened within a three-year time span.

A single horizontal drilling rig can employ about 120 people per rig and runs 24 hours a day. Imagine the town of 7,000 suddenly surrounded by 240 rigs.

**How They Adapted**

The people of North Dakota must be resilient and adaptable. They didn't roll over and give up their communities; they found ways to adjust to the chaos and bring their towns back to order. With profits!

They began by shifting job positions and duties. What was a temporary duty became full time and with the staff to cover. They developed a city engineer position, a city administrator, code enforcement departments and platting departments. They started town hall meetings, inviting citizens, government and oil companies for open communication. They all learned to work together for the improvement of their communities. Once communications were opened, here is what they found. They had a 40% increase in sales tax rates, 33% increase in hospitality tax and fees, and 60% increase in occupancy tax and fees.

Home values increased. Homes selling for \$60,000 to \$80,000 were now selling for twice that amount. Homes within a middle market were selling in less than 24 hours. Upper market homes were selling within days.

Per capita income increased. The average salary for oil crews is \$85,000 per year, and those working overtime quickly moved up to six-figure incomes.

Building permits increased to record levels. Hotels, homes and apartments had a 70% increase in occupancy rate.

Land sales increased dramatically. You could no longer buy an acre of land for \$1,000. Vacant lots in town that had sold for a few hundred dollars were selling in the \$3,000 to \$6,000 range. Unemployment rates dropped to 1.6% and in some areas to 0.9%

Construction of apartment buildings and homes increased. Oil companies who were buying products outside the U.S. were asking for local industry to build products for them. Industry is

beginning to grow in these areas now.

The North Dakota state budgets were in the black for the first time in many years. They quickly discovered the local communities could not handle the situations alone. Cooperation with the state was mandatory. The Department of Transportation became useless because their studies were too old to keep up with growth. Local and state departments worked together on policies, ordinances, fees and taxation.

A town with a population of 7,780 three years ago listed some of their improvements:

- \$35 million waste water facility
- \$8.5 million Public Works/Animal Shelter
- \$3 million Fire sub station
- \$500,000 City Hall renovation. They need to hire additional staff, but have nowhere to put them.
- \$8–\$9 million truck relief routes. They need to route the hazardous waste and explosive loads around the cities for the citizen's safety.
- \$850,000 improvement for Planning, Landfill and Transportation departments.

The speakers at the meeting were willing to share some of the policies they invented:

**Crew Camp changes:** Crew Camps are temporary sites where the oil field workers were housed in RV's or tents. They have open camps and closed camps. Closed camps are usually fenced areas owned by the oil companies. These types of camps are usually controlled and behaviors are regulated by the companies. Communities want and insist on closed camps.

**continued on next page**

**KCC Horizontal Drilling, cont.**

Open camps are set up anywhere they find empty space—vacant residential lots, parking lots, empty buildings etc. The employees and living conditions are not under the responsibility of the oil companies. These are unregulated campgrounds.

The communities developed policies and ordinances for both types of camps. No more open camps in designated areas. They also found a way to charge fees for these camps since their taxation policies missed this area. Most camps are charged a \$400,000 set up fee to cover loss in taxes and drain on city and county services.

**Don't build permanent housing for the rig crews.** They drill and move on.

**Traffic safety is a priority.** Have a hazardous traffic route in place before the crews come in. Also, since water is such a huge part of the drilling and pumping process, water companies need to decide what areas they will cover.

**Plan for annexation:** Where will you lay new sewer, water and electrical? Roads need plans. Planning and zoning departments must keep up with growth daily. Don't be afraid of forming subcommittees to handle the workload of each department. Subcommittees were formed at every level. State departments were created.

They were all introduced to organizations they had never had communication with, like the United States Air Force. North Dakota has underground missile silos that had to be avoided at all cost.

You learn from your mistakes. Policies and ordinances help correct problems, but they must be fair and equal for proper enforcement.

As with any change to a community, you get the good with the bad, no matter what. But adaptation, open communication and some advance planning can ease the transition.



# Expanding Your Many Talents!

By Lisa Ree, RMA, Ellis County

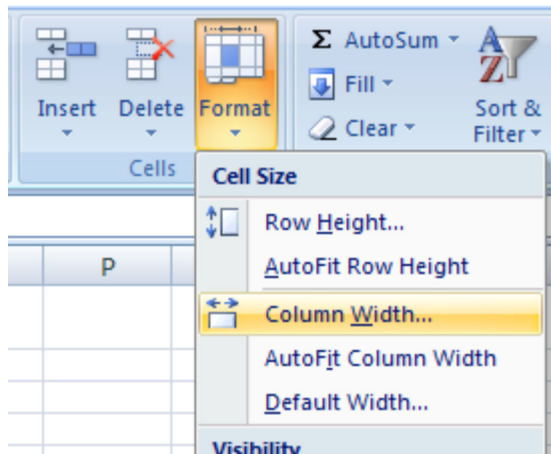
## Adjusting Column Width

In this example three cells in Column D are indicated by #####. This tells you that the column is not wide enough to display the cell value in its entirety. As usual, there is more than one way to adjust a column wide to display the entire cell.

	A	B	C	D
		Sale Price	Land Value	Bldg Resid
1	Sale Date			
2	2/1/2009	95,000	3,930	91,070
3	8/1/2010	125,550	4,500	#####
4	3/1/2008	85,000	2,570	82,430
5	7/1/2008	135,000	15,600	#####
6	9/1/2010	174,250	4,450	#####
7	7/1/2009	89,200	3,210	85,990
8				

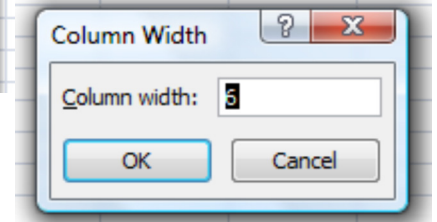
### 1. Using the Mouse

To change the width of Column D to fit its contents, move your cursor to the right boundary of the column and double-click it. All of your cell values should now be displayed.



### 2. Setting a Specific Width

To set Column D to a specific width, select the column. On the Home Tab, Cells group, select Format and then Column Width. Enter your desired width size. In this example, 6 was the default width. By changing the width to 8, all my cell values were shown correctly.



