



Assessor's Voice of Wisconsin



December, 2005



From the President's Desk:

By: Mel Raatz

How many of us knew what an assessor does BEFORE we became one?

An assessor's job description is not very well defined. We know the statutory dates we need to have our work completed by and reports filed. We know the proper methods to use in developing equitable values. We know

when the notices need to be sent and how to defend our values. But are we doing everything an assessor should be?

Our responsibilities do not stop with just doing our work. We need to educate our councils and boards on what we actually do. We need to share sales analysis on how we estimate the level of assessment. We need to inform them of potential law changes before they become law. We need to keep them informed of any matters that are relative to assessment procedures.

We also need to educate the general public we are one of them and are trying to be equitable with all property owners. Our job is not a science but an art. We need to apply our skills in a positive fashion. We need to listen first and speak second. (God gave us two eyes, two ears and one mouth for a reason). No one knows their property better than the property owner. We need to apply our skills using the knowledge they gave us about their property to develop a fair assessment.

By listening and explaining our rationale, we are developing positive public relations that will help us in future contacts. Nothing spreads faster (be it good or bad) than how you were treated. This sets the tone of your office and profession! Sometimes it not what you say as much as HOW you say it!

An assessor needs to be part engineer, accountant, educator, salesman and psychologist. You can train most anyone to measure buildings, enter data and do the math. It takes the right personality to deal with the general public. We need to sell our taxpayers on the concept that the value we've placed on their property is correct. We do this by listening to their concerns and addressing them, one at a time.

We've chosen an interesting occupation. Let's do it honor by doing our best ALL the time.

Mel Raatz

Upcoming Education Opportunities

All November Assessor Conferences will begin at 9:00 a.m. and end at 12:00 noon. Please contact your local district Equalization Office for times and locations.

WAAO Quarterly Meeting

DATE: Monday, December 5, 2005

PLACE: Crown Plaza
4402 East Washington Avenue
Madison, WI 53704
608-244-4703

TIME:

10:30 a.m. Business Meeting
11:45 a.m. Luncheon
12:30 p.m. Program
Consideration When Valuing Waterfront Property



2005-2006 Officers

Mel Raatz Oconto Falls	President (920) 846-4250
James Siebers Mequon	President-Elect (262) 236-2953
Kathy Romanak Waterford	Vice-President (262) 534-3003
Joan Spencer Marshfield	Treasurer (715) 384-3856
Pam Hennessey City of Fitchburg	Secretary (608) 274-6842
Mark Schlafer LaCrosse	Past-President (608) 789-7525

2005-06 Board of Directors

Michael Muelver Rhinelander	2006 (715) 369-2952
Rocco Vita Pleasant Prairie	2006 (262) 694-1400
Kathleen Isleb Wauwatosa	2006 (414) 479-8969
Wes Little Beloit	2007 (608) 364-6670
James Young Sun Prairie	2007 (608) 825-1186
William Adams Wisconsin Rapids	2007 (715) 421-8230
Scott Winter Milwaukee	2008 (414) 286-3137
Shannon Krause West Bend	2008 (262) 355-5125
William Biggs Appraisal Serv & Data Proc Sys	2008 (715) 834-1361

IAAO Representatives

Mary Reavey Milwaukee	(414) 286-3101
Mark Schlafer La Crosse	(608) 789-7525

NCRAAO Representatives

Robert Lorier Brookfield	(262) 796-6649
Wesley Little Beloit	(608) 364-6670
James Siebers Mequon	(262) 236-2953

AVOW Newsletter

Steve Miner Cudahy	Editor (414) 769-2207 miners@ci.cudahy.wi.us
-----------------------	--

Web Site Steve Miner Cudahy	www.waao.org (414) 769-2207 miners@ci.cudahy.wi.us
--	---

Special Thanks to:

The new Officers and Executive Board for sacrificing their time and efforts to manage and run our Association. As we go through this year I am sure we can all benefit by implementing Mel's 3 Ps of Success. *Positive Attitude, *Promote our Profession, and *Public Relations. Thanks again!

Steve

What's Inside.....

