

APPRAISING THE PLAINS *of Kansas*

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2022 KAC CONFERENCE

One of the highlights of Kansas Association of Counties Conference is the vendor floor, where new technology or services are offered. Some of the KCAA family posed for a fun group shot with a VW van — turns out you can't fit them all in.

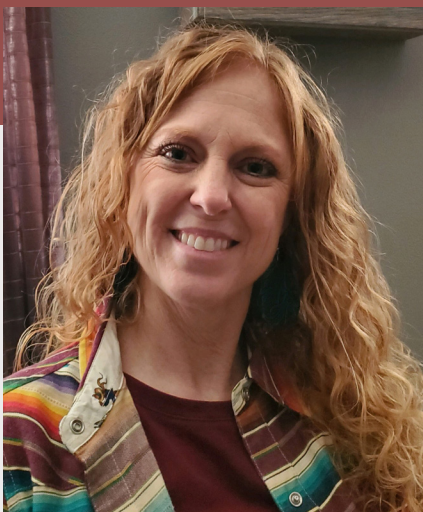
Pictured left to right: Tyler White, Sumner County; David Gillmore, Russell County; Adam Wilson, Anderson County; Kristina Silva, Rice County; Christina Doyle, Barton County; Emily Murrow, Gove County; Ryan Janzen, Lyon County; Lance Leis, Washington County; Ryan Michaelis, Morris/Wabaunsee Counties; Deborah Thompson, Atchison County; Kathy Bridges, Linn County; Wendy Prosser, Barton County; and Mindy Harting, Sheridan County.

Read more on page nine about the conference, which took place in Overland Park in October.

Inside **THE ISSUE**

Melinda's Moment	Page 2
Legislative Update	Page 3
KAC Conference	Page 4
Orion User Conference	Page 6
Stress Relief Strategies	Page 8
KCAA News + Notes	Page 9
Real Estate Notes of Interest	Page 13

KCAA News + Notes starts on page nine, including updates on KCAA education opportunities, Power BI workshops, employee milestones and minutes from the October KCAA board meeting.



MELINDA'S MOMENT

Melinda Latham, RMA, Mitchell County, KCAA President

I thought I would look back at old newsletters and try to get a feel for what to write about. As I was reading, my mind wandered. My mind wanders a lot. I sometimes have to read the

same page over several times because my mind starts to wander two words into the page.

Wandering to random things like:

- Am I supposed to write about important things going on in the appraiser's world? Do I know what these important things are?

- Does anyone use the saying "same difference" anymore?

- Where did Sean dig up his "Legislative" photo? 1992? Do I have a picture of me from 1992?

- Am I supposed to write about smart things? Give advice?

- Is that a new freckle on my arm? You know what they say about freckles.

Appraisers are kind of like redheads in a way. Legend says that all "ginger" people have no soul.

They will steal the soul of the person who makes eye contact with one long enough. A new freckle is earned with each soul stolen.

County appraisers have been accused, from time to time, of not having a soul. This statement begins causing hate and discontent, which I feel could be considered close to not having a soul.

Redheads are a rare form of human being that could be categorized as mystical, considering that red hair is a mutant trait. Yes, I am an actual mutant. The recessive gene that gives them that pigment, MC1R, is actually a genetic mutation. So, in order to have red hair, something has to go wrong in the genetic makeup.

County appraisers are a rare form of human being that could be categorized as mystical. Mutant might be a stretch, but truly to become a county appraiser, something has to go wrong in the genetic makeup as well — or at least the job market.

As this newsletter reaches you, I have a positive saying for the soulless, genetically mutated, mystical creatures known as appraisers. I AM A Kansas County Appraiser, The Myth, The Legend.

If you were expecting some fancy schmancy article:

- You don't know me very well

- I didn't get that mutation

Until next time... ■

SAVE THE DATE: 2023 NCRAAO Conference

June 18-22 | Catfish Bend Convention and Event Center | Burlington, Iowa



Plan to attend the 2023 NCRAAO conference. Besides attending several educational sessions, you can golf at the

No. 1 best course you can play in Iowa as ranked by Golfweek, bowl at Fun City, attend social events, a banquet and bid on items at the silent auction. The Event Center includes a casino, arcade, bowling, laser tag, go carts, indoor/outdoor swimming pools and a water park.

While in Burlington, you'll want to experience Snake Alley, the World's Crookedest Street. If you like challenges, drive Snake Alley at night! Your GPS may take you on an interesting route to get

there, but venture up to Mosquito Park. "Park" may be a stretch, but the gorgeous views of the mighty Mississippi and the beautiful older homes along the way make the trip worth it.

If you are a history buff, check out the walking tours of commercial and industrial properties and historic homes in downtown Burlington.

Never been to Illinois? Travel across the Grand River Bridge and you'll be able to put a check mark next to Illinois as a state you've visited. Information regarding the conference, such as an invitation letter from President Saunders, hotels and tentative agenda, is available at www.kscaa.net/conferences. Also check out conference information at www.ncraao.org/event/2023-ncraao-conference. ■





LEGISLATIVE UPDATE

SEAN ROBERTSON, RMA, SALINE COUNTY, KCAA LEGISLATIVE REPRESENTATIVE

Even though the 2023-2024 legislative session has not yet begun, there have been a number of discussions about what bills might be

introduced that affect appraisers.