### 3. Auto Fit columns of entire worksheet

You can also easily set column widths to fit the contents of each column. Select the "Select All" button located above and to the left of the sheet headings. This will highlight the entire spreadsheet. Double-click any boundary between two column headings (as shown in #1 above) and all columns will be set to fit the largest cell of each.

	A	B	C	D
		Sale Price	Land Value	Bldg Resid
1	Sale Date			
2	2/1/2009	95,000	3,930	91,070
3	8/1/2010	125,550	4,500	#####
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5	7/1/2008	135,000	15,600	#####
6	9/1/2010	174,250	4,450	#####
7	7/1/2009	89,200	3,210	85,990
8				



## ORKA: Open Records for Kansas Appraisers

By Melissa Crane, Kansas Dept. of Revenue, PVD

Kansas is fortunate in that every county has a uniform CAMA System through Orion®, a uniform Parcel ID, a Custom Reporting System (CRS), and a community of appraisers and cartographers who are dedicated to serving the public.

This uniformity has recently been leveraged by the Kansas Department of Revenue, Property Valuation Division and a number of counties as they have become early adopters of what we fondly call ORKA.

ORKA stands for Open Records for Kansas Appraisers. It is a simple, free, web application that provides for the query and display of Computer Assisted Mass Appraisal (CAMA) data, as well as the potential to query and display parcel ownership maps, property photos and building sketches.

The original application was developed by the Esri St. Louis Regional Office several years ago for use in a county in Ohio and has since been updated to utilize ESRI's ArcGIS Server software for the maps. Plus, it was designed to be easily customized for different CAMA systems.

### Background

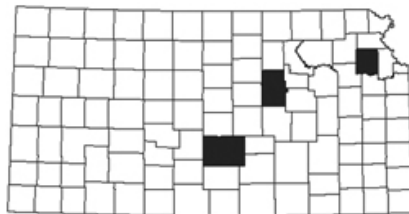
The Kansas RFP for the new CAMA system called for certain integration capabilities with the county's GIS. The chosen CAMA vendor, Tyler Technologies, provided a means to view and query GIS data within Orion; however, this required a county to have an ESRI product known as ArcIMS. Most counties did not have this software, plus Esri has moved on to different software, known as ArcGIS Server, for serving maps and other data to the web. They no longer provide updates and support for their discontinued ArcIMS product.

Some of the counties were very interested in the free viewer that Tim Hensley from ESRI was demonstrating at various functions, such as KCAA and KAM. Several of the county GIS folks, along with Ken Nelson from the Data Access and Support Center (DASC), went to St. Louis to learn how to customize this viewer for use with Orion's CRS database. This viewer came to be known as ORKA.

### The Pioneers

After several meetings to discuss such things as standards for the maps and data, Reno, Dickinson and Jefferson counties (mostly Reno) had written the code to customize ORKA for use with Orion data.

Reno had ORKA up and running in August of 2009, and Dickinson and Jefferson followed shortly thereafter. Those three were locally hosted Orion counties, have very talented



GIS staffs and are users of the Esri's ArcGIS Server software. Because of these resources, they were able to run ORKA on their own. Several of the centrally hosted Orion counties expressed an interest in this application but did not have the ArcGIS Server license or expertise. The skilled staff at DASC agreed to create the map services with ArcGIS Server and to host the GIS data for these counties.

The next step was to meet with KDOR IS regarding our hosting of the ORKA application and getting regular CRS updates for the centrally hosted counties. Our IS bureau had concerns over server space and other hardware/personnel requirements to support this effort. So in order to get the ball rolling, DASC submitted a cost estimate for their staff time/licensing and hardware to host not only the maps but also the CRS data and the ORKA application for the first year. They also agreed to track usage statistics to give KDOR IT an idea of what resources would be required to support ORKA. The ultimate goal is for DASC to create the map services and host the GIS and aerial images (for the cost of their staff time, licensing and hardware), and for KDOR to host the ORKA app and the CRS data. (See "DASC's Current Role on p. 21.)

ORKA was designed to be a simple application with little or no learning curve. The idea is to allow county users and the public access to CAMA data and GIS data over the Internet. There is basic search functionality (by owner name, situs address, PIN, etc.) built in, as well as tools to pan, zoom and select parcels on the map. You can also access the building sketch.



There are multiple configurations with the counties currently using ORKA. Reno and Jefferson currently host their own ORKA application and map services. Though Jefferson will be transitioning over to a state (DASC) hosted site. Russell and Dickinson are locally hosted ORKA sites with their Image and Map services hosted at DASC. It doesn't matter if the aerial images, the ORKA App and the CRS CAMA data are each served from different locations. The end user is unaware and unaffected.

Continued on page 22





This section is slightly more technical for those who are interested in such things.

### DASC's Current Role

#### Host GIS data and imagery for counties:

DASC typically receives parcel geometry, road centerline, aerial imagery, and incorporated areas from each county in order to setup their ORKA website. It is required that the vector data be submitted in an Esri file format (Shape file or Geodatabase). It is encouraged that the imagery be delivered in GeoTIFF format; however, sometimes it's delivered in MrSID format. Parcel ID numbers are standardized according to the Kansas Parcel ID standard, and all vector data layers are loaded into the DASC ArcSDE/Oracle database. If imagery is delivered in GeoTIFF format, an Image Service is created using the ArcGIS Server Image Extension (aka Image Server). If the imagery is delivered in MrSID format, an Imagery Cache (or tiled service) is created from the data.

#### Publish map and imagery services:

DASC uses ArcGIS Server and Image Server to publish all necessary map services. They have recently migrated all map services to the version 10 platform of ArcGIS Server.