General Meeting Minutes	3
WAAO Executive Board Meeting Minutes	5
Meet our Lobbyist	8
WAAO 2006 Operating Budget	9
Photos of League Conference	10
Meet Your Officers	12
Meet Your Directors	12
Welcome to new members	13
2005 WAAO Award Recipients	14
IAAO 2005 Conference Wrapup	15
IAAO 2006 Conference Info	16
2005-06 Calendar	17
Meeting Announcement	18
Membership Application	19

The Assessor's Voice of Wisconsin is published quarterly by the Wisconsin Association of Assessing Officers, a non-profit Wisconsin association. AVOW serves the information needs of Wisconsin assessors on issues of legislation, education, professional announcements and technical procedures. No part of the newsletter should be construed as an endorsement by the WAAO unless so specified. The AVOW is available with membership to the WAAO. A membership form is available on the last page of this newsletter.

The mission of the WAAO is to promote the public good by ensuring equitable assessments through assessor education, professional development, and public awareness.

General WAAO Meeting Minutes

Wednesday, August 31, 2005

League of Wis. Municipalities Assessors' Institute

The Radisson Hotel, LaCrosse, WI

President Mark Schlafer called the WAAO business meeting to order at 10:15 a.m..

SECRETARY/TREASURER REPORT

Secretary

The minutes from the June, 2005 Quarterly Meeting were approved as printed in the AVOW.

Treasurer

The operating accounts have a balance of \$18,573.92 and the Education Fund has a balance of \$7,503.96, for a total of \$26,077.88. A separate account for the IAAO Host Committee currently has a balance of \$0.

Membership Report

We have 506 members who have renewed so far (versus 548 last year). Reminder notices were sent to the remaining members last week.

GENERAL MEETING REPORT

There were 100 paid receipts for the June 6, 2005 quarterly meeting at Klemmers in Greenfield, which totaled \$2,560. Expenses for the meeting totaled \$2,392.90 for a balance of \$167.10. For the three quarterly meetings so far this year, our attendance was up by 13%. Receipts increased 22%, with expenses increasing 42%. The average cost per paid receipt for 2005 was \$27.11 versus \$21.59 for 2004 (a 26% decrease).

Correspondence & Other Communications
none

COMMITTEE REPORTS

Auditing Committee

Dave Krolicki

IAAO Representative Report

Mary Reavey reported the move to Kansas City is completed and the new staff has been hired.

Ad Hoc IAAO 2006 Host Committee

Mary Reavey reported they met in early August and worked on plans for the Alaska conference. Mary encouraged people to still make plans to attend. Scott Winter has been working on the course content and there is a good educational program. Milwaukee will have a large double booth with a Harley Davidson motorcycle. Pictures will be taken of attendees in front of a backdrop of Milwaukee's skyline and the photo frame will say "Picture Yourself in Milwaukee." Midwest Airlines will be bringing cases of their cookies.

Ad Hoc NCRAAO 2008 Host Committee

Steve Miner reported the conference will be held in the 3rd week of June, 2008. They have contacted two different hotels, one in Mishicot and the other in downtown Green Bay. The conference will include a trip to the Packer Hall of Fame (with a meal planned there), and to a Maritime Museum on Lake Michigan for another meal. Bob, Jim, and Wes are our NCRAAO reps and will also be involved in the planning.

Ad Hoc Certification Review Committee

John Meyer reported the Department of Revenue has asked WAAO for input. The committee has met twice so far. The deadline is the end of the year and the committee plans to present several recommendations.

Education & Training

Pete Krystowiak reported there are several classes to announce. An IAAO class (course 101) will be held October 10-14 in Milwaukee. So far there are approximately 20 registrants. The December class in Madison will most likely be on waterfront valuation. The 2006 winter thaw has been cancelled due to IAAO in Milwaukee, but there will still be an education session at the quarterly March meeting. We are working with the Indianhead association to see if we can organize or piggy back with them on another education session. Ongoing committee issues are coordination with the Membership Services committee and assistance to the Ad Hoc Certification committee. The next meeting will be in October. Pete thanked the committee members who have worked so hard over the last couple years: Reed Johnson, Rosanne Reckin, Jim Young, Mary Watson, Bill Briggs, Jerry Prellwitz, and the three individuals from the Program subcommittee (Paul Koller, Joyce Frey, and Paul Klauck). Pete is stepping down as chair of the committee, and Reed Johnson will be taking over the reigns of the committee at the next meeting.

Membership Services

Nan Giese announced that there are raffle tickets for sale, with the raffle to be held after the banquet tonight. Please participate since the proceeds go to our Education Fund. The hospitality room will be Thursday in Mississippi Suite A; turn in the blue ticket from your conference packet for a free prize draw. Nan thanked the committee members: Eric Miller, Denise Neumann, Mary Hlavinka, Michele Cullen, Daryl Burkhardt, Richard Rubow, Louis Horvath, Mike Marslender, Chuck Paskey, and Reed Johnson.

