



The AAS Case Study Review
Workshop in El Paso, Texas
November 28–30, 2017
see pages 5–6

Sidwell Project Profiles: Tioga County, Penn. & Effingham County, Ill. Upgrade Their Parcel Data Records and Management Processes



Grand Canyon of Pennsylvania, Wellsboro, Penn.



Tioga County is located in north central Pennsylvania, where the region is lush with trees and the landscape is dissected hills and valleys. Wellsboro, the county seat, is a quaint town with a historical main street/downtown area. Keeping pace with their needs, the county assessment office has diligently developed and maintained a set of hard copy tax maps to support assessment operations.

The county realized the need for GIS and implemented a simple conversion of their existing tax maps. As needs and demands increased, GIS Coordinator Scott Zubek and Assistant Chief Assessor Joshua Zeyn realized that the existing GIS would not hold up to their rigorous needs for accurate

Tioga County
 Area: 1,137 sq. miles
 Parcels: 27,830
 Population: 41,981
 Density: 37/sq. mi
 * as of 2010 census

maps and reliable information, which would be needed to support the implementation of a new computerized mass appraisal system (CAMA) while supporting the demand placed on county resources

because of the Marcellus Shale boom.

Pilot Project

- Sidwell used original source documents and delivered the data in the latest version of the Esri Parcel Fabric.
- The county could visualize what their data could look like, specifically parcel data verified against the CAMA database.
- When completed, it was discovered that in certain instances houses/lots were associated to the wrong parcel and as a result, incorrectly up for delinquent sale.
- County officials realized that

continued on next page

modernizing their operations would have a great impact on the community and decided to move forward with the entire countywide project.

Project and Product Details

• Sidwell captured over 60,000 documents of maps, plats, and other legal documents that were used to construct the countywide parcel layer.

• Through the documents, Sidwell positioned over 2,500 GPS control points in state plane coordinates. The information was helpful in tying establishing a framework for nearby parcels, and building the Parcel Fabric data model.

• For all parcels, Sidwell placed an accuracy value based upon how that parcel was constructed. This will be used by the county for defending assessment values.

Impact

• The parcel fabric has been implemented with the county's LGIM and CAMA system.

• Streamlined efforts allow for dynamic joining of new parcel data and CAMA attributes. The county can take advantage of simple geoprocessing routines to keep this data current and be easier to publish across the jurisdiction.

• The county has complete faith that the data being consumed by its users is accurate and reliable. • Because of the efforts to modernize the GIS, the county can now take full advantage of Esri's solution templates. Their parcel tax viewer utilizes the data from the LGIM.



Effingham County Courthouse, Effingham, Illinois

Effingham County is located in Central Illinois approximately 75 miles southeast of Springfield, the Illinois State Capitol. After being introduced to the concept of Esri's parcel fabric and the Local Government Information Model (LGIM), Effingham County reached out to Sidwell to talk about improving their GIS maintenance workflows and GIS website. Sidwell staff provided support to help the county visualize what modernizing their GIS using the parcel fabric would look like, and the county agreed to move forward with the conversion.

The Challenge

• The county was in need of an updated parcel maintenance workflow and a more robust GIS web solution to take advantage of Esri's ArcGIS Online technology.

The Solutions

• Sidwell migrated the existing county geodatabase to the Local Government Information Model and parcel fabric.

• Services included staging, parcel fabric topology validation and loading of townships, subdivisions, tax parcels, ownership parcels, and right-of-way features.

• Sidwell deployed Parcel Administrator to manage and track county parcel numbers and genealogy.



Effingham County

Area: 480 sq. miles
Parcels: 21,728
Population: 34,242
Density: 72/sq. mi
** as of 2010 census*

• DEVNET's land record solution was integrated with Sidwell's Portico GIS web viewer to improve desktop and



Effingham County, continued
online mapping.

• Sidwell professional services provided the county with the proper training on how to maintain their parcel information in the new environment. Additionally, Sidwell provided their parcel fabric workflow support package to ensure county success in managing the parcel fabric once training has been completed.

Impact

• Sidwell training provided familiarity with editing using the parcel fabric, resulting in new, more productive workflows. • The county now has a modernized GIS website solution using Esri's ArcGIS Online along with Esri basemaps and applications for the LGIM.