It is widely believed that a bill will be introduced to make county appraiser an elected position. This is an idea that rears its head about every other session and has never gotten enough traction to advance very far. KCAA is already working with KAC and KCCA on what tack to take to oppose this legislation.

The main proponents of the elected appraiser idea state that being elected would make appraisers more accountable to citizens. Though some other states have elected appraisers/assessors, appointed appraisers with an oversight agency — PVD in the case of Kansas — provide for a system where accurate and fair valuations can be more easily achieved.

Also, a cleanup bill to allow RMA designation education to be administered by PVD, as well

as KREAB, is in the works. This issue needs to be addressed by the legislature as soon as possible, so that a clear path to getting an RMA designation is set forth.

Much of the other possible legislation dealing with appraisers and appraisals will be focused on the consistency of appraisal practices/procedures/valuations from county to county. This might take the form of legislation dealing with PVD and their oversight of counties, or it might take the form of statutes put in place where PVD guidelines and directives have sufficed in the past.

One last piece of legislation that could potentially impact appraisers is a proposed reduction to the residential assessment rate of 11.5%.

Although the proportion of overall property taxes paid by residential class properties has increased substantially over the past 30 years, the reason for such a shift is not crystal clear. The main roadblock for a change in assessment rates is that it would take a constitutional amendment to get it changed and other property class owners would likely be opposed to a property tax shift that would not directly benefit them. ■

LEGISLATIVE RECEPTION Tuesday, Jan. 24 | 5-8 p.m.

The KCAA legislative reception will be from 5-8 p.m. Tuesday, Jan. 24, in Topeka at the Cyrus Hotel, 920 S. Kansas Ave. Rooms can be booked at: www.kscaa.net/conferences/. The deadline was Dec. 30, so get your room booked ASAP.

County appraisers are strongly encouraged to attend. It is a great opportunity to meet with your legislators to discuss upcoming legislation. After the first of the year, an invitation will go out to all legislators. You are also encouraged to reach out to your legislators personally and invite them to attend. You can find address information for legislators at: www.kslegislature.org/li/.

Consider sticking around for Local Government Day co-hosted by the League of Municipalities and Kansas Association of Counties on Wednesday, Jan. 25. More information on that event can be found at: www.lkm.org/page/LocalGovernmentDay.

An RSVP is not required for the legislative reception; however, it would be nice to know whether you plan to attend for planning purposes. You can email kcaa@sbcglobal.net with your response. ■

2022 KAC Conference



The 47th Annual Kansas Association of Counties Conference was held from Oct. 17-19 in Overland Park. Several KCAA members and staff attended the Women of KAC gathering. One of the presentations included "Amelia Earhart's Journey to the Nation's Capital."

Pictured are Lisa Ree, Ellis County; Rachelle Standly, Graham/Sherman/Trego Counties; Patti Israel, Ford County; Kristina Silva, Rice County; Wendy Prosser, Barton County; Kelly Deslauries, Rush/Lane/Ness Counties; Christina Doyle, Barton County; Deborah Thompson, Atchison County; Anna Burson, Riley County; Lori Reedy, Cowley County; and Ryan Marshall, Cowley County.



Kathy Bridges, KCAA President recognized Ryan Janzen, Lyon County, for all his hard work on the technology committee and getting things started with Power BI and Assessment Connect. The presentation was made at the annual business meeting held during the KAC conference.



KCAA 2022 President Kathy Bridges, Lyon County, passed the gavel to the new KCAA 2023 President Melinda Latham, Mitchell County, at the annual business meeting during the KAC conference.

WHAT WE HAVE HERE IS NOT A FAILURE TO COMMUNICATE

By Lisa Ree, RMA, Ellis County, Staff Writer

The 2022 KAC conference didn't disappoint by offering a wide range of session topics. Sessions included discussions on budgets, infrastructure, FEMA, employee retention, leadership and property appraisals.

One of the sessions offered was titled: "Constituent Communication and Engagement Best Practices." Communicating effectively with the public can build trust and promote open county government. Not only are constituents kept informed, but employees as well. It was suggested that every county should have a communication plan. It can be used as a tool to help determine how to communicate and how to distribute information. The next step suggested was to decide what information you want to distribute, taking into consideration what residents want to know. And then there's the good old KISS (Keep It Simple, Stupid) philosophy.

Participants offered methods used to keep the public informed of county events or actions. Facebook was a popular media outlet, but a concern was the audience is limited to a small portion of constituents. One county was exploring using TikTok to reach a younger audience. Other social media outlets used included Twitter, Instagram, text messages and livestreamed commission meetings.

Press releases in local newspapers are used frequently, but counties expressed concern with print media becoming less popular. Also, many small-town newspapers print once a week, which can delay notification of current information. One county was using the local radio for their program, "Weekly County Minute." However, they were evaluating whether the cost was justified.

Our own local online news media will host a county commissioner to discuss the previous commission meeting. They also do a monthly podcast with a county department head or elected official and focus on current events. A small county offered that in a crisis situation they used the 'prayer chain' or the local ministerial alliance to get word out to residents. Other methods included getting information to the local co-ops, coffee shops, schools and churches.