Legislative Committee

Pete Weissenfluh thanked the committee members for their energy and dedication: Shannon Krause, Paul Koller, Russ Schwandt, Jim Siebers, Tom Kienbaum, Rocco Vita, Mike Marslender, and Hallie Wendorff. Last year the Executive Board hired Jolene Plautz as our lobbyist. She has been attending the Executive Board meetings and is planning to attend this conference. One of the two main issues was the trespass bill (AB 573), and we were successful getting that re-drafted and securing sponsors in both houses and are hopefully now ready for hearing. Rep. Sheryl Albers has indicated support for the measure. The other main issue was s. 74.37, Wis. Stats., claims for excessive assessment, which are post board of review appeals that are very draining for the municipalities, both in time and money. Jolene has garnered some support for us, in particular Rep. Grothman. Several other items are active. The Columbus Park decision of several years ago has prompted the legislature to form a study committee to look at the problem of an exemption for high-end senior housing and come up with a proposal, which has not been forwarded yet. Recently there has been a resurgence of the exemption proposal for restaurant personal property. Rep. Berceau has a proposal requiring a Real Estate Transfer Return whenever there is a change of ownership of 50% or more. We have heard about a s. 70.119, Wis. Stats., mobile home exemption proposal which would not include additions, attachments, annexations, etc. for the exemption.

Rural Concerns

Mel Raatz commented on the progress made with Jolene's help on the trespass bill (AB 573), which will be coming up for hearing. Any assessment change, including those due to agriculture use value, must continue to be noticed, unless there would be a legislative change to the statutes. The Conservation department and the Wisconsin Wetlands Association just put out a flyer on their position regarding the assessment of wetlands, which substantiates our position on valuing those lands. It is on the Internet and is worth reading. The Wisconsin Towns Association conference will be held October 17-18 in Steven's Point. Classes include land classification issues, valuing unusual pole structures, assessor duties and requirements meeting expectations, and computerization can help if you find the right software. Mel wants to thank the assessors who contacted their legislators about the trespass bill, it did help. Mel also thanked Al Romportl for his input as the liaison officer for the Rural Concerns committee.

Real Estate Standards

Kathy Romanak reported they met in June on the subsidized housing case and decided to expand the Wisconsin Property Assessment Manual section on subsidized housing. The recommendation, when finalized by the committee, will be brought to the Executive Board.

OLDBUSINESS

none

NEWBUSINESS

- 1) Tom Kienbaum announced an opening for an assessment clerk in Racine, with a starting salary of \$30,240 up to \$36,000. This is posted on the WAAO website. Contact Tom if you are interested.
- 2) Mark, as outgoing president, remarked that this past year has been a year of change, developments, and learning. Mark has many good ideas for his own office from his WAAO involvement this past year. Mark thanked everyone for the support he received that allowed him to devote time to his duties as president.
- 3) Election of the 2005-2006 Executive Board and Officers. All nominations were published in the September 2005 issue of AVOW as follows:

President: The president-elect automatically becomes president; therefore, Mel Raatz becomes the new president.

President-Elect: Jim Siebers was nominated and approved.

Vice President: Kathy Romanak was nominated and approved.

Secretary: Pam Hennessey was nominated and approved.

Treasurer: Joan Spencer was nominated and approved.

Executive Board Members: Shannon Krause, Scott Winter, and William Briggs were nominated and approved.

- 4) The Oath of Office was administered by Wayne Llewellyn, president of IAAO.
- 5) Exchange of Presidents: Mel Raatz received the gavel from Mark Schlafer. Mel stressed the three Ps: positive attitude; promote our profession; and positive public relations.

ANNOUNCEMENTS

none

A motion to adjourn the meeting was made, seconded, and carried. The meeting was adjourned at 11:53 a.m.

