



Eyes in the Sky: Overzealous privacy laws threaten aerial property assessment

By Keith Cunningham, PhD

In the coming years, drones have the potential to revolutionize aerial property assessment and the IAAO desktop review. Unmanned aerial systems (UAS)—often referred to as “drones”—are increasingly accessible to civilian and commercial operators and the pending implementation of new FAA regulations would relax their use in civilian airspace. Because drones are generally much less costly to operate than manned aircraft, they could be used to gather aerial imagery more frequently and with greater ease.

But a number of concerns about UAS operations in domestic airspace have appeared on the public’s radar, so to speak. Many are uncomfortable with aerial drones’ military origins. Senator Rand Paul (R-KY) recently staged a 12-hour filibuster because of the hazy legal basis of the drone-based assassinations. But while the Senator’s protest was primarily targeted against government UAS operations, there are also a number of issues with civilian UAS deployment.

Foremost of these is privacy. Privacy advocates say drones could allow constant surveillance of private property and activities. A hotly contested debate has emerged over the law enforcement use of UAS. A number of police forces have acquired drones for search and rescue and for scouting dangerous tactical situations. But civil liberties groups and many politicians are unnerved by the possibility of the constant surveillance of ordinary

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people who are not engaged in any illegal activities. In February the mayor of Seattle bowed to public pressure and decided to end the city police force’s drone operations. And the state of Florida passed a law requiring that police obtain a warrant or demonstrate “imminent danger” before flying drones equipped with cameras.

Foremost is the danger that well-meaning lawmakers could inadvertently ban the collection of any aerial data by unmanned aircraft by passing overly-broad UAS privacy legislation. A recently proposed bill before the New Hampshire state legislature threatens to create just such a scenario. If passed, this law would make it a felony to “knowingly [create] or [assist] in creating an image of the exterior of any residential dwelling in this state where such image is created by or with the assistance of a satellite, drone, or any device that is not supported by the ground.”¹

By making UAS-based aerial photography of homes and buildings illegal, this law would render using drones for property assessments and other kinds of survey work effectively impossible.

Citizens’ rights to privacy should be respected. But the proposed New Hampshire law oversteps its bounds

by imposing a blanket ban on activities that in normal cases do not impose on individual privacy or property rights. While the states may justifiably set limits to the type or level of detail of data collected by drones, aerial data collection for survey and property assessment should be permitted. As a number of states are currently moving to enact UAS privacy legislation, it is crucial that concerned parties make their voices heard to lawmakers in order to ensure that well-written laws emerge that protect both the privacy of individuals and the aerial collection of useful data. ❖

¹ <http://agbeat.com/business-news/aerial-photography-ban-proposed-for-all-but-government/>



Keith Cunningham

Keith is a research professor at the University of Alaska Fairbanks, where he leads a variety of drone activities. His current research includes flying

drones into Alaskan volcanic ash clouds to measure airborne ash to assess aviation risk for trans-Pacific passenger and cargo flights. If you need a speaker or would like a class on the use of drones for property imaging, you can contact him at kwc@mobile-map.com.



Updates & New Workshops

Valuation of Manufactured Homes

Although this workshop was updated in 2011, it has been updated again as of March 2013.

This one-day workshop is designed to provide historical and current data to assist in the evaluation of Manufactured Homes.

Topics include history, trends, how to distinguish between manufactured homes, modular homes, panelized homes and pre-cut or kit homes, financing and Internet sources for research and information.

All three approaches to value will be discussed and examples given. Considerable time will be spent on developing replacement cost new from the marketplace, comparing to cost manuals and calculating indexes. Depreciation and gross rent multipliers will be extracted from actual market data. Actual sales will be used to compare to cost manual value estimates and the workshop will conclude with two sections on questions and answers from assessors/appraisers and potential owners of manufactured homes.

■ New Workshop

TEAM continues to develop new workshops. The newest workshop is **Appraising After a Disaster or in Traumatic Events**. We jokingly refer to it as the disaster workshop.