No matter the method of communication used, we should strive to promote positive relationships between the county and its residents. To quote George Bernard Shaw, "The single biggest problem in communication is the illusion that it has taken place."

Having a communication plan and multiple outlets to distribute information can promote county transparency and improve public trust. ■

The Process of the Results

By Sean Robertson, RMA, Saline County, Staff Writer

Kansas Department of Revenue's Property Valuation Division Director David Harper gave a presentation titled "Property Appraisals-The Process and the Results" on the first afternoon of the Kansas Association of Counties annual conference.

Harper presented much of the same information as he did at the Kansas County Commissioners Association annual meeting earlier in the year. Despite many commissioners having already heard the bulk of the presentation — and despite most appraisers already being aware of the information presented — there was a 50/50 mix in the room of commissioners and appraisers (with a few other county officials in attendance as well).

Harper covered such topics as appraiser eligibility requirements, the appointment process (and term), the shortage of eligible appraisers, the ratio study and compliance results and PVD oversight responsibilities. Much of the information presented is ingrained in every appraiser, but was new to some commissioners.

In some cases, as demonstrated in the Q&A portion, commissioners get frustrated they cannot influence the appraisal process. They don't like how although they appoint the appraiser, there is almost nothing they control. It was good for those commissioners to hear why the system is the way it is and why the current system is a fair one for all from someone other than their own county appraiser.

Some fascinating information regarding the shortage of appraisers was presented. Some facts that put a spotlight on the problem included:

- There are 25 counties that do not have a resident who is eligible to be the county appraiser
- There are 37 counties who do not have a full-time appraiser
- Already in this four-year cycle, there have been 13 counties that have changed their appraiser
- Additionally, there were 40 counties that had a change in their county appraiser during the 2017-2021 cycle

We all should extend a thank you to Harper for his insight and willingness to share the information with those who may not always understand what we as appraisers do. ■

2022 Orion User Conference



ORION USER CONFERENCE HELD NOV. 3-4 IN WICHITA ASSESSMENT CONNECT COMING SOON TO LEVEL UP

BY BRAD ELDRIDGE, MAI, CAE, RMA, DOUGLAS COUNTY,
CO-EDITOR

ORION ENHANCEMENT COMMITTEE

The Orion Enhancement Committee met with key members of the Orion software team to obtain status updates on enhancements in-progress and needed fixes and to discuss ideas for future improvements. Allen Todd, Riley County, has done an amazing job over the past few years on “herding the cats,” while Rae Schnacker continues to be the voice of reason as we find solutions for Kansas county appraisers.

Topics discussed this year include:

- Isketech and sketching solutions as we soon lose Mouse Sketch
- Time Adjusted Sale Price — coming soon to allow appraisers to align their sales comp grid with the trend analysis prepared for PVD compliance
- The sales ratio report (need to include other improvements)
- Adding COV to MIPI on the transfer tab
- Tokens — requests to have tokens for all fields
- Moving assessment extract to export from Orion, not CRS
- Mass update for exemptions
- Transfer packet – coming soon
- Assessment Connect, but it's still in the early stages.

continued on page 7

Pictured above: Before the Orion User Conference begins, KCAA's Orion Enhancement Committee meets with the Orion software team to discuss proposed changes and improvements to the Orion program. PVD's Rae Schnacker, right, plays an integral role by leading the group to find practical solutions to various issues.

Orion User CONFERENCE



Mark Hublall uses a virtual platform to bring in additional Tyler Technology staff to demonstrate the Assessment Connect platform at the National Center for Aviation Training facility at WSU Tech in Wichita.

Orion continued from page 6

USER CONFERENCE AT A GLANCE

The Orion User conference opened with a meeting between KCAA's Orion Enhancement Committee and the Orion software team. After many dreams came true at the taco bar lunch buffet, our colleagues at Tyler Technologies guided attendees through the Assessment Connect platform, new functionality, the Orion product road map, field mobile and a question/answer session to wrap up the Thursday session.

On Friday, we discussed the time adjusted sale price feature coming in a patch in 2023 and how appraisers can incorporate it into the analysis. A session on Orion Tips and Tricks showed appraisers some of the built-in and new features to improve efficiency. Attendees confirmed through a formal vote that we will continue to kick off the conference with a taco bar. It's a tradition now!



ASSESSMENT CONNECT

PVD has secured funding to expand the state's Orion software to include Assessment Connect platform. Assessment Connect will be a great tool for both county appraisers and PVD that allows users to create ways to visualize data, analytics and insights. This is done through real-time dashboards, a data network (comparable sale sharing) and exempt property management. A more complete description and product overview (with video) can be found at www.tylertech.com/products/assessment-connect.

ADDITIONAL RESOURCES

Orion user documents and conference materials can be found on the PVD Cama site (kdor.ks.gov/apps/pvdcama). Please contact PVD for the username/password information. Refer to the section ORION USER CONFERENCE CALL HANDOUTS (scroll down for a few minutes) and find the section for 11/16/2022 — this section contains all the presentation materials from our 2022 Orion User Conference.

CONTACT US!