Respectfully Submitted,

Pam Hennessey, Secretary

WAAO Executive Board Minutes

Meeting Date: October 10,2005

Meeting Place: Raintree Resort, Wisconsin Dells

Voting Members Present (Officers & Directors):

Mel Raatz, Jim Siebers, Kathy Romanak, Pam Hennessey, Joan Spencer, Mark Schlafer, Kathee Isleb, Rocco Vita, Mike Muelver, Jim Young, Wes Little, Bill Adams, Shannon Krause, Scott Winter, Bill Briggs

Absent:

Chairs & Representatives Present:

Steve Miner

Absent:

Dave Krolicki, Pete Weissenfluh, Mike Patnode, Mike Kurth, Reed Johnson, Nan Giese, Mary Reavey, Hugh Harper, Michele Cullen

Others Attending:

Eric Miller, Jolene Plautz

Secretary	Pam Hennessey		
Minutes Approved	Approved (see board action below)		
Treasurer	Joan Spencer		
Membership Count	547 (still have not heard from 50 past members)		
Operating Balance	\$17,158.44		
Education Balance	\$ 8,114.86		
IAAO Host Balance	0		
General Meeting Count			
General Meeting	Revenue: \$900	Expense: \$318	Net: \$582
President	Mel Raatz		

Correspondence

- 1) **Advertising on WAAO's website**—Mel has been contacted by a few parties. A municipality would like to advertise an RFP for revaluation, and SEWAA would also like to use the WAAO website for their meeting dates. Mel asked what our policy is. We should publish on the website affiliated organizations' information or link to their websites. The RFP would be an advertisement, for which a fee is charged. The president, vice president, and president-elect are actually a subcommittee that evaluate the advertisement requests.
- 2) **Mel** attended a legislative hearing on the trespass bill last week. We need Jolene's feedback. Bob Lorier said he will bring it up again at the next SLF liaison meeting with DOR (the Department of Revenue).
- 3) **Jolene** has highly recommended we organize an Assessor Day, a Wednesday in January or February, at the Capitol to meet and familiarize legislators with our roles.

**DOR Communications
Association Activity**

Committee Reports

Reported By

Auditing		No report
Awards / Resolutions	No report	
Nominating		No report
Planning & Management	No report	
Ad Hoc SLF Liaison	Bob Lorier	reported they last met in late September. The next meeting will be Nov.

17. There is a local government work group made up of listers, treasurers, and clerks and we have been invited to participate. Assessment of home cable boxes is an issue currently. Board of Review pamphlets are being revised. DOR has several bids for IPAS and e-returns and they are moving forward. Assessor schools will discuss e-returns. At some point assessors will get a listing of all the sales in the state from DOR, but can only distribute sales from their own areas; there will be a signoff and penalty for inappropriate use.

WAAO Executive Board Minutes October 10, 2005, continued**IAAO Representative****No report****IAAO Endorsement****Mary Reavey** is submitting her name for nomination to the IAAO Executive Board.

(See board action below)

IAAO 2006 Host Committee Scott Winter reported on the Alaska IAAO conference and thanked all those from Wisconsin who attended: Tina Bizub, Mike Couillard, Wes Little, John Meyer, Pete Weissenfluh, Steve Miner, Jim Siebers, and Mark Schlafer (and non-assessors Sue Meyer, Clif Siebers, Bobbi Couillard, Pat Reavey, Kris Martiniak, and Laurie Serena). They are now in the final year of planning for the Milwaukee conference. IAAO staff will be visiting Milwaukee next week to check out the plans and venues. The golf outing is set for Oct. 8 at Washington County golf course. The opening reception is set for Pier Wisconsin, which is still under construction. Milwaukee Public Museum is the site for the membership appreciation event. The conference will be held at the Midwest Express Center, and conference hotels are the Hilton and the Hyatt. Scott is planning to work with DOR for course continuing education credits. The course content committee is meeting in December, and Scott would like suggestions for courses. Funds are going to be very tight and they might need to come back to WAAO for additional help. Steve Miner said he was impressed by the number of volunteers helping in Alaska, and we will need to encourage Wisconsin members to help in Milwaukee. Anticipated attendance in Milwaukee is 1,300+.

NCRAAO Representative No report**Ad Hoc NCRAAO 2008 Host No report****Ad Hoc Communication/Tech No report****Education & Training No report****Membership Services No report**

Public Relations No report. We need a chair for this committee, plus additional committee members. Scott Winter volunteered to be chair. Shannon recommended her assistant, Jeff Yoder, as new member, he's expressed interest in serving a committee and this would be a good one.