• It is easier and quicker for the county to update tax parcels and share shapefiles to other Esri users.

• The public now have access to aerial imagery, and tax parcel information all in one location through Sidwell's Portico web viewer. ❖

"Sidwell has a very good reputation for quality and customer support. We were in need of an updated GIS web solution, and I felt like Sidwell was the right choice for this. Brian Baker, the account manager, and Mark Kemper, the project manager were patient and always had thorough answers for all my questions. I felt comfortable with them, and it was apparent that Sidwell was willing to invest the time to make sure I understood what the LGIM and Fabric was all about."

— Jill Zerrusen,
Effingham County GIS Manager

Congrats to New AAS Designee



Andrew J. Smethers, AAS, earned the Assessment Administration Specialist designation in April. Mr. Smethers is

data analyst for the Allen County Assessor's Office in Fort Wayne, Indiana, a position he has held for one year. He has spent his entire assessment career with Allen County,

most recently as a senior residential appraiser.

Mr. Smethers holds a Bachelor of Science in public affairs from Indiana University, Bloomington. He is a member of the Indiana Chapter of IAAO, a veteran of the Indiana Army National Guard, and a volunteer basketball coach for his local YMCA. ❖

—Article and photo reprinted with permission from Chris Bennett and IAAO

We Call It Experience

In recent issues of IAAO's Fair and Equitable, several TEAM consultants have been recognized as being members of IAAO for a large number of years. It got us wondering just how many years of experience we have in TEAM and how many of those years include IAAO membership.

After gathering this information, a few items of interest popped up:

1. Of the 13 TEAM members who responded, the average number

years of experience was 40 and the average years of IAAO membership was 32.

2. Most typically, TEAM members became IAAO members within the first three to four years of their career.

3. Ed Crapo, CFA, AAS, ASA, has 44 years of experience and 40 years as an IAAO member, but the incredible part is that all those years are in the same office! ❖



TEAM Workshops

Check out all our workshops on TEAM's website

Always changing...

The appraisal world does not stand still, therefore our workshops do not remain static. The following workshops have already been updated for 2017:

- Valuation of Barndominiums
- Valuation of High-End & Difficult Homes
- Mass Appraisal Analysis and Benchmarks

Travel Squad



TEAM associates continue to serve in teaching, consulting and speaking capacities. In the second quarter of 2017, we have been in Arkansas, Hawaii, Indiana, Kansas, Louisiana, Minnesota, Nebraska, North Dakota, Virginia and Nova Scotia. Looking for a workshop, series of workshops or professional assistance for your location? Visit our website at <http://www.teamconsulting.cc/>.

Now Available:

Video Explains Appraisal Process to Property Owners

TEAM Consulting, LLC and 502 Media Group have produced an award-winning video that explains the fair and equitable appraisal process. This clear and concise tool provides a quick and convenient way to deliver your message.

Video Answers Common Questions About Appraisals

As an appraiser or assessor, you spend countless hours answering questions and fielding appraisal appeals from taxpayers. With each question, it's undeniable that there is widespread confusion about the appraisal process. Often taxpayers are unclear on exactly how appraisers determine a property's worth. This confusion can lead to unnecessary misunderstandings.

We have created a solution that is more effective than presentations, brochures or phone calls:

A custom-branded animation that explains this process in terms that are easy for anyone to understand. The video can be uploaded to your website or your YouTube channel for easy access by your property owners. And it is available in English or Spanish. See for yourself! Preview the English version above.

