



Unique Data Request: Help Us Update Our Info

By Rick Stuart, CAE

TEAM's most popular workshop is "Unique Appraisal Problems." This one-day workshop deals with unique appraisal problems and steps participants through the appraisal process of measuring value and/or value loss using case studies with actual market data.

Topics include contamination, mold, mercury, meth labs, asbestos, ground contamination, oil spills, sinkholes, Chinese drywall, floating homes, snake infestations and stigma. This workshop discusses how to establish and use benchmarks from the market.

This workshop has been updated each year from 2011 to 2014, and we would like to update it again, but we need your help.

One of the most asked about topics is valuation loss on homes that were used as meth labs and then remediated. Our data is older and we keep looking for new data. Most states now have websites that show homes that were busted as meth labs, and some track if and when they were remediated.

If you have any of these homes, I would love the following information sent to me at rstuart17@cox.net:

- Property record card
- Remodeling information such as items replaced and cost, if available



Cargo containers converted to living units.

- Sale date and amount — valid sales only
- Photos

There are also a couple of newer structure types about which we are receiving several requests for data: container homes and tiny homes.

Container homes are simply cargo containers that are being converted to living units. An example is shown above.

Tiny Homes

I do not believe there is a standard definition for tiny homes, but I have chosen to use less than 500 square foot of gross building area. (See right.) There are currently two or three home shows on various television channels, such as HGTV and DIY, devoted to this home style.

It is our belief that most of the container and tiny homes are constructed with owner participation, and cost to construct may not be



Tiny homes: less than 500 square feet

relevant. However, if you have any of the following data, I would love to have it:

- Sale date and amount — valid sales only
- Property record card
- Photos

Send data and information to rstuart17@cox.net. Please call with any questions, 785.259.1379. Thanks in advance for your help! ❖

New AAS Designees

Reprinted from IAAO's Fair & Equitable with permission from Chris Bennett & IAAO.

TEAM is proud to recognize more new AAS designees who have used our case study review material. *Congrats!* and *Great Job!* to all the new designees.



Lekeisha P. Hilstock, AAS, received the Assessment Administration Specialist designation in January 2015. Ms. Hilstock is currently

employed as Appraisal/GIS Specialist for the Jefferson County Appraisal District in Beaumont, Texas. Prior to assuming that position, she served eight years as a residential appraiser and one year as a mapping clerk. She is a member of the Three Rivers Chapter of the Texas Association of Appraisal Districts and is a graduate of Lamar University, where she earned an associate's degree.



Joe D. Thompson, AAS, received the Assessment Administration Specialist designation in January 2015. Mr. Thompson currently serves

as Chief Administrator in the Pulaski County Assessor's Office in Little Rock, Arkansas, where he also served as Chief Deputy prior to assuming his current position.

Prior to joining the county assessor's staff he was co-owner of Arkansas Mass Appraisal Group, Inc. and is a past president of the Arkansas Chapter of IAAO. He earned a bachelor's degree from the University of Arkansas in Little Rock.



Dominic Basile, RES, AAS, received the Assessment Administration Specialist designation in April. He

currently is Deputy Fiscal Officer/ Assistant Director of Real Estate for the Summit County Fiscal Office in Akron, Ohio. He joined the county in 1996, became a Staff Appraiser in 1999 and an Appraisal Supervisor in 2011, and assumed his current position in 2013. He also was an appraiser in the private sector. Dominic attended the University of Akron, Ohio, and became an Ohio certified residential real estate appraiser in 2006. He earned the RES designation in 2013.



Kelly Harvey, RES, AAS, received the Assessment Administration Specialist designation in April. She has been the Appraisal

Supervisor for the Summit County Fiscal Office in Akron, Ohio, since 2014. Before that she served as Staff Appraiser for six and one-half years. Kelly obtained her Ohio real estate license in 2004, earned an Associate of Arts degree from the University of Akron in 2011, and was awarded the RES designation in 2013. ❖

Need that extra boost for your AAS? You don't have to attend a review class, you can purchase the review material at <http://bit.ly/1IAOzGv>.

TEAM Classes Prepare Students for AAS Exam

It has been a busy few months for students preparing to take the IAAO Case Study Exam for their Assessment Administration Designation (AAS). Three classes were held in the months of May – July.

In May Marion Johnson, CAE, taught a class in Lafayette, Ind.; in June another class was taught by Rick Stuart, CAE, in Manhattan, Kan.; and Bob Graham, AAS, held a workshop in July in Findlay, Ohio.

Some students that have recently tested have been kind enough to provide feedback on our material. The comments have been very positive: our workshop material helps them prepare for the exam and reminds them of definitions and processes they had forgotten.

If you have a desire to obtain your AAS but are not able to attend an AAS Review workshop, you can purchase the material as a self-study guide. Go to <http://bit.ly/1IAOzGv> for information about the material and then to <http://bit.ly/1Hh2gdU> to order your material. ❖



Travel Squad

TEAM associates continue to move about the country and Canada teaching and consulting. In the second quarter of 2015, we have been to Arkansas, Toronto/Ontario/Canada, Georgia, Hawaii, Indiana, Iowa, Kansas, Louisiana, Michigan, Minnesota, Mississippi, Nebraska, New Mexico, Oklahoma, Washington and Wisconsin.