AVOW Editor Steve Miner would like to include an introduction on the new officers, including photos if possible. He also is planning to spotlight Jolene. Deadline: Friday, Oct. 14

Legislative Committee Scott Winter reported on current bills. The committee thanked everyone for their response and input on AB 665, its companion SB 326, and SB 304. The consensus of the committee is that WAAO should take no position. AB 573 (Legislative Council study committee proposal) is set for hearing Oct. 18th. There are some amendments which could improve the bill: requiring exclusive use; striking the word "primary" (to reinforce the idea that it is the sole purpose); require that at least 75% of the units are occupied by one or more persons with permanent disabilities; and amending the rent use test to require that any excess income be spent at the property. Pete's opinion is that with these changes, WAAO could support the bill.

Property Tax Exemptions Scott Winter reported that the committee will continue to work on Columbus Park pending the decision of the executive board regarding AB 573. If the board endorses the bill Mary will be working with the committee to make sure that we have some testimony on behalf of WAAO.

Rural Concerns Mel Raatz reported on the farmland advisory council meeting. The ag use values next year will have a 6.7% increase. The Wisconsin Association of Wetlands plans to study the issue of including wetlands as ag use.

Real Estate Standards No report**Personal Property Standards No report**

Ad Hoc Prop. Tax Awareness No report; this committee will be discussed at the next Planning & Management meeting.

Ad Hoc Billboards Mike Kurth e-mailed that this committee is waiting for the Court of Appeals' decision before doing any additional work. If the decision upholds the Circuit Court decision, the committee will begin meeting with a possible goal of writing something for inclusion in the WPAM (Wisconsin Property Assessment Manual).

Computer Assisted No report**Ad Hoc Commercial Sales No report**

Ad Hoc Certification Review Mark Schlafer reported there is a meeting scheduled next week to wrap up the committee's recommendations.

WAAO Executive Board Minutes October 10, 2005, continued**Old Business**

none

New Business**Brought Up By
Concern****Scott Winter**

IAAO is focusing on Wisconsin for the next year, so if you have any articles or photos for the IAAO publications please forward those. The IAAO program content committee has asked Scott to get input from Wisconsin assessors for the 2006 IAAO conference in Milwaukee, which are needed by December. Suggestions made today include: the real estate bubble; micro breweries; new types of construction; cranberry bogs; ponds and scrapes. If you have other ideas, please e-mail them to Scott (Swinte@milwaukee.gov).

**Brought Up By
Concern****Joan Spencer****2005-06 WAAO budget** (*see board action below*)

WAAO calendar—let Pam know if there are any conflicts so we can publish the calendar. AVOW deadlines will remain as the Friday after the Executive Board meetings. October 23, 2006 is acceptable for the October Executive Board meeting.

Jolene Plautz reported on the trespass bill hearing in the Assembly. There is misunderstanding of assessors' procedures. We do have an image problem and we need to pursue our Assessor Day in the Capitol. We need more assessor support at the hearings. Jolene would be happy to work with our Public Relations committee. The builders' association objects in regards to their liability if an assessor gets injured on a construction site; we suggest they are not liable because assessors are covered by either municipal workers comp or liability insurance. If there are additional amendments, we can decide later whether to pursue it in the Senate.

Regarding s. 74.37 changes, we have support but do not have any key legislators to sponsor yet. Assessors need to discuss this issue with their legislators.

Jolene mentioned other proposals. AB 423, sponsored by Rep. Berceau, regards properties that are sold but don't have a transfer fee on them. AB 665 and SB 326, exemption for recreational trailers. SB 340 applies to native American government buildings. We registered as neutral on the Columbus Park bill until we see what the amendments are.

The legislative session starts Jan. 17 and is done March 9. Wednesday, February 1 is our potential assessor day at the Capitol. This will take some coordination and planning.

WAAO budget. We talked about Membership Services possibly conducting silent auctions as fund-raisers. We may want to revisit a dues increase for 2007 in January. Joan will begin a discussion of a potential increase at the December quarterly meeting. (See board action below)

Steve asked for a final committee list so he could publish it in the AVOW and website. Joan learned of a few changes today and will incorporate those.

Board Actions

Motion By: Mike M

Second By: Jim Y

Motion: Approve last minutes

Approved: yes

Failed:

Motion By: Bill A

Second By: Mark

Motion: Approve treasurer's report

Approved: yes

Failed:

Motion By: Joan S

Second By: Kathee I

Motion: That WAAO support Mary Reavey's nomination for IAAO Executive Board

Approved: yes

Failed:

Motion By: Mike M.

Second By: Wes L

Motion: That we accept the budget as amended.