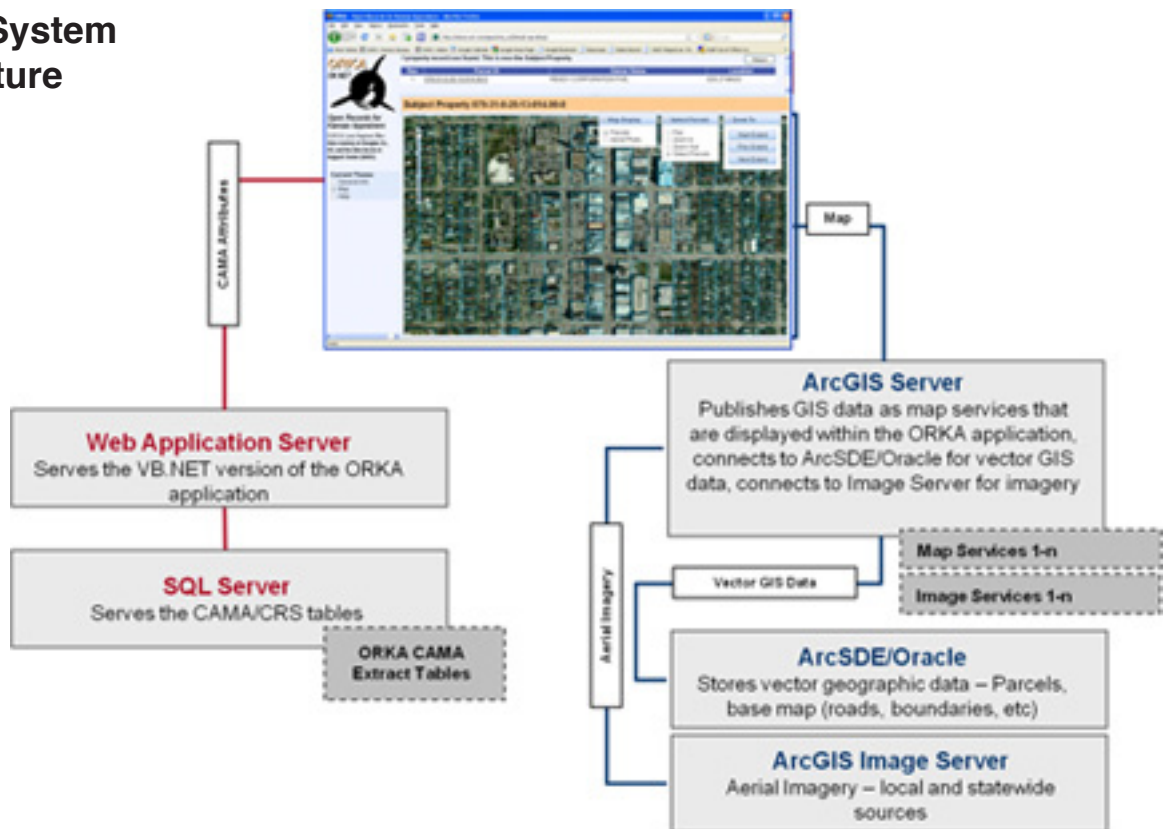
#### Host the CAMA database extract:

The ORKA application does not connect to the live ORION database. It relies, instead, on an extract from the ORION Custom Reporting System (CRS)—often referred to as the CRS data-base or CRS extracts. CRS extracts are created and are made available on a nightly basis for centrally hosted counties. The CRS database used to drive an ORKA website is updated every 2 weeks. The update frequency can be increased if requested by the county. A series of SQL scripts has been developed to import the CRS extract into SQL server and create the necessary views for the ORKA application.

#### Serve the ORKA Application:

The ORKA application is written in VB.Net and runs on a virtual machine infrastructure (VMware). The web server/application server (IIS), the SQL Server machine and the ArcGIS Server each run on a dedicated virtual server.

### The ORKA System Architecture



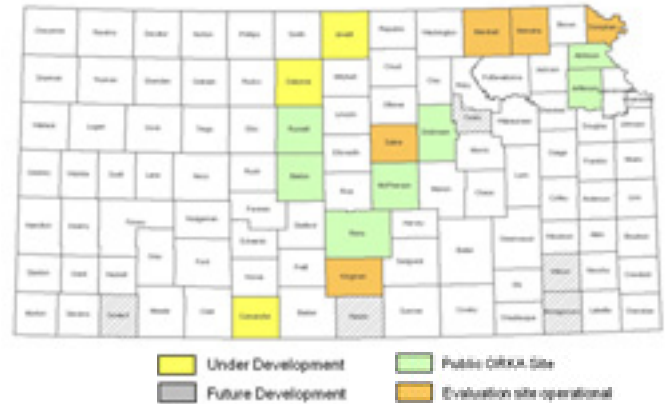
## ORKA, cont. from page 21

**Public Sites:** Atchison (DASC), McPherson (DASC)  
Barton (DASC), Russell (local/DASC), Dickinson (local/DASC),  
Jefferson (local, transitioning to DASC), Reno (local), Kingman

**Evaluation Sites:** Doniphan, Marshall, Nemaha, Saline, Jewell

**Under Development:** Comanche, Osborne

**Next Up:** Geary, Montgomery, Harper, Seward, and Wilson



A standardized view of CAMA and GIS data for all of the counties in Kansas would be an enormous benefit to those agencies or individuals who search for property data in multiple counties. They have historically gone from courthouse to courthouse to get information. Or from website to website if the information is available there. It hasn't always been easy to figure out and navigate each website with the differences in each interface, etc.

There are a variety of options for using ORKA. A county could decide to use it in the appraiser's office only and not make it available to the public. They may also make ORKA available to the other county offices, such as the register of deeds or clerks, so that these offices wouldn't have to pay the \$126 per machine for a database license for view-only privileges to Orion data. The counties that currently make it available to the public have reported generally positive reviews. One of the biggest advantages has been the reduced foot traffic in the appraiser's office as well as a reduction in the number of phone calls from those seeking answers they can now find on the web.

### Other Applications

ORKA may not be the answer for all of the Appraiser's offices in Kansas and it might not have all the bells and whistles of systems offered by various private sector companies for a fee or built in house by on staff GIS experts. But even if a county serves their CAMA and GIS data over the web through another resource, that doesn't mean they can't also be an ORKA county. Many Kansas counties do not have in-house resources or a budget to hire someone to provide these services.

Tyler Technologies is currently working on an integration of GIS with their Orion product that should be available to counties in the first half of 2012. It looks like they have come a long way since the original ArcIMS solution. Their new solution is now based on Esri's ArcGIS Server software. This is very good for those appraisers who have this Esri software and can create the map services that Orion needs to make this integration work. And for the counties that don't have ArcGIS server, it may be possible to utilize map services created from an outside source for the county.