If you have ideas on a new Orion enhancement or would like to provide feedback about this year's user conference, please contact one of the Orion enhancement committee members (kscaa.net/county-appraisers-2/kcaa-leadership/). ■

Stress Relief Strategies

By Karla McFee, Community Outreach & Education Specialist,
High Plains Mental Health Center

Editor's Note: This is not the most wonderful time of the year. There are property owners wanting to meet to discuss value, setting values by deadlines and add the holidays to the list somewhere. All of this — while maintaining a smile and staying pleasant — is not an easy task. This is the second in a series of articles on mental health..

Stress is a normal part of daily life and not all stress is negative. Normal stress can help us meet deadlines and accomplish what is expected of us. We can typically deal with routine stress and recover from it rather quickly. When stress levels become too high, either from one major event or recurring stressful events, we need to have strategies to help us cope.

Proactive coping strategies are things you can do to help prepare yourself for the stress of daily life. These can include being physically healthy to reduce the impact of stress on our body by getting plenty of exercise, eating well and getting enough quality sleep.

Another proactive strategy is to have a plan for what you do when recurring stressful situations arise. For example, if working with difficult customers causes stress, work with your team to form a plan for how to handle those situations. The plan may include taking turns waiting on customers or being able to take a break after a difficult customer. Using a stress ball at your desk or finding a relaxation app that works for you may be another part of a workplace plan. Sometimes even three deep breaths can make a world of difference. Having a plan in place can help you de-stress more comfortably and efficiently.

Some strategies can help soothe you, temporarily distract you from a situation, or help you tolerate your stress. Healthy strategies can include doing something that makes you feel good, such as using a nice lotion, painting your nails, spending time in nature, taking a bath or a long shower, or spending time with friends.

Another strategy is exercise. Yoga, walking, engaging in a sport with others, or even just light stretching can help relax your muscles and soothe the stress away. Some other examples of these strategies include doing something that you enjoy, such as gardening, reading, drawing, listening to music, doing craft projects, cooking, or playing with a pet. Mindfulness exercises like meditation, practicing gratitude or picturing things that bring us joy are

additional ways to de-stress and help us meet our responsibilities.

Other strategies can help to eliminate the source of your stress. Some examples of these strategies include asking for support from a friend or a professional, if needed. If your stress is work related, asking for support from a co-worker or supervisor may be helpful.

“When stress levels become too high, either from one major event or recurring stressful events, we need to have strategies to help us cope.”

Another way to help eliminate stress may be to improve your time management skills. If you always feel like you have too much to do and not enough time to do it, you may want to see if the problem is truly being overloaded at work, or if time management may be the cause. Try creating a to-do list and cross things off as they are completed. This gives us the satisfaction of marking things off the list and letting us see what we have actually accomplished each day.

Another strategy is to establish healthy boundaries. You don't have to say yes to everything that is asked of you. If December is a busy month for you, it's okay to say no to some of the holiday functions that you may be invited to. You may not be able to say no to things asked of you at work, but you could ask a supervisor to help you prioritize what is already on your to-do list with the extra work that may be added. Remember, prioritize what is really important over what only seems urgent.

Some people try to use unhealthy coping skills to handle their stress. Some unhealthy coping skills include using alcohol or other substances, overeating, overspending (retail therapy), or sleeping too much or too little. These strategies not only simply avoid the problem, but can create bigger problems down the road. While it is important to use coping skills to help relieve some stress, healthy coping strategies aren't about constantly distracting you from reality.

Remember, the coping strategies that work for one person may not work for another. And you might find that different coping strategies work for specific issues or emotions. For instance, going for a walk may help you unwind after a long day at work, but watching funny cat videos may help if you are feeling sad. You may need to try various coping strategies to find which ones work best for you.■

Resources

National Suicide Prevention Hotline: Call or text 988

Find your county's community mental health center at: bit.ly/3SdoK6U

KCAA NEWS + NOTES

KCAA Executive Board October Meeting Minutes

Location: Courtyard Marriott Kansas City-Overland Park Convention Center, Meeting Room B
11001 Woodson Avenue, Overland Park

Date: Tuesday, Oct. 18, 2:30 p.m.

In Attendance: Kathy Bridges, Melinda Latham, Sean Robertson, Ryan Janzen, Kim Frodin, DeLinda White, Ryan Michaelis, Kelly DesLauriers, Lori Reedy, Wendy Prosser. Guest - Ryan Marshall

I. Previous Meeting Minutes

No changes. Motion to approve – Ryan Janzen; Seconded – Kim Frodin. All were in favor of approving minutes.

II. Financial Report

Kathy Bridges provided numbers as of the end of September 2022.

- Total KCAA Funds - \$344,233.91; Orion Funds - \$161,899.53

- Available KCAA Funds - \$172,334.38

- Accounts Receivable Totals for KCAA - \$40,690.00*

*Concern was expressed on counties that owe and that a future discussion on how invoicing/billing works through KCAA may be topic at next board meeting.

- Kim Frodin, chair of the KCAA audit committee, stated that the audit is near completion - just lacking a few receipts, but everything checked out otherwise and will plan to give report at the affiliate meeting tomorrow.

III. Treasurer's Report

- Lori reviewed bank statements July through September and reconciled.

- Wendy Prosser motioned to approve both the Financial Report and Treasurer Report; Seconded - Kelly DesLauriers; all were in favor of approving both reports.