Looking for a workshop, series of workshops or professional assistance for your location? Let us help. Visit our website at <http://www.teamconsulting.cc/>. ❖

TEAM Continuing Ed Classes in Indiana

Brilljent, LLC has been awarded a contract by the Indiana Department of Local Government Finance (DLGF) to provide continuing education classes for the Indiana certification program. Some of the TEAM Consulting LLC workshops will be used in the performance of that contract. Brilljent will use local instructors for the workshops.

TEAM previously had provided the continuing education for one-year for the State of South Carolina, and TEAM also provided the instructors.

TEAM has 32 workshops with most being one-day, but some are two- or two-and-a-half days in duration. If your state association is seeking current topics that allow for hands-on application in your office, please contact Fred Chmura, AAS at fchmura@teamconsulting.cc or Rick Stuart, CAE at rstuart17@cox.net. See all the TEAM workshops at <http://bit.ly/1gCkskG> and <http://bit.ly/1CRwspv>. ❖

TEAM Workshops Well-Received in Hawaii, Washington State

Several TEAM workshops have been presented during the second quarter of 2015 with recaps shown below.

Maui County, Hawaii. Rick Stuart, CAE, presented the workshops Mass Appraisal Analysis and Benchmarks and Residential Quality, Condition and Effective Age. Students ranked the overall class experience for each class 81% Excellent and 75% Excellent, respectively.

Washington State. Rick Stuart, CAE presented the two-day workshop on Data Collection, Interpretation and Income and Expense Model Building. A vast majority of the class (88%) rated the quality of course and materials very good or excellent. Some comments and areas the students liked were:

- Enjoyed discussion in class
- Building models with limited data
- Great class
- This course was extremely well put together and informative ❖



Kind of cool

The map above shows “Where Google Street View” is available. It’s one of “40 maps that will help you make sense of the world.” Check it out at <http://bit.ly/1iA5k96>.

Washington family’s missing log cabin is found ... 10 miles away

Posted 5:02 PM, April 9, 2015,

By Associated Press

Submitted by Kari Stockwell, Maui County, HI

SPRINGDALE, Wash. (AP). Authorities say a log cabin that a family reported stolen off its foundation has been found in rural northeast Washington. Stevens County Sheriff Kendle Allen says deputies following a tip found the cabin Thursday morning about 10 miles from its original location. He says the structure had been placed on stilts and was sitting at the end of a private road east of Springdale. Springdale is 38 miles northwest of Spokane.

Chris Hempel tells The Spokesman-Review newspaper in Spokane (<http://is.gd/gJ97eb>) that her family drove to their cabin Tuesday and found the entire 10-by-20-foot structure missing. Investigators think that whoever took the cabin was living in it. Allen says deputies are getting a search warrant to get onto the property and inside the cabin. He says he has identified suspects but declined to name them.

Editor’s Note: I would assume this meets the definition of personal property. ❖

Meet Our TEAM

TEAM
Consulting LLC

Learn more about our outstanding consultants at www.teamconsulting.cc

Residential Valuation Model Contest

20th Anniversary GIS/CAMA Technologies Conference
Savannah, Georgia, USA • February 22-25, 2016

Real estate valuation modeling (specification and calibration) has evolved significantly in the past 40 years. To demonstrate the current statistical quality and variety of valuation model structures, the GIS/CAMA Technologies Conference organizers, International Association of Assessing Officers (IAAO) and Urban and Regional Information Systems Association (URISA) and sponsor, NCSS, LLC, are supporting the Residential Valuation Model Contest.

We are asking beginner-to-expert volunteer modelers to provide their talents for the competition. International participation is strongly encouraged.

You will be provided with a database developed from a teaching residential database. The database will be provided in NCSS and Microsoft Excel formats in a zipped file. The database may be converted for use in your CAMA system or other statistical software.

Volunteer modelers, who do not wish to use their company- or assessment-

jurisdiction software, can use NCSS statistical software. NCSS, LLC, has agreed to provide participants with a 90-day temporary software license that expires October 1, 2015. Final model files should be returned to the project manager in NCSS or Excel format.

Volunteer modelers should provide final model specifications, model calibration, database with final estimates of value, description of the valuation process, and a justification of the model specification and calibration used. Volunteers are encouraged (not required) to provide separate presentation abstracts to the GIS/CAMA Conference Planning Committee for consideration and scheduling at the 2016 Conference. Volunteers can also submit separate research papers to IAAO for journal publication.

Patrick M. O'Connor, ASA, is the project manager. He will provide a project summary presentation at the 2016 GIS/CAMA Technologies Conference in Savannah, Georgia. An overall project



paper will be submitted to IAAO for journal publication. Pat O'Connor's e-mail address is: patmoc@swbell.net.

Volunteers are requested to provide a 50-word descriptive narrative about themselves and their modeling background, which will be included in the addendum of the publication. Participant names will be used unless a modeler wishes to remain anonymous. A number will be substituted for anonymous participants in the conference presentation and addendum of the summary paper.

Volunteer modelers can access the research data files in June. Final research must be submitted to the project manager by September 21. This will allow the GIS /CAMA Conference Planning Committee to schedule conference presentations and give the project manager time to prepare the summary presentation. ❖



Download Contest Submission Form

To read more about the GIS/CAMA conference or to download a copy of the pdf registration/ submission form for volunteer modelers, go to <http://bit.ly/1G5wbiT>

Final research must be submitted to the project manager by Sept. 21, 2015.

If you have not made your plans to attend the IAAO Annual Conference, now is the time. Find all of the details at: <http://conference.iaao.org/>