## ■ THE FUTURE

### Enhancements

One of the greatest shortcomings of the state-supplied

ORKA is its inability to allow for the searching of sales. Sale prices are not public record in Kansas, but because the counties supply sales information to their fee appraiser, realtors and such, it would be very beneficial to have the ability to do this over the web. Some counties charge for this and others provide the information free. There has been much discussion about enhancing ORKA to add the ability to search sales and to password-protect that portion of the CAMA data. Counties would need to manage their own set of passwords and fees, if they charge. Multiple counties offered to pitch in to help subsidize the effort to add this functionality.

It is also desirable to add the ability to access the property photos and to not only access building sketches from the sketch vectors, but also from the Apex sketches utilized in some of the counties.

### Statewide Commercial Sales Database

Another opportunity for ORKA is its potential use as a tool to search commercial sales statewide. PVD used to maintain a database of commercial sales and distribute them via compact disk to each of the counties. Unfortunately, the sales were not as recent as the counties would have liked, nor was the sales information collected as reliable and thorough as the information gathered and documented by each county. With ORKA, the data gathered would be the counties' data and the information would be as current as the latest refresh of the CRS extract—which would be far superior to the two-year-old sales from the prior CD based system. KCAA has established a committee to work on reviving the statewide commercial sales database and the feasibility of using ORKA to accomplish this goal.

### ORKA User Group

There are still things to figure out as we go. Like how to pay for any future enhancements. Do we want to add a table of contents to the map? And how far do we go with these potential changes as we strive to maintain the simplistic nature of the application? We had a user group meeting in conjunction with KAC/Directors update in November. We plan to continue meeting on a regular basis to discuss any topic relating to this application. All counties are welcome to participate in the meetings.

Monday & Tuesday

**May 7 & 8, 2012**

**Mark your Calendar**

Registration will open in  
January

Deadline to register will be  
April 20

**IAAO  
GIS for Assessors**



Sponsored by:  
Kansas Association of Mappers

Shawnee County Annex  
1515 NW Saline St  
Topeka, Ks

GIS For Assessors is an introductory workshop in the IAAO's Mapping Science Curriculum. This workshop employs a lecture and PowerPoint presentation to illustrate the main concepts of GIS within the scope of assessment administration. If you already have GIS, it is the author's intentions that this course leaves you thinking about how you currently use your system and consider possible new uses that will make you more productive at your job. If you do not have a GIS, this course provides you with the knowledge to get started. This workshop includes a Student Reference Manual and an optional exam.

**IAAO recertification credit: 15 hours    KAM recertification Maintenance Points: 12    RMA points 15**

**IAAO's Workshop 651 "GIS for Assessors " Registration Form**

Check [www.kansasmappers.org](http://www.kansasmappers.org) to register and pay online (coming soon!)

Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City / St / Zip: \_\_\_\_\_

email: \_\_\_\_\_

Phone No. \_\_\_\_\_

Registration Fee                      \$275.00

Send your registration to:

KAM  
PO Box 3788

For more information contact:

[melissa.crane@kdor.ks.gov](mailto:melissa.crane@kdor.ks.gov) (785) 296-5465

Or visit: [www.kansasmappers.org](http://www.kansasmappers.org)



# Celebrating 150 Years of Kansas History: A Timeline (Part 2 of 4)

Submitted by Lisa Ree, RMA , Ellis County

**Editor's note:** This is part 2 of an interesting timeline for the state of Kansas as submitted by Lisa Ree, RMA, Ellis County. See part 1 in the October 2011 newsletter.

**1854.** Fort Atkinson was abandoned due to the poor condition of the sod buildings. Col. Cyrus K. Holliday came to "Topeka, Kansas Territory." Holliday was a founder of Topeka and promoter of the Santa Fe Railroad.

**May 30:** Kansas-Nebraska Act passes US Congress, territories of Kansas and of Nebraska established. The Act was responsible for causing the label "Bleeding Kansas." The incorporation of popular sovereignty made the territory's residents (not the federal government) responsible for the question of slavery in their own backyard. The proximity of Kansas to slave-owning Missouri and the lack of any natural border between the two regions prompted an influx of pro-slavery individuals into the new territory when it opened up for settlement.

Andrew H. Reeder was appointed the first territorial governor of Kansas by President Franklin Pierce. Reeder was the first territorial governor of Kansas who called an election to choose a delegate to Congress.

The New England Emigrant Aid Society in Boston was a company interested in peopling the frontier with anti-slavery (abolitionist) settlers. This company helped to found Lawrence, Kan., (named after Amos A. Lawrence, promoter of the Emigrant Aid Society), which then became the center of Free-State activities.

Topeka was founded by five anti-slavery activists. Swiss immigrants first arrived and settled in Pottawatomie (Onaga) and Nemaha (Bern, Neuchatel) and Allen (Geneva) Counties.

**1855.** The Valley Falls Mill was built by Isaac Cody (father of Bill Cody). A Free-State constitution was framed in



Topeka. It did not receive serious consideration in Congress.

**July:** The first territorial capitol of Kansas was built of native stone at Pawnee on the Fort Riley reservation.

**1856.** Cholera raged at Fort Riley.

**August:** John Brown and 40 defenders were attacked by an army of 400/600 pro-slavery Missourians. In this raid on Osawatimie, the settlement (all but four homes) was burned by the invaders, and John Brown's son Frederick was killed. Four wagon loads of dead and wounded were brought into Booneville, Mo., when the invading army returned.

**1857.** A pro-slavery constitution, if Kansas was admitted as a slave state, was drafted at Lecompton. The constitution was adopted in an election in which free-state men refused to vote and later was rejected at a second election in which the pro-slavery men took no part.

A third constitutional convention convened at Leavenworth, and the constitution drafted there was adopted by the people in 1858, but this, too, failed final acceptance.

A group of German immigrants settled in Allen County and founded Humboldt and Iola, and settled in Wabunsee County and founded Alma. Germans were located in all counties and had large settlements in Kansas City, Leavenworth (Leavenworth Co.), Seneca (Nemaha Co.) and Topeka (Shawnee Co.).

The Hays House, said to be the oldest continuously operating restau-

rant west of the Mississippi River, was founded by Seth M. Hays at Council Grove.