Let the Video Do the Explaining

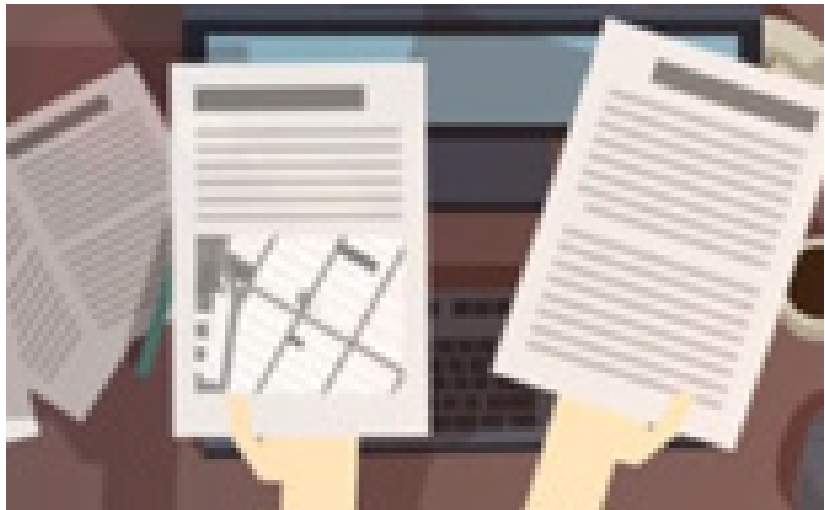
Our goal is to help communicate the appraiser's role in determining fair property values. Our video breaks down each part of this process to clear up any misunderstandings that may exist around property appraisals. Appraisers and property owners alike will appreciate the easy-to-understand information.

See for yourself!

Preview the Appraiser video or the Assessor video below. Once you are ready to order your customized video, simply complete the order form online.



CLICK ON THE IMAGE ABOVE TO PREVIEW THE APPRAISER VIDEO



CLICK ON THE IMAGE ABOVE TO PREVIEW THE ASSESSOR VIDEO

Save Time: Yours & Property Owners'

Fielding questions and processing appeals from taxpayers takes time. Using this video to answer common questions frees you to focus on other demands of your job. ❖

Click Here to
Order Your
Customized
Video Today!

ORDER YOUR CUSTOMIZED VIDEO TODAY!

The AAS Case Study Review Workshop in El Paso, Texas November 28–30, 2017

El Paso Texas Central Appraisal District (CAD) is offering the AAS Case Study Review prepared by Fred Chmura, AAS, and Rick Stuart, CAE, CDEI. This 2½-day workshop provides a review of materials and an understanding of the composition of a case study to help prepare for the AAS Case Study Exam. Topics discussed are:

- USPAP
- Effective tax rates
- Property definitions
- Three approaches to value
- Role of the assessor
- Tax policy
- Assessment administration
- Rates and levies
- Economic principles
- Ownerships and rights
- Attributes in an effective tax system
- Ratio studies
- Reassessment planning

Included are multiple problems associated with the assessment and valuation processes, and the workshop will conclude with a practice four-hour case study exam. This is not an IAAO workshop but one developed by TEAM Consulting, LLC.

Between May 2010 and today, approximately 60 candidates have successfully used this workshop material to obtain their AAS designations. This is a workshop that seldom is offered to the general assessment profession. If you are seeking your AAS, this could be the best opportunity you will have to prep for the IAAO exam. You can see various testimonials on the TEAM website from individuals that have used the material at <http://www.team-consulting.cc/aasreview.html>. *This workshop can take months off the time it will take you to prepare on your own.*

El Paso CAD has arranged for Rick Stuart to proctor the actual IAAO AAS Case Study Exam the day following the review class (December 1). *If you are attending the review class and would like to take the actual exam, please contact IAAO to make the appropriate arrangements.*

El Paso CAD will not seek continuing educational credits from any state or local boards but will provide any needed material if a student wishes to seek the credit.

WORKSHOP INFORMATION

When: November 28 – 30, 2017 (Tuesday – Thursday)

Where: El Paso Central Appraisal District

5801 Trowbridge Drive, El Paso, Texas 79925

Conference Room (Third Floor) • Phone 915-780-2005

Instructor: Rick Stuart, CAE, CDEI

Registration Fee: \$275

Fee includes the material and class. All materials will be provided at the start of the class.

Questions? Please contact Dina Ornelas, EPCAD Administration Dept., at 915.780.2005 or diornel@epcad.org

ATTN Students: It is suggested that students bring a small notebook for use in the practice and actual exam, pencils, erasers and a calculator (even a backup calculator would be good).

REGISTRATION

Name: _____

Entity: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

PAYMENT

Cost: \$275

Send check (payable to El Paso CAD) and registration form to:

El Paso Central Appraisal District
Attn: Administration Department
5801 Trowbridge Drive
El Paso, Texas 79925

continued on next page

Hotel Accommodations

Although there are multiple hotels within a five-mile radius from the El Paso Central Appraisal District (5801 Trowbridge Drive, El Paso, TX 79925), the following are convenient options.