Workshop Summary: Stuff happens! Assessment officials are constantly faced with appraising property after a disaster—whether natural or man-made. Disasters discussed in this workshop will help you make some preparations in advance and possibly provide a

blueprint in case your jurisdiction becomes affected by a disaster.

Disasters are traumatic events, but for assessors, not all traumatic events are disasters. In this workshop we will also provide some examples of extreme growth or economic changes and some steps that an assessor/appraiser can use to help make these extreme changes manageable. These traumatic events are a separate issue from disasters.

The purpose of this workshop is to provide some guidance and suggestions on the processes of advance preparation or working during an actual disaster or traumatic event, using information from various areas of the U.S. Images and actual data will be used to show actions and reactions for each of the events. Topics discussed include:

- Section 1 Introduction of instructor and workshop topic
- Section 2 USPAP Review
- Section 3 The Disaster – Cedar Rapids, Iowa Flood
- Section 4 The Disaster—Minot, ND, Flood
- Section 5 Monitoring Construction/Rebuilding after a Disaster
- Section 6 Public Relations after a Disaster
- Section 7 Emergency Preparedness
- Section 8 The Cost Approach after a Disaster

Section 9 The Sales Comparison Approach after a Disaster

Section 10 The Income Approach after a Disaster

Section 11 The Event—Expected Influx of Military

Section 12 General Comments and Conclusions

Coming Soon to your Local Classroom!

The Greatest Barn Story Ever Told!

A second new workshop that will be completed by June 1 is titled **The Valuation of Barndominiums**. Try finding that in an appraisal manual!

Workshop Summary: Rural and often suburban jurisdictions are generally having more and more of a unique type of home being built. These are structures that appear to be metal clad farm buildings but part or all the structure has been finished on the interior and used as living area. Some are used as temporary living area while the owners construct a new stick-built home, while others are built as a permanent residence. The framing can be pole or steel.

Now that we know the type of home, what do we call them? Here are some of the names that were provided from across the country:

- Barndominiums
- Metal-Sided Homes
- Barn Homes
- Metal-Sided Dwellings
- Other
- Ranch
- Shouse
- Pole frame houses
- Pole buildings with living areas
- Single-family residential, pole frame style
- Morton Home — reflects Morton type of agricultural building
- Cleary Home — reflects Cleary

Workshops, continued

type of agricultural building. Various other names were offered that cannot be repeated here. For this workshop, we have selected the catchy name of barndominiums. Remember to check our website at <http://www.teamconsulting.cc/workshops/workshopsoverview.html> for any of your educational needs. If you don't see what you need, we may be able to write a workshop on your subject. Almost all of our workshops come from student and coordinator requests. ❖

TEAM Workshops Popular

We received feedback from three TEAM workshops that were conducted in January at Boise, ID.

■ "Valuation of Low-End Residential Properties." The course material received an average rating of 4.2 on a 5 scale. Student comments:

- Great ideas, resources and interaction
- Applicable to what I do
- The examples—very worth my time
- Very useful ideas on different ways to look at available data

■ "Valuation of High-End Residential Properties." The course material received an average rating of 4.6 on a 5 scale. Student comments:

- Enjoyed discussions
- Was given suggestions on how to stratify and gather data
- Moved along and informative

■ "How to Be a Better Manager." The course material received an average rating of 4.8 on a 5 scale. Student comments:

- Good reading material—things to think about and work on
- Broad spectrum of topics with excellent (practical) coverage of same
- All of it ❖



We Are Everywhere

In the first three months of 2013, TEAM members taught or did contract work in the following states: South Carolina, Indiana, Kansas, Texas, Wyoming, New Jersey, Idaho, Nebraska, Hawaii, Louisiana, Florida, Mississippi, Arkansas and Illinois. ❖

Customer Service for All Offices

Rick Stuart, CAE, recently conducted two half-day sessions on Customer Service/Public Relations for the Sumner County, Kansas, treasurer. New to the office, Treasurer Danna Cook wanted training for her staff. She also opened the class to other county departments and one adjacent county. This workshop is appropriated for all governmental offices.