Approved: yes

Failed:

Motion By: Jim S

Second By: Kathee I

Motion By: Jim S
 Second By: Kathee I
 Motion: That we allow
 up to \$2000 for education
 costs out of the education fund.
 Approved: yes

Motion By:
 Second By:
 Motion: Adjourn the meeting
 Approved: yes

Minutes Taken By:

Pam Hennessey

Date Approved By Executive Board:

Meet Our Lobbyist

Who: Jolene Plautz

Phone (608) 241-1208 **E-mail:** jplautz@aol.com

What: Lobbyist for WAAO on issues that the Executive Board directs her to work on

Current Issues: 74.37, Trespass Law, & other issues as directed by WAAO Executive Board

Education:

LaFollette Institute for Public Affairs, Univ. of Wisc. - Madison Masters Degree in public administration, specializing in rural public policy. Graduated May 1997
University of Wisconsin - Madison Bachelors of Arts Degree majoring in international Relation with focus on global security. Graduated May 1994

Employment History:

Jolene Plautz, Government Affairs Specialist: Owner operator of government relations firm coordinating legislative lobbying efforts and public relations for a wide range of clients, 1997 - present

Chief of Staff, Wisconsin State Senate. Directed a staff of caseworkers, press secretary, district director, legislative assistant, committee clerk and interns for Wisconsin State Senator. Duties included drafting legislation and budget amendments, coordinating political strategy and media relations and serving as a liaison between the Senator & other lawmakers, staff and interest groups. 1990-1997



Legislative Assistant, Senate Majority Leader. Served as key political advisor to leader of the WI State Senate. Reserched issues, drafted correspondence, scheduled events and served as volunteer coordinator for fund-raising and grassroots outreach effort. 1988-1990
Political Advisor, Gore for President. Served as Midwest Coordinator and Iowa Co-Director for the Albert Gore, Jr. for President Campaign. Supervised operations in Illinois, Indiana, Wisconsin and the borough of Queens in New York City. Specialized in fund-raising, scheduling and debate preparation. 1987-88.
Campaign Manager, Governor Tony Earl. Responsible for running day-to-day operations of Wisconsin Governor's 1986 reelection bid and 1988 U.S. Senate race.
Congressman Dave Obey. Home office staff. 1980-1985

Partial Client List (current and former)

- * Buick, Chevrolet, Cadillac
- * Compac
- * Kwik Trip
- * Medical College of WI
- * Midwest Recyclers
- * Utility Tax Association
- * Wine Institute
- * Wisconsin Curves
- * WI Horse Council
- * WI Town Association

WAAO OPERATING BUDGET - 2006 Fiscal Year

10/1/05 Thru 9/30/06 Beginning Balance **\$17,658.44**

REVENUES	Acct #	Description	Budget
	130	Course Revenue	\$3,000
	140	General Meetings	\$350
	160	Interest	\$340
	174	Dues - Prior Year	\$750
	175	Dues - Fiscal Year	\$13,900
	176	Dues - Next Fiscal Year	\$50
	180	Sales	\$25
	185	AVOW Revenue	\$200
	190	Web Site	\$800
OPERATING REVENUE			\$19,415

EXPENSES	Acct #	Description	Budget
Awards/Grants	202	Institute Awards	\$500
	208	NCRAAO Registration	\$600
Expenses	225	Education & Training	\$25
	230	Executive Board	\$2,000
	235	Legislative	\$25
	240	Membership Services	\$50
	250	Personal Property	\$25
	255	Planning & Mngmt	\$25
	261	Exemptions	\$75
	265	Public Relations	\$25
	270	Real Estate Standards	\$50
	275	Rural Concerns	\$50
	276	Secretary Expenses	\$400
	277	Treasurer Expenses	\$1,200
Dues & Fees	420	IAAO Dues	\$180
	425	Incorporation Fee	\$10
Operations	707	Institute Costs	\$625
	708	Memorials/Gifts	\$150
	710	Office Expense	\$400
	715	Postage	\$1,500
	719	Membership Lists	\$500
	720	AVOW	\$2,000
	735	Web Site	\$300
	740	WAAO Pins	\$1,500
	760	Lobbyist	\$5,500
Travel	900	President Travel	\$2,000
	901	IAAO Rep - Board Meeting	\$1,000
	925	Institute Speakers	\$700
	930	NCRAAO Rep Board Meeting	\$1,000
OPERATING EXPENSES			\$22,415

Welcome to God's country (LaCrosse) the site for our annual conference - 2005



Thanks again to Sherry Lee for all of her hard work

IAAO President Wayne Llewellyn, CAE welcomes everyone to LaCrosse and to the conference



NCRAAO President also greets the crowd



Classes were exciting ;)



Joan is the one who really keeps us going





Our new Officers and Directors being sworn in by IAAO President Wayne Llewellynm CAE at the annual conference



As a director ...you too can have this kind of fun



Mel is all smiles now...