The Last Chance Store, built in 1857 at Council Grove, was the last chance for those headed to Santa Fe to stock up on supplies.

**1858. May 19:** The Marais Des Cygnes River at Pleasanton in Linn County is the site of a famous confrontation between pro-slavery ("border ruffians") and abolition (free-state) forces. The five victims of the massacre were immortalized as martyrs in the cause for freedom. This massacre was the last significant display of mob rule in Kansas.

**1859. May:** The Republican party was formally organized at Osawatimie.

**July:** The fourth and last constitutional convention assembled at Wyandotte, now part of Kansas City. This time free-state advocates were solidly in control, and the document they drafted barred slavery and fixed the present boundaries of the state. It was accepted by a vote of the people in October, and in December a provisional state government was elected.

**October 22:** "Camp on Pawnee Fork" and "Camp Alert," as Fort Larned was first known, was established as a military post to protect travelers and commerce and mail on the Santa Fe Trail from Indians. It also provided a



The Hays House in Council Grove.

more centralized point for the distribution of annuities, as provided by treaty, to the Indians.

**November 30:** Abraham Lincoln, who will become the 16th president in 1861, arrives in Kansas. In his first speech in Elwood, Kan., he said, "No other territory has ever had such a history." In December, Lincoln visits other Kansas locations and spoke at the famous Planters Hotel in Leavenworth.

**1859–1860.** During the winter, W.H. Russell, of the firm of Russell, Majors and Waddell, completed plans for the 2,000-mile Pony Express between St. Joseph, Missouri, and Sacramento, Calif.

**1860.** Beginnings of the oil industry in Kansas date from 1860, although large-scale development was delayed because of a lack of commercial market.

Irish, some from big cities in the U.S., were located in large numbers near Chapman, Dickinson County, near Seneca, Nemaha County, and in Pottawatomie County, and at Boston, Chautauqua County.

Pony Express operation begins: St. Joseph, Mo., through northeast Kansas to Sacramento, Calif. It operated less than a year and a half (1860-1862).

Mennonite Brethren split from what is now the General Conference Mennonite Church back in Russia. There were strong feelings over the split carried over into America. As a result, many small towns in Kansas have both varieties of churches, and two different colleges were founded, Bethel in North Newton and Tabor in Hillsboro.

**February 23:** The Legislature passed a bill over the governor's veto abolishing slavery in Kansas.

**1861.** January 29: Kansas was admitted into the Union as the 34th state. Topeka became the state capitol.

**April, Civil War:** In answer to President Lincoln's first call for troops in April, Kansas supplied 650 men. Before the war ended in 1865, Kansas contributed 20,097 men to the Union Army, a remarkable record since the population included less than 30,000 men of military age. Kansas also suf-

fered the highest mortality rate of any of the Union states. Of the black troops in the Union army, 2,080 were credited to Kansas, though the 1860 census listed fewer than 300 blacks of military age in the state; most of them came from Arkansas and Missouri.

Kansas women were given the right to vote in school elections, far earlier than in most states.

**1862. February 7:** The state capitol stands on 20 acres of ground donated to the state by Cyrus K. Holliday. The Legislature accepted the block of land by a joint resolution approved.

**May 20:** The Homestead Act greatly aided in the opening of the country after the Civil War.

**1863. August 21:** Surprise attack at Lawrence by Confederate guerillas led by William C. Quantrill. Only 150 of the 2,000 residents were killed in the raid. The city (not the whole town) was sacked and burned, and about \$1.5 million worth of property was destroyed.

Kansas State University was the second state agricultural college in the United States to be founded.

**1864. August:** The original post (Fort Harker #1) was established by troops of the 7th Iowa Cavalry under the command of 2nd Lieutenant Allen Ellsworth by order of Major General Samuel R. Curtis to protect the more remote frontier settlements and was originally called Fort Ellsworth, for Lt. Ellsworth. Originally located on the left bank of the Smoky Hill River, at the point where the Santa Fe stage route crossed the River, about three to four miles southeast of the present town of Ellsworth.

**September 6:** Fort Zarah was established on the banks of Walnut Creek near the crossroads of the Santa Fe Trail, the army supply route from Fort Riley, and the main Indian trail. In 1867 Fort Zarah was relocated in stone buildings two miles downstream near the Arkansas River and was abandoned Dec. 4, 1869, as the Indian problem moved southwestward.

**October 25:** During retreat of Gen. Sterling Price's Rebel Army from Westport (Kansas City, Mo.), Union troops

under Gen. Samuel Curtis win decisive victory at Battle of Mine Creek in Linn County.

Indians begin attacks on frontier settlements. Jim R. Mead became the first white settler at Wichita when he opened a trading post on the site of Wichita, Kan

**1865.** Wichita was plotted. After the Civil War, Jesse Chisholm pioneered the Chisholm Trail when Jim R. Mead sent him into the southwest (south from Kansas to the Red River) with a wagon load of goods to trade with the Indians for buffalo hides.

**April 10:** Fort Dodge was established by Captain Henry Pierce, by order of Major General Grenville M. Dodge. Although there is some doubt, the post was probably named for Colonel Henry Dodge, 1st U. S. Dragoons. Fort Dodge was established to protect the Santa Fe Trail from Indians.

**September:** Fort Aubrey was established early in September 1865 by Captain Adolph Whitman, in Hamilton County at the head of Spring Creek. The site was originally recommended by Francis Xavier Aubry, a trader and explorer killed in Santa Fe in 1854, and for whom the post was named.

**October 11:** Fort Fletcher was established as a frontier military post to protect military roads, defend construction gangs on the Union Pacific Railroad, and guard the U.S. mail. The post was first designated Fort Fletcher, in honor of Gov. Thomas C. Fletcher of Missouri.

**1866.** Construction of the Kansas State Capitol in Topeka began. The first Kansas orphanage, St. Vincent's Home, was opened by the Sisters of Charity.

**November:** Fort Fletcher renamed Fort Hays.

**1867.** Buffalo Bill Cody is a co-founder of Rome, near Hays.

**July 4:** Fort Hays relocated.

**1867–1872.** More than three million head of Texas longhorn cattle were driven up the Chisholm Trail to the Union Pacific Railroad (later the Kansas Pacific) shipping center at Abilene.