IV. Education

- Melinda Latham did not have anything to report.

- Lori Reedy stated that an email had been sent concerning SCIAAO, wanted to schedule IAAO 101 and 102, and wanted to be sure KCAA was ok with scheduling. The consensus was that this was fine for them to proceed.

- Kathy Bridges indicated that last she heard from

Cindy Brenner on the Power BI courses — Topeka was full and Hays still had some availability. Also, Cindy worked with David Cornell to get the Power BI workshops KREAB approved. Ryan Janzen reported that David Harper, PVD director, indicated to him that the state (PVD) would like to partner with KCAA in the future on holding more Power BI courses. The board discussed ideas for future Power BI courses and the possibility of a webinar on how once we can get set up, etc.

V. Secretary Review

- Kathy Bridges reported that a performance review on Cindy Brenner was conducted by both her and Melinda Latham. Copies were on hand for the board to review. Cindy will be forwarded the reviews in the near future. In addition, Melinda and Cindy will need to get the contract updated and signed for the upcoming year. Lori Reedy moved to approve a salary increase for Cindy Brenner, KCAA executive secretary, for 2023 from \$43,000 to \$45,000; Sean Robertson seconded and all were in favor — none opposed.

VI. 2023 Budget and Committees

- Melinda Latham reported that the budget increased due to the cost of supplies and legislative reception money increased. In addition, the 2023 proposed budget would need to be amended for the increase to executive secretary salary from \$43,000 to \$45,000 and increasing the ending balance to \$224,050. Lori Reedy moved to approve the amendment to budget; Wendy Prosser seconded; all were in favor of approving amendment.

- Committee list for 2023 was discussed. Melinda plans to mention to KCAA membership during affiliate meeting to be sure and volunteer, as several committees need additional members.

VII. 2023 Legislation and Legislative Update

Sean Robertson gave an overview as follows:

- Vic Miller — LAVTR funds needing to go to counties.

- Residential taxes — in the 1990s were in the mid-30%, now 54%. He indicated that the Farm Bureau was against this because it would open up the constitution and may bring up agricultural issues.

- Personal property is slowly getting chipped away and feels that it will all go away eventually.

- Biggest issue is consistency – canopy cover recent Board of Tax Appeals.

continued on page 10

Minutes continued from page 9

- Elected versus appointed issue — only 200 on RMA eligibility with 70+ in larger counties.

VIII. Other Business

1) KCAA affiliate meeting tomorrow

i. Kathy Bridges indicated that a card will be out for Cindy and family for everyone to sign and donation envelopes will be present as well. It was asked if the board would like to make a donation from KCAA?

1. Melinda Latham moved to give \$500 along with an arrangement for Saturday's memorial; Seconded by Lori Reedy; all in favor, none opposed. Lori Reedy will order the arrangement for Molly's memorial service on Saturday.

ii. Someone needs to swear in new board members. Sean Robertson volunteered to do this.

iii. Someone needs to take pics during the affiliate meeting. Kelly DesLauriers volunteered to take pics in case Heather Poore is not in attendance.

2) KCAA Board Accomplishments/Goals Overview

Kathy Bridges thanked the KCAA board and indicated that goals and accomplishments this past year for our organization were numerous and the ball has begun rolling on a lot of exciting things to assist each of us with doing our jobs better and more transparently moving forward. Kathy expressed that she is excited about these forward-thinking movements.

i. Power BI — Dashboards and Beginner/Intermediate. Shoutout to Ryan Janzen, the committee and Cindy Brenner.

ii. KCAA support letter and input on statewide implementation of Assessment Connect. Shoutout to Ryan Janzen and Wendy Prosser for assistance with this project thus far.

iii. Continuation/revamp of KCAA mentorship program. Shoutout to Brad Eldridge with Douglas County on revitalizing this program.

iv. Numerous KCAA committees working on various items.

1. PP committee, minimum value study/thank you to Kelly D., committee chair

2. Orion Enhancement Committee for assisting with upcoming Orion User's Conference scheduled for Nov. 3-4 in Wichita. Thanks to Alan Todd, committee chair, and also Cindy

Brenner on getting arrangements made for conference.

3. Ag committee formation, attendance of meetings concerning grain elevators, feedlots, etc. Ryan Michaelis, committee chair

4. Legislative committee, Sean Robertson and others

5. Audit committee, Kim Frodin, committee chair, just finished audit and will report at meeting tomorrow

6. Public relations and newsletter, new format implemented. Heather Poore and Brad Eldridge, committee co-chair

7. BOTA committee expressed needs to BOTA on receiving dockets timelier. Matt Willard

8. Power BI committee, Ryan Janzen, committee chair, and Justin Eimers

v. KCAA letter to PVD director concerning ratio study/statistical standards in Kansas. Progress on this is slow. Shoutout to Ryan Janzen for assistance on this letter.

1. A meeting was held with PVD director/Pete Davis/special technical standards committee.

2. Brad Eldridge – chair of KCAA special projects/ratio committee will be sending list and working with PVD on potential resolutions. The need for more members on this committee was expressed.

3) Concerns from the board were expressed on the 40 counties out of commercial compliance: 16-17 out of 2022 substantial compliance.