Everybody gets in on the action



What are they doing????



Like father ...like son

Meet Your New Officers

President - Melvin G. Raatz

I've been a contract assessor since 1979. Our firm (R & R Assessing Services) serves approximately 30 municipalities in a 4 county area in the northeastern part of the state. I married my high school sweet heart (Sharon) 39 years ago. We have three sons of which two (Rick and Ryan) are in business with us. We have seven grand children ranging in age from 2 to 14. We live in the country on a hobby farm. I've been involved in the scouting program, on the school board, church council and several other community organizations. My hobbies include wood working, hunting, playing guitar, and biking (Harley that is).

President Elect – James R. Siebers

James R. Siebers is currently the assessor for the City of Mequon (north suburb of Milwaukee). Jim has been in the assessment profession for more than 22 years, including experience with the Department of Revenue (equalization) and the City of Milwaukee. Jim previously served 2 terms on the WAAO Executive Board, was past president of SEWAA (South Eastern Wisconsin Assessors Association), and currently serves on the NCRAAO (North Central Regional Association of Assessing Officers) Board of Directors. In addition, Jim serves on the Assessor's Section of the League of Wisconsin Municipalities. Jim is a University of Wisconsin – Madison graduate and has taught several classes at the annual Assessor's Institutes

Vice President - Kathy Romanak

Kathy is currently the Assessor for the following Jurisdictions-

1992-Village of Waterford

1993-Town of Waterford

1995-Village of Rochester

2002-Town of Rochester

1995-Town of Spring Prairie

With her office is in her home, she is dedicated to serving her clients. She has been active in SEWAA and has been more and more active in WAAO. Last year, as the new chairman of the Real Estate Standards Committee, she pushed the committee and much was accomplished in 2005.

Meet Your New Directors

Scott G. Winter is an Assistant Supervising Assessor in the City of Milwaukee's Assessors Office, holds a Bachelors of Business Administration, with a Real Estate Major, from the University of Wisconsin-Milwaukee, has a Certificate of Management from Marquette University, earned a RES designation from I.A.A.O., is a Certified General Appraiser and is a Licensed Real Estate Broker in the State of Wisconsin. Scott is an experienced speaker at the IAAO, WAAO, and Wisconsin League of Municipalities, and is Chairman of the WAAO Public Relations Team.

Bill Briggs has been in the Assessment field for 27 years working in many municipalities throughout the State. He is one of the principle owners and President of Appraisal Services & Data Processing Systems Inc., located in Eau Claire, WI. He has been involved with Maintenance Assessments as well as Revaluations and works for Townships, Villages as well as Cities. Bill is a member of Indianhead Association of Assessing Officers and past President, a member of WAAO and a member of IAAO. He also is a certified licensed Appraiser in the State of Wisconsin. He also belongs to the Wisconsin Land & Information Association. Bill is married and has a grown daughter living in Arizona.

Shannon L. Krause I presently work for City of West Bend and have been there for 9 years and served as their Assessor for the past six. I have an associate degree from Waukesha County Technical College in Property Assessment. For the past eighteen years I have worked for a few different Assessors and have gained valuable knowledge from all of them. I started my career in the Village of Germantown, then to the Kenosha County Assessors Office. After the County Assessing Office was dissolved I then worked for the Village of Pleasant Prairie Assessment Consortium, I was also an elected Assessor for the Town of Rochester, Racine County for ten years. I survived Rochester's first ever walk through revaluation in 1995 with the assistance of a fellow assessor. I am a newly elected WAAO Executive Board Member and also have served on the WAAO Legislative Committee for the past five years.