Holiday Inn El Paso Airport

6351 Gateway Blvd. West
El Paso, Texas 79925
1-888-465-4329
915-772-4088 local
www.holidayelpaso.com

Distance from El Paso International Airport: 1.9 miles
Distance from EPCAD: 0.9 miles about 3 minutes driving
Free shuttle within a 5-mile radius (call for confirmation)
Convenient to: Wells Fargo Bank, Walgreens, Costco, shopping mall, Taco Cabana, Taco Tote, Starbucks, Dunkin' Donuts, Famous Dave's, Corner Bakery



Holiday Inn Express & Suites El Paso Airport

6666 Gateway Blvd. East
El Paso, Texas 79915
1-915-771-6200
elpgaafd@tmihospitality.com



Hyatt Place El Paso Airport

6030 Gateway Blvd. East
El Paso, Texas 79905
915-771-0022

Distance from El Paso International Airport: 4.7 miles
Distance from EPCAD: 1.1 mile or 4 minutes
Free shuttle within a 3-mile radius from 8 a.m. to 5 p.m.
<http://elpasoairport.place.hyatt.com/en/hotel/home.html>



El Paso Marriott

1600 Airway Blvd.
El Paso, Texas 79925
915-779-3300
<http://www.marriott.com/hotels/travel/elptx-elpaso-marriott>

Distance from El Paso International Airport:
About 0.3 miles
Distance from EPCAD: 1.9 miles via Montana Ave., about 8 minutes
Various eateries within walking distance or by vehicle: Applebee's, Cattle Barron Steakhouse, Chili's, Peter Piper Pizza, various local eateries, and Corner Bakery.



Embassy Suites by Hilton El Paso

6100 Gateway East
El Paso, Texas 79905
Tel: +1-915-779-6222
FAX: +1-915-779-8846
http://embassysuites3.hilton.com/en/hotels/texas/embassy-suites-by-hilton-el-paso-ELPGWES/index.html?WT.mc_id=zDA01MB2OLG34YX

Wyndham El Paso Airport Hotel and Water Park

2027 Airway Blvd.
El Paso, Texas 79925
1-915-778-4241
<http://www.wyndhamhotels.com>

Radisson Hotel El Paso Airport

1770 Airway Blvd.
El Paso, Texas 79925
Reservations: 1-800-333-3333
Tel. 1-915-772-3333
FAX: 1-915-779-3323
Various eateries within walking distance or by vehicle: Applebee's, Cattle Barron Steakhouse, Chili's, Peter Piper Pizza, various local eateries, and Corner Bakery.

Comfort Inn & Suites I-10 Airport

6645 Gateway West
El Paso, Texas 79925
Ph. 915-225-7890
FAX 915-225-7889
<https://www.choicehotels.com/texas/el-paso/comfort-inn-hotels/txf02>

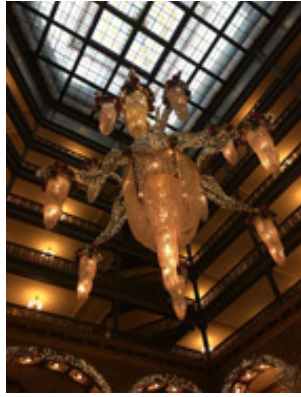
Distance from Airport: 2 miles (9 minutes)
Distance from EPCAD: 1.8 mile (5 minutes)
Amenities: Free parking, Airport shuttle, Business Center, Wi-Fi, free breakfast
Nearby restaurants offer Mexican, Asian, and Italian cuisine; also Famous Dave's Steakhouse.

See you in El Paso!

Interesting Buildings

By Rick Stuart, CAE, CDEI

Over the years, I have collected a very large number of photos. They are actually in a file titled "Weird Buildings," but I thought a more appropriate title would be "Interesting Buildings." If you have picture(s) that have piqued your interest, email them to me and I will add to the file and the newsletter. Rstuart17@cox.net



The Brown Palace Hotel in Denver. Submitted by Ruel Williamson.

IAAO Annual Conference



Sept. 24–27, 2017
Bally's Las Vegas

www.iaao.org