4) Lori Reedy indicated that she had sent an email response to David Harper on topics of concern with the revenue neutral (RNR) mailer/forms. Lori indicated that she will start an email soon concerning RNR, suggested format changes. (KSA 79-2988).

5) Lori Reedy indicated that at the SCKCAA regional meeting it came up that since it is a requirement to attend the director's updates, sometimes counties find it difficult to get away or travel so far for the meeting. Suggest that there is a virtual option in future. Requested that if required, then make it more accessible. Discussion may need to occur at next board meeting.

6) Discussion on the upcoming county government day set for February. Per Melinda Latham and Sean Robertson, this year it would be good for KCAA to get a banner made and for their booth to have candy or some items to handout.

Meeting adjourned. ■

KCAA NEWS + NOTES

KCAA EDUCATION OPPORTUNITIES

Below is a list of the education KCAA plans to offer in 2023. We are still working on details for a couple of other classes and will have that information out as soon as possible.

COURSE	DATE	LOCATION	INSTRUCTOR	COST
USPAP Update	May 16	Topeka	Barry Couch	\$165 (Bring publication & reference manual)
USPAP	May 17-19	Topeka	Barry Couch	\$260 (Bring publication & reference manual)
RMA Residential Review	Oct. 3-5	Topeka	Kara Endicott	\$350
RMA Commercial Review	Nov. 14-16	Topeka	Brad Eldridge	\$350
IAAO 101 Fundamentals of Real Property Appraisal	July 31 - Aug. 4	Topeka	Barry Couch	\$525
IAAO 102 Income Approach to Valuation	Sept. 18-22	Topeka	Brad Eldridge	\$525
IAAO 201 Appraisal of Land	Oct. 16-20	Wichita	Shannon Hiss	\$525
IAAO 300 Fundamentals of Mass Appraisal	Oct. 2-6	Manhattan	Barry Couch	\$525
IAAO 400 Assessment Administration	TBD	TBD	TBD	\$525

Locations

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

Manhattan
Riley County Public Works
Building
2215 Tuttle Creek Blvd.
Manhattan, 66503

Wichita
TBD

REGISTER FOR KCAA CLASSES:

www.kscaa.net/education/online-education-registration

POWER BI WORKSHOPS HELD NOVEMBER 15-18

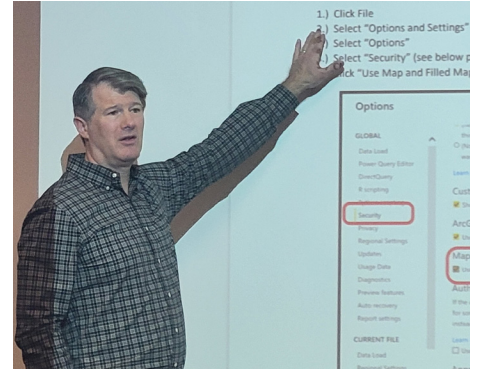
David Cornell, MAI, CAE, provided real-time Power BI demonstrations for Kansas county appraisers and PVD staff. This is an essential first step for Kansas appraisers as preparations are made to transition to Assessment Connect, a Tyler Technologies program. Assessment Connect will allow the use of data across county lines.



Pictured above: The first two days of the Power BI workshops were held at the Shawnee County Annex in Topeka, attended by several eager knowledge seekers.

Pictured top right: David Cornell, MAI, CAE, demonstrates different ways to handle a data set.

Pictured bottom right: The second workshop was held at the Ellis County Emergency Management facility in Hays, where the questions were flowing.



Milestones



KELLY DESLAURIES, Rush, Lane and Ness counties, welcomed this little cutie in the fall of 2022. Congrats, grandma!



SONDRA KENDALL has been with Finney County since Nov. 30, 1987. That's right, right as re-appraisal was going on; 35 years of working hard for the appraiser's office. She is a book of knowledge and so reliable that when she does finally retire, we will miss her tremendously. Sondra started in the data entry end of reappraisal then got moved to oil and gas in 1995. Sondra currently still does oil and gas and serves as office manager. ■

SHARE YOUR GOOD NEWS

Appraising the Plains wants to spread the word on your major milestones. Let us know if you've just gotten married, had an addition to your family or any other life success.

Email co-editor Heather Poore: rookscoapp@gmail.com.

REAL ESTATE NOTES OF INTEREST



BY BRAD ELDRIDGE, MAI, CAE, RMA, DOUGLAS COUNTY, CO-EDITOR

Kansas Housing Market Stats – October 2022, by Heather Gray, *Kansas Association of Realtors*, Nov. 22. “Home prices continue to rise despite the higher mortgage rates this fall. In October, 54% of all sales sold for a price at or above the original asking price.”

Kansas Statewide Market Data, *Wichita State University Center for Real Estate*. “Link to resources such as home price appreciation, home sale statistics, labor market indicators, and new residential construction data.”

Realtor.com® Housing Forecast: Homebuying Costs Aren’t Coming Down in 2023, *Realtor.com*, Nov. 30. “Overall in 2023, Realtor.com® forecasts that buyers and sellers can expect: Average mortgage rates of 7.4%. Home sales prices will moderate to an increase of 5.4% and rents will increase 6.3% year-over-year.”