Need some help in your office? Contact Rick Stuart, CAE, at rstuart@cox.net or call 785.259.1379. ❖



IAAO Committee Change

In the January 2013 newsletter, several TEAM members were listed as being on the IAAO executive board, committees and subcommittees. Since then there has been a change. IAAO President Rob Turner, AAS, reassigned Rick Stuart, CAE, to the Instructor Relations Subcommittee from the Associated Member Committee. The jury is still out on whether this is a punishment or a reward! ❖

TEAM Consulting Contracts

By Rick Stuart, CAE

Several contracts have been signed by TEAM in the last few months, and some have been completed. Completed contracts include: Johnson County, WY, Scottsbluff County, NE; Comanche County, KS; and Lyon County, KS.

REMEMBER: TEAM is not just education. We offer a full-range of services, such as:

- Assessment administration
- Appraisal education
- Reappraisals, mass appraisals
- Market modeling
- Real & personal property valuation
- Cadastral mapping & GIS
- Public information programs
- Ratio studies
- Quality control
- Tax policy
- CAMA

Meet Our TEAM

Learn more about our highly qualified consultants on our website: <http://www.teamconsulting.cc/teamconsultants.html>.

- Brent Bailey, ASA
- Kishin Bharwani
- Fred Chmura, AAS
- Ed Crapo, CFA, ASA, AAS
- Keith Cunningham, PhD
- Pete Davis
- George Donatello, CMS
- Lynn Gering
- Marion Johnson, CAE
- Dan Muthard
- Richard Norejko, CMS
- Henry Riley, CAE
- Pam Ringer
- Ron Schultz, CFA
- Rick Stuart, CAE
- Ken Voss, MAI, SRA, CAE

Newly Updated: TEAM's AAS Case Study Review

Although TEAM's AAS Case Study Review was only released in 2010, it has been updated to help you be successful. Join the more than 30 successful candidates who have used this workshop to obtain their AAS designation.

Congratulations to new AAS designees:

- **Amy Rasmussen, RES, AAS**, Deputy Assessor for the Polk County Assessor in Des Moines, Iowa
- **Deborah Nester, AAS**, Auditor for Williams County in Bryan, Ohio!

Both Amy and Deborah used our AAS Case Study Review material. These new designees now bring the total to around 30 successful AAS candidates who have used the TEAM AAS Case Study Review. The purpose of the workshop is to provide a review of materials and an understanding of the composition of a case study to help prepare for the AAS Case Study Exam. It emphasizes the most prevalent items to study for, although it cannot be all-inclusive of what may actually be on the exam. Topics include: USPAP, rates and levies, effective tax

Another AAS Recommendation

"In July, 2010, I was a part of the first AAS Case Study Review by Team Consulting, LLC in the state of Indiana. I attribute my successful completion of the IAAO AAS case study, and later my success at the master examination, to this review. In April, 2011, I achieved the IAAO AAS Professional Designation.

The AAS Case Study Review manual was written in order of the information that is presented on the actual case study, and covered everything one would need to know in order to be successful at the examination. The breakdown of each of the sections overviews the majority of the subject matter on the examination, and the practice case study examination gives the student a sampling of the actual examination itself.

The AAS Case Study Review is a valuable tool for anyone who has applied for the IAAO AAS candidacy. I highly recommend this review course. The case study presented by the IAAO is difficult at best, but going into the examination blindly would make it even more difficult. The review presented by Team Consulting, LLC not only goes over all of the valuable information needed to be successful, but also leads the student through a practice exam that emulates what will be presented during the actual case study examination."

—Sam Walker, AAS, RES

rates, economic principles, property definitions, ownership and rights, three approaches to value, attributes in an effective tax system, role of the assessor, ratio studies, and tax policy. Included are multiple problems associated with the assessment and valuation processes, and the workshop concludes with a four-hour case study exam followed by a review of the answers. ***This is not an***

IAAO workshop but one developed by TEAM Consulting, LLC.