## Real Estate Notes of Interest

■ *www.builderonline.com*, Sept. 30, 2011. What are the most important aspects to the residential home buyer? The top considerations, according to research by John Burns Real Estate Consulting, are:

- Location
- Home style & design
- Price
- Single-level home
- Quality school district
- Commute time
- Square footage
- New home construction
- Detached home
- Community style
- Community recreation

■ Katie Weeks, *www.architectmagazine.com*, Oct. 3, 2011. This could be your home of the future. The photo below is the University of Maryland's WaterShed house and the winner of the U.S. Department of Energy's 2011 Solar Decathlon. Over 10 days, the 19 teams competed in 10 contests judging affordability, appliances, architecture, comfort zone, communications, energy balance, engineering, home entertainment, hot water, and market appeal. The teams have to build the homes onsite in 10 days.



Watershed house, winner of the U.S. Dept. of Energy's 2011 Solar Decathlon. More houses/views can be seen at [http://www.solardecathlon.gov/gallery\\_houses.html](http://www.solardecathlon.gov/gallery_houses.html)

■ *Appraisal News*, Oct. 5, 2011. "The Financial Crimes Enforcement Network reported Sept. 28 that reports of mortgage fraud during the second quarter increased by nearly 88 percent from the same period last year as banks uncovered more problem loans made during the housing boom." You can read the article at <http://www.appraisalinstitute.org/ano/current.aspx?volume=12&numbr=19/20#15787>.

■ The article "10 largest hotel brands' average sale prices" on [www.hotelnewsnow.com](http://www.hotelnewsnow.com) is a must-read if you have many franchise hotels in your jurisdiction. See <http://www.hotelnewsnow.com/Articles.aspx/6542/10-largest-hotel-brands-average-sale-prices>.

■ A.D. Pruitt, *The Wall Street Journal*, Oct. 5, 2011. Real estate REIT's (Real Estate Investment Trusts) dropped by over 15% in the third quarter due to overall concerns of the economy. The largest drop was in hotel REIT's.

■ Dawn Wotapka and S. Mitra Kalita, *The Wall Street Journal*, Oct. 7, 2011. Even though home mortgage interest rates for a 30-year loan fell below 4%, the percent of Americans owning their home has fallen by 11 percentage points, back to a level equal to that of 2000. Approximately 65% own their homes.

■ For all of you who struggle with any type of agricultural exemptions, here is an interesting article from Colorado titled "Colorado toy ranches lose tax break with new law." You can read the article at [http://www.denverpost.com/business/ci\\_19080597](http://www.denverpost.com/business/ci_19080597).

■ Kermit Baker, Hon. AIA chief economist, *www.aia.org*. After an encouraging uptick in August, the

AIA's Architecture Billings Index (ABI) retreated again in September, falling to a score of 46.9. Since any score below 50 indicates a decline in billings at architecture firms, this was the fifth of the past six months in which business conditions have deteriorated.

■ Nick Timiraos, *The Wall Street Journal*, Oct. 20, 2011. Federal legislation has been proposed that would give residence visas to foreigners who spend at least \$500,000 to buy houses in the U.S. The money could be for one home of at least \$250,000 and then invest the rest in real estate.

■ Spencer Ante and Joann Lublin, *The Wall Street Journal*, Oct. 26, 2011. Coming soon to an old mall near you: gun ranges, aquariums and go-carts. Owners of older malls that have had large retail space become open with the demise of such tenants as Circuit City and the reducing of stores from other companies are now becoming more creative in how to use those large open spaces.

■ Dawn Wotapka, *The Wall Street Journal*, Oct. 26, 2011. Reis, Inc. is reporting that the national vacancy rate for apartments at the end of the third quarter is at 5.6%, down from 5.9% for the previous quarter and is at the lowest level since 2006.

■ Walter Molony, *www.realtor.org*, Oct. 27, 2011. "The Pending Home Sales Index,' a forward-looking indicator based on contract signings, fell 4.6 percent to 84.5 in September from 88.6 in August but is 6.4 percent higher than September 2010, when it stood at 79.4. The data reflects contracts but not closings."

■ Julie Schmitt, *USA Today*, Nov. 4, 2011. This will come as no surprise to anyone, new single-family home construction is down 10% from last year and down 5% from 2009, and home prices in August were 4% lower than the previous August.

■ *USA Today*, Nov. 4, 2011. You have a chance to get in early! You will now



be allowed to buy and sell real estate in Cuba for the first time in half a century. Oh, wait... Sorry, you have to be a permanent resident of Cuba. Well, maybe someday.

■ *www.hotelnewsresource.com*, Nov. 7, 2011. "The U.S. hotel industry experienced increases in all three key performance metrics during the week of 23-29 October 2011, according to data from STR. In year-over-year comparisons for the week, occupancy rose 6.8 percent to 61.6 percent, average daily rate increased 4.7 percent to US\$104.59, and revenue per available room finished the week up 11.8 percent to US\$64.40."

■ *www.rcanalytics.com*, Nov. 3, 2011. Maybe this is a sign of better times for commercial properties. "Bloomberg reports: Third quarter commercial loan originations have scaled to their highest level since the last quarter of 2007. The CMBS market that provided the cheap financing at that time has since been replaced by banks, insurance firms and mortgage-financiers Fannie Mae and Freddie Mac." CMBS is commercial mortgage backed securities.

■ *USA Today*, Nov. 8, 2011. Mortgage payments are being made later. TransUnion, a credit rating agency, reports that 6.44% of homeowners missed two or more payments, which is up from 5.88% in the third quarter of 2010.

■ Jon Prior, *www.housingwire.com*, Nov. 7, 2011. Even for Bank of America, this had to smart! "In October 2010, BofA and other major servicers froze the foreclosure process nationwide when evidence of improperly signed affidavits surfaced in many state courthouses. BofA had to pay \$1.3 billion in penalties to Fannie Mae and Freddie Mac in the first nine months of 2011 because of the delays, the bank disclosed in a Securities and Exchange Commission filing."

■ Nigel F. Maynard, *www.builderonline.com*, Oct. 20, 2011. So, what is being requested in new home construc-

tion? Contractors are saying that clients are asking for: water efficiency, energy efficiency, quality design, bigger great rooms that include the kitchen, living and dining rooms, a color accent wall is a must, white cabinets and wood floors are hot, and low-flow showerheads. You can read the article at <http://www.builderonline.com/bath/designers-top-trends-for-kitchens-and-baths.aspx?cid=BBU:110911>.