Mortgage Rates Continue to Decrease, *FreddieMac*, Dec. 1. “30-year fixed-rate mortgage averaged 6.49% as of Dec. 1, down from last week when it averaged 6.58%. A year ago at this time, the 30-year FRM averaged 3.11%. 15-year fixed-rate mortgage averaged 5.76%, down from last week when it averaged 5.90%. A year ago at this time, the 15-year FRM averaged 2.3%.”

U.S. Home Price Insights – December 2022, *Corelogic*, Dec. 6. “Home prices nationwide, including distressed sales, increased year over year by 10.1% in October 2022 compared with October 2021. On a month-over-month basis, home prices declined by 0.1% in October 2022 compared with September 2022.”

Redfin’s 2023 Housing Outlook: A Post-Pandemic Sales Slump Will Push Home Prices Down for the First Time in a Decade, *Redfin*, Dec. 6. “Mortgage rates will take center stage in 2023, with high rates likely to make it the slowest housing-market year since 2011. A better-than-expected inflation report results in an earlier or bigger-than-expected mortgage-rate drop.”

Realtor.com® Forecasts the 2023 Top Housing Markets, *Realtor.com*, Dec. 7. “Mainly concentrated in mid-size markets east of the Mississippi, with local industries tied to manufacturing, education, healthcare and government, this year’s top 10, in rank order, are Hartford-West Hartford, Connecticut; El Paso, Texas; Louisville, Kentucky; Worcester, Massachusetts; Buffalo-Cheektowaga, New York; Augusta-Richmond County, Georgia; Grand Rapids-Wyoming, Michigan; Columbia, South Carolina; Chattanooga, Tennessee; and Toledo, Ohio.”

Analysis: 8% of 2022 Mortgage Home Purchases Underwater, by Amy Wolff Sorter, *Connect CRE*, Dec. 8. “Of all homes purchased with a mortgage in 2022, 8% are at least marginally underwater, with another 20% in low equity positions. Nearly 40% have less than 10% equity stakes in their home.”

Rent-Growth Expectations Shaped Returns for U.S. Industrial Real Estate, by Bryan Reid, *MSCI*, Sept. 27. “Transaction evidence suggests buyers have been pricing in unprecedented income growth for U.S. industrial property. Record-low vacancy has driven strong increases in market rents, which have shaped actual and expected income growth.”

Rising Construction Costs Increasingly Pressure New Development, by Jacob Rowden, *JLL*, Dec. 12. “The producer price index for construction materials has accelerated at twice the pace of the CPI during 2022, wage growth in the construction sector has outpaced other private industries and policy rates have increased 375 basis points since January — all causing costs of development to swell, while asset pricing in private and public markets has declined notably.”

U.S. Real Estate Market Outlook 2023, *CBRE*, Dec. 13. “High interest rates and a recession will make 2023 a challenging year for commercial real estate. Though inflation eased in late 2022, it was still running at more than 7%. The Fed will continue raising rates until it sees a marked reduction in inflation nearer to its 2% target. Weakening fundamentals and higher cost of capital will generally lower asset values.”

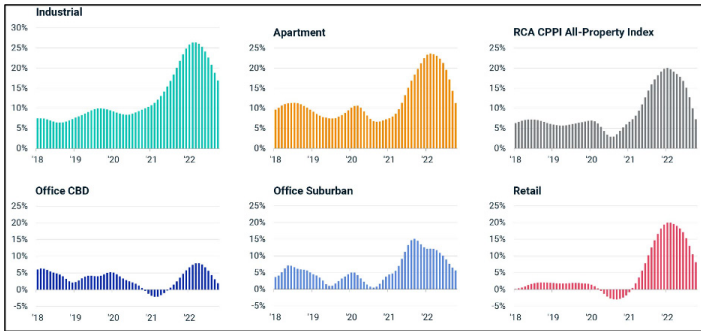
U.S. Property Prices Fell in October from September, by Michael Savino, *MSCI*, Nov. 17. “Prices of U.S. commercial property fell in October from September 2022 by 0.4%, though they still increased by 7.3% compared to October 2021.”

continued on page 14

REAL ESTATE NOTES OF INTEREST

Real Estate Notes continued from page 13

Annual Change in the Price of U.S. Commercial Property



Major Office Distress Is All the Talk. But So Far, it's Not the Reality, by Patricia Kirk, *WealthManagement.com*, Dec. 6. "The figures from the firms that track commercial loan delinquencies, including Trepp, Fitch and Moody's, don't bear this contention out."

Mirroring Apartment Construction Trends, Self-Storage Gets Big Boost in U.S. Hotspots with Dallas and New York in the Lead, by Maria Gatea, *RentCafe*, Dec. 7. "One of the main drivers behind the flurry of new self-storage space is the multifamily construction boom witnessed during the same time frame."

Vital Signs 2022: Perspectives on Health Care and Medical Office Buildings, by Lorie Damon, *Cushman & Wakefield*, Dec. 8. "In 2022, health systems have reported a 37% increase of median labor expenses per discharge as compared to pre-pandemic expenses in 2019, according to The Advisory Board. Not only have expenses risen for health systems, but revenue also has declined because of drops in inpatient visits, discharges and billable operating minutes. Additionally, most pandemic-era federal and state support funds have since expired, adding further stress to hospital operating budgets."