To set-up the workshop, contact Rick Stuart at rstuart17@cox.net or call 785.259.1379. You may also choose to use a local instructor to present the workshop. Or you may order the complete workshop as a self-study guide by going to: http://www.teamconsulting.cc/images/AAS_Order_Form_2010.pdf ❖



Team Consulting has become an integral part of the total appraisal plan for Comanche County, Kansas. We recently completed the third year of consulting with Team for our statistical analysis and market modeling.

Kudos for TEAM

Kim Lauffer, RES, RMA, Comanche County Appraiser, Coldwater, KS

They have been very receptive and adaptable to the needs of our office. This characteristic is very necessary in the constantly changing environment of mass appraisal.

They work within the budgetary constraints of a small rural jurisdiction by spreading projects over a period of several years. I was apprehensive at first as they became

familiar with my county data, knowing that they are some of the most outstanding instructors and course developers within IAAO, but that has proven to be a huge bonus for Comanche County! Whether working in the field work or completing market modeling, their willingness to link the actual office processes and the information received in the classroom has been priceless. ❖



Don't sweat the math!

Refresh your math skills *before* taking IAAO courses

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

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

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

“After experiencing one course without using the math tutorial guide and two with, I would recommend taking advantage of the tutorial.”

—Tracy Miller,
Barton County, Kansas

Questions?

Email tutorial author and instructor Rick Stuart, CAE, at rstuart17@cox.net.
www.teamconsulting.cc/rickstuart.html

Don't stress, refresh! Order your tutorials today!

www.teamconsulting.cc/workshops/mathtutorials.html

See TEAM's website for more workshops and study guides, including the popular AAS Case Study Review.



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www.teamconsulting.cc

79th Annual International Conference on Assessment Administration

August 25–28, 2013

DeVos Place • Grand Rapids, Michigan



For more information and to register visit www.iaao.org



See Y'all Soon!

Pickett & Company wants y'all to know we hope to be seeing you at the conferences below:

NCRAAOJune 17-19
Fargo, ND

NDAAOAugust 11-14
Bismarck, ND

TAAOAugust 25-27
Bastrop, TX

IAAOAugust 25-27
Grand Rapids, MI

Bob Lehn (BobL@typco.com)



Leaders in property assessment & valuation

What is TEAM Consulting All About?

TEAM Consulting is a network of experienced “problem solvers” who can offer cost-effective and practical solutions to both large and small assessment jurisdictions. The core of **TEAM Consulting** is our vision, mission and values. These items are the key elements that guide **TEAM** in creating innovative solutions and partnerships that have the potential to change assessment administration and property valuation today and in the future.

Our Vision

TEAM’s vision is two-fold. First, our vision for the future of assessment administration and property valuation is to help build systems that are technologically efficient, cost-effective and valuable to the publics who depend on them for information. Secondly, our vision for **TEAM** is to become a recognized leader who can make a difference in assessment administration and property valuation by creating a link to all parties involved in this process. Third, **TEAM** is a strong advocate of education and will create or assist in the creation of specialty designed educational workshops and courses.

Our Mission

“To enable the emergence of a new technology and innovative concepts and ideas to improve the performance of assessment administration and property valuation processes for the benefit of our customers and taxpayers who we all work for.”

Our Values

TEAM’s values are central to who we are as individuals and as a team. Following are our primary values:

Respect – appreciating and valuing diverse perspectives; building relationships based on trust; and relating to others as individuals, without regard to role, authority, skill, experience or compensation.

Creativity – comes from thinking progressively and being open to the new concepts and ideas that have the potential to work better in the future and bring us closer to our mission.

Performance – takes many forms, but at its essence, this value reflects our desire for achievement, quality, professionalism and success.

Growth – comes out of education, learning from the examples of others and reflecting on our experiences in order to gain insights into how we can improve.

Purpose – knowing why we are doing something, which results in being more effective in our work. When we have purpose for our individual efforts that connects to the purpose of our group and corporate efforts, we have consistency of purpose as an organization.

Service – focusing on others rather than purely on us. Service drives our mission to create something that is of value to others.

Ethics – we subscribe to a code of ethics and the highest standards of our profession.

www.teamconsulting.cc