■ Christine Legere, *www.boston.com*, Nov. 10, 2011. This would not qualify as your typical manufactured home park sale. A 1,000-acre park containing 870 sites in Middleboro, Mass., sold for \$55 million. Zoning is permitted for 1,150 sites. The units of comparison on this would be: \$55,000 per acre; \$63,218 per existing site; and \$47,826 per permitted site. The article can be found at [http://www.boston.com/news/local/massachusetts/articles/2011/11/10/illinois\\_based\\_company\\_buys\\_development\\_of\\_manufactured\\_homes\\_in\\_middleborough/](http://www.boston.com/news/local/massachusetts/articles/2011/11/10/illinois_based_company_buys_development_of_manufactured_homes_in_middleborough/).

■ Peter Reilly, *www.forbes.com*, Nov. 15, 2011. Now this is a title that just requires you to read the entire article: "No agricultural exemption for beehives on cell tower property." <http://www.forbes.com/sites/peterreilly/2011/11/15/no-agricultural-exemption-for-beehives-on-cell-tower-property/>.

■ *Calculatedriskblog.com*, Nov. 17, 2011. After a sharp dip in September, the Architecture Billings Index (ABI) climbed nearly three points in October. As a leading economic indicator of construction activity, the ABI reflects the approximate nine- to twelve-month lag time between architecture billings and construction spending. The American Institute of Architects (AIA) reported the October ABI score was 49.4, following a score of 46.9 in September. This score reflects an overall decrease in demand for design services (any score above 50 indicates an increase in billings).

■ *www.hotelresource.com*, Nov. 21, 2011. "The total active U.S. hotel development pipeline comprises 2,835 projects totaling 310,387 rooms, according

to the October 2011 STR/McGraw Hill Construction Dodge Pipeline Report. This represents a 9-percent decrease in the number of rooms in the total active pipeline compared to October 2010. The total active pipeline data includes projects in the In Construction, Final Planning and Planning stages, but does not include projects in the Pre-Planning stage." <http://htrends.mobi/?p=59466>

■ Robbie Whelan, *The Wall Street Journal*, Nov. 14, 2011. All real estate is cyclical, but this editor has not seen this before. In several areas throughout the country, land that was purchased from farmers by developers to convert into subdivisions is now being purchased back by the farmers at large discounts and being used again as farmland.

■ Maura Webber Sadovi, *The Wall Street Journal*, Nov. 16, 2011. The Federal Reserve Banks of Chicago and Kansas City report that farmland prices have jumped 25% during the third quarter as compared to a year ago.

■ Nick Timiraos, *The Wall Street Journal*, Nov. 18, 2011. According to the Mortgage Bankers Association, 8% of mortgage borrowers were at least one month past due on their mortgage, which is the lowest level since the end of 2008.

■ Jim Carlton, *The Wall Street Journal*, Nov. 21, 2011. It would appear the residential market in Phoenix does not understand the economic principles of supply and demand. The inventory of homes for sale is down to 3.3 months from 6.6 months a year ago, with 4.5 months considered normal. The unemployed rate continues to decline and is below the national average. So what has perplexed the realtors? The median sale price continues to decline. The median sale price fell in October to 5% below October of last year.

■ Kris Hudson, *The Wall Street Journal*, Nov. 14, 2011. The author of this

continued on next page

## REAL ESTATE NOTES, continued

article conducted an interview with the chief financial officer of InterContinental Hotels Group (IHC, more commonly recognized as Holiday Inn). Here are some interesting comments in the article.

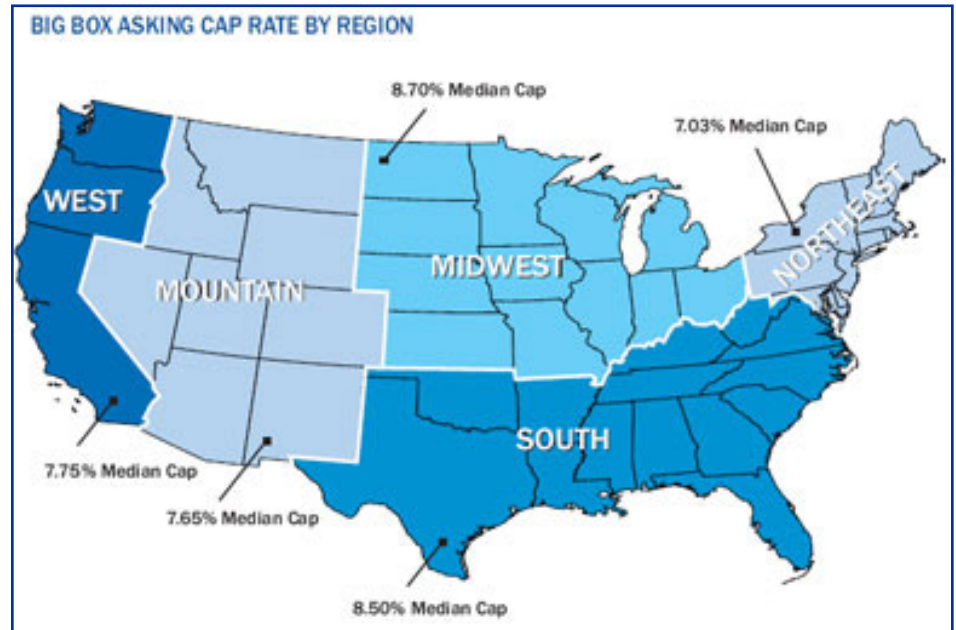
- Revenue per room for the third quarter was up 6.49%
- Third quarter revenue comparisons: \$467 million for 2011 and \$421 million for 2010
- Third quarter net income comparisons: \$178 million for 2011 and \$103 million for 2010
- Total employees: 7,858 in 2011 and 7,556 in 2010
- Starting on a five-year updating of the 400 Crowne Plaza brand

■ [www.ccim.com](http://www.ccim.com), Nov. 17, 2011. The median capitalization rate for single net-leased big-box stores fell year-over-year by 16 basis points to 8.35 percent in 3Q11, according to The Boulder Group's Net Lease Big Box Report, but remain 60 bps above the median cap rates of the overall retail net-lease sector. The report attributes the decline to lower interest rates. (See map above.)