Editor's Note: Do you think some of the struggles for hospitals is related to the increase in "Medtail" properties? See related article below.

Medtail: When Healthcare Meets Retail, by Barrie Scardinia, *Cushman & Wakefield*, Dec. 8. "This new retail sector, known as "Medtail," is a great addition to the retail tenant mix, providing creative ways for landlords to fill vacancies and generate foot traffic."

Student Housing Investment Sales Activity Grinds to a Halt, by Bendix Anderson,

WealthManagement.com, Dec. 12. "2022 started as a record year for the sector, but the boom in property sales stopped with higher interest rates. Yet the student housing sector is just now experiencing the historic rent growth that the multifamily sector experienced in 2020 and 2021."

National 3Q 2022 Report Card, *Berkadia*, October 2022.

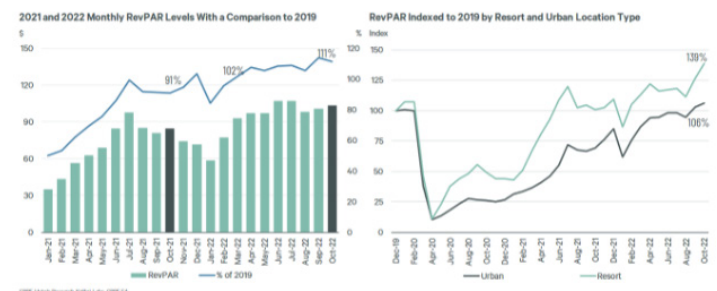
Monthly Economic Review: December 2022, by Jack Kleinhenz, *National Retail Federation*, Dec. 1. "Even with inflation, the willingness to spend has been stable for the better part of this year, with retail sales growing 7.5% year over year for the first 10 months. The Consumer Price Index was up 7.7% year over year in October, down from 8.2% in September for the lowest inflation level since January."

Five Years In, Opportunity Zones are Hitting Their Stride, by Beth Mattson-Teig, *WealthManagement.com*, Dec. 7. "Qualified Opportunity Zone Funds (QOFs) have raised \$32.7 billion since their inception and are on pace to raise \$10 billion in 2022 based on data on only roughly one-third of the industry. If that estimate is correct, that would put the overall size of the OZ industry at closer to \$100 billion."

U.S. Hotels State of the Union, *CBRE*, Dec. 12. "International travel continues to drive growth. Transaction price per key for limited-service and full-service remained relatively stable despite increasing interest rates. Although most chain scales and location types experienced a slight pullback from post-pandemic highs, CBRE raised its 2023 RevPAR Growth forecast from 5.6% to 5.8%."

National RevPAR has exceeded 2019's levels since March

CBRE



How Attractive Are Office-to-Apartment Conversions Right Now? by Patricia Kirk, *WealthManagement.com*, Dec. 13. "There are 125

continued on page 15

REAL ESTATE NOTES OF INTEREST

Real Estate Notes continued from page 14

office conversion projects underway nationally. Of that number, about 30% are multifamily conversions, while 50% are conversions to life sciences space and the rest are conversions to hotel and other uses.”

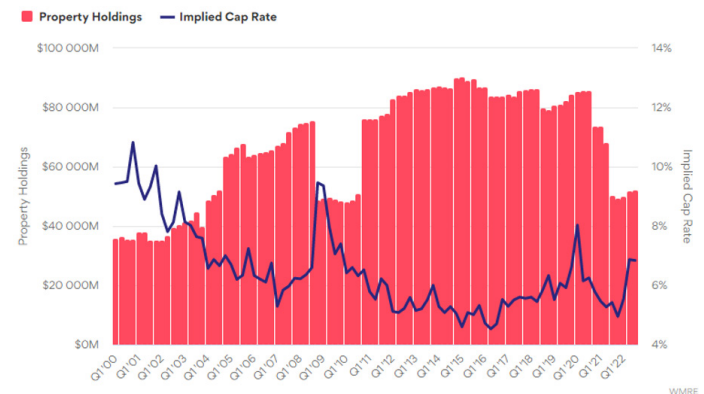
This Could Be the McDonald’s Drive Thru of the Future, by Joseph Lamour, Today, Dec. 2. “A new Fort Worth, Texas, location looks to the next phase in the fast-food chain’s pivot to pickup.”

Behavior Interview Questions Generator, Kansas Department of Administration. “This is a useful tool for developing job interview questions. Click on the box for the target behavior you wish to identify by the interviewee and it provides some sample questions that you can ask in the interview.”
Editor’s Note: This tool was provided during one of the sessions at the 2022 IAAO Conference in Boston this year. I had not heard about it until then!

Is the Retail Reckoning for Regional Malls at an End?, by Jenn Elliot, WealthManagement.com,

Regional Mall Holdings and Implied Cap Rates

Source: Nareit T-Tracker



Nov. 28. “According to ICSC U.S. Marketplace Count and Gross Leasable Area by Type factsheet, there are 1,148 regional and super regional malls with an aggregate of 1.06 billion sq. ft. of GLA.”

Five New Metrics Measuring the Workplace, JLL, Nov. 16. “Companies are using new sources of data to measure the link between their offices and business objectives, a sign of ongoing efforts to adapt to hybrid working.” ■

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