Seventy percent of big-box tenants have a non-investment grade rating, contributing to overall higher cap rates compared to the overall net-lease retail market. Another factor contributing to higher cap rates is the median price for big-box properties—more than \$4 million in 2011—which limits the number of potential investors. In the single-tenant lease market, 71 percent of properties are priced below \$3 million.

Investors seeking net-leased properties with high yields will drive continued activity in the net leased big box sectors, according to the report.

■ Nick Timiraos, *The Wall Street Journal*, Nov. 26, 2011. Well, this will not surprise a lot of you. In 12 of the largest metro areas, it is now cheaper on a monthly basis to make monthly house payments than to rent. Based upon 20% down payment and considering the insurance and taxes, it is



Cap rates drop in big-box net lease sector, according to The Boulder Group's Net Lease Big Box Report

cheaper to own than rent, but we also understand why there are currently so many renters.

■ [www.calculatedrisk.com](http://www.calculatedrisk.com), Nov. 28, 2011. The Census Bureau has reported that new home sales are up 8.9% over October of 2010, but the chart on p. 29 shows how far it has fallen from previous years.

■ Felix Gillette, [www.businessweek.com](http://www.businessweek.com), Dec. 8, 2011. WOW! This is worth the time to read. It's like a small crime novel. The title of the article is "The King of All Vegas Real Estate Scams: A twisted tale of how homeowners were bilked by those they least suspected: their neighbors." Read the article at <http://www.businessweek.com/magazine/the-king-of-all-vegas-real-estate-scams-12082011.html>

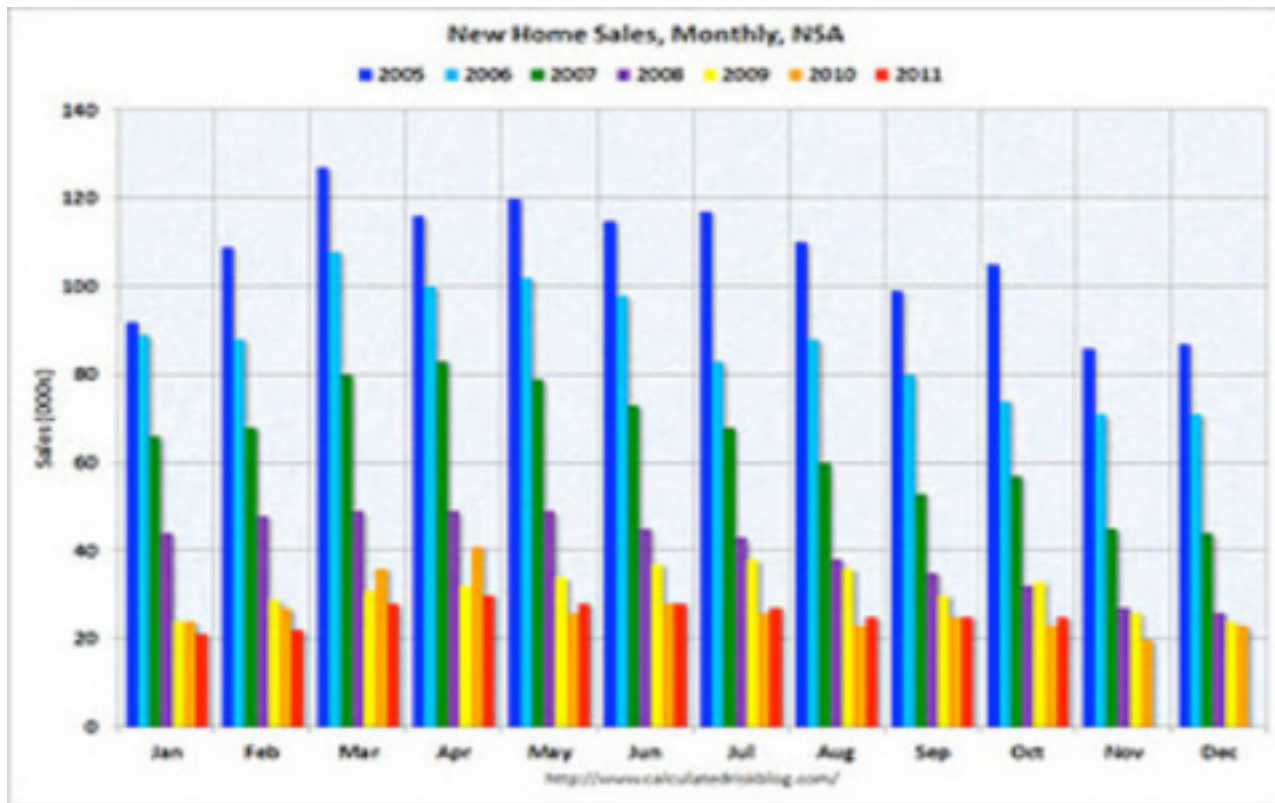
■ Dec. 12, 2011, [www.hotelmanagement.net](http://www.hotelmanagement.net). Red Roof Inn launched a \$90-million redesign effort for its nearly 350 hotels across the country based on the comments of thousands of guests in Texas, Georgia and Ohio. The data were collected from email surveys taken over the last 12 to 18 months.

The top request by guests was for more electrical outlets in each room to power smartphones, e-readers and

other mobile electronic devices. The chain said it will add a minimum of four extra outlets per room as part of the redesign project. The second most requested change was to install flat-screen TVs. The hotel chain plans to put 32- and 37-inch flat-screen TVs in every hotel room nationwide by the end of 2012.

Other changes coming as a result of the guest survey are new wood-like flooring instead of carpeting, more powerful shower heads and more bathroom counter space. The Red Roof Miami Airport hotel will be the first to get the upgrade. The chain's 12 hotels in California should be redone by the end of 2014.





# Happy New Year!



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***Egg-celent accommodations***  
 This guest house in Belgium is only 215 square feet. It has an interior grid of boxes for storage and sleeping. The ovoid shape allowed the architects to get around building restrictions. With the doors and roof light open, it looks like an outdoor pavilion.



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