Continuing Directors from 2005

Wesley Little

City Assessor, Beloit since March 1995
Graduate of UW-Superior with Bachelor of Science degree in Accounting
Vietnam Veteran
Taught classes for WAAO, Wisconsin League of Municipalities, Wisconsin Towns Association
Certified Assessor II & III, Certified Public Manager, Certified Soil Tester, Certified General Appraiser & Licensed Appraiser
Enjoys playing guitar, mandolin and harmonicas; wife Bonnie Jean; 3 children, Wes Jr, Ryan & Jenny

William Adams

City Assessor
Wisc Rapids
32 years service
8 as City Assessor and 24 as Asst. City Assessor
I really enjoy my position and its really gratifying when you able to help someone out.
Interests: Golf, fishing, walking and possible retirement in the near future !!!

Jim Young has served as the City Assessor for the City of Sun Prairie since April of 2002. He has been a member of WAAO since the winter of 1994 when he started in the assessment field with the City of Madison. Jim has served on WAAO's Education & Training Committee since 2004 and has also been a Trustee for the Assessor's Section of the League of Municipalities since the fall of 2003. He enjoys the fieldwork and appraisal aspects of his job more than the ever-encroaching administrative duties. Thus, Jim spends most of his free time away from the job enjoying the ever-diminishing "once greater" outdoors, listening to live music and entertaining friends with great feasts created by his wife Susan.

Continuing Directors from 2004

Michael Muelver
Rhinelanders (715) 369-2952

Rocco Vita
Pleasant Prairie (262) 694-1400

Kathleen Isleb
Wauwatosa (414) 479-8969

Welcome to our new WAAO members!

Kuehn, Martin A
3172 S 99th St.
Milwaukee WI 53227
(414) 321-0653
makuehn@cltco.com

Peralta, Sheirmah S
Tax Analyst
Marathon Petroleum Co LLC
539 S Main St. Room 4113
Findlay OH 45840
(419) 421-2127
(419) 421-8426
speralta@mapllc.com

Terry, Reid B
Northwest Regional Manager
Tyler / CLT
1755 Falcon Dr
Hartford WI 53027
(414) 708-0055
(262) 670-1183
rterry@cltco.com



For a list of all Committee members see:

<http://www.waao.org/Committees/CommitteeMembers.htm>

Associated Appraisal Consultants, Inc.

Assisting Assessors with Revaluations And Special Projects

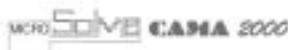
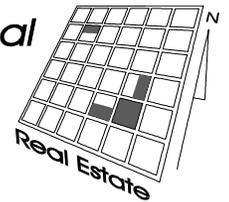
- Revaluation Services
- Full Value Maintenance
- Assessment Consulting
- Detailed Sales Analysis
- Special Project Services
- Specializing in Computer CAMA & CAD

Appleton
PO Box 2111
Wisconsin
54913

Lake Geneva
PO Box 451
Wisconsin
53147

Hurley
PO Box 342
Wisconsin
54534

Associated Appraisal
Consultants, Inc.
 Appleton ■ Hurley ■ Lake Geneva



Proudly Serving Wisconsin
 Communities since 1959

2005 WAAO AWARD RECIPIENTS

- | | |
|---|---|
| Most Valuable Member: | Steve Miner, Cudahy |
| Public Information Award: | City of Wausau |
| Distinguished Life Member: | Greg Landretti |
| Distinguished Life Member: | Eugene Miller |
| Distinguished Research & Development Award: | City of LaCrosse |
| Chairperson Of The Year | Melvin Raatz, Oconto Falls |
| Presidential Citation | Peter Krystoiak, Kenosha - Education and Training |
| Presidential Citation | Theresa Bizub, Milwaukee - AVOW Editor |
| Presidential Citation | Pamela Hennessey - WAAO Secretary |

IAAO Conferences

IAAO's 71st Annual International Conference on Assessment Administration was held in Anchorage and it had something for everyone. We heard speakers, networked with accomplished industry professionals, discovered the results of exciting new research, and participated in specialized training sessions.

In addition to a wide variety of educational programs presented in Management and Policy, Valuation, Quality Control, and Technology tracks, the popular IAAO Spotlight track provided a comprehensive overview of recent developments in CAMA & GIS, public utilities, AQB & USPAP, CAAS & AVM, research, tax collection, designations, and legal issues.

The natural beauty of the State inspired the most seasoned travelers, and IAAO put together an exciting selection of optional excursions to help us discover some of the state's most breathtaking sights. We really enjoyed the conference and the beauty of Alaska!

Alaska Offered a lot and so does Milwaukee!

- Learn more about your profession
- Meet, share and discuss problems/solutions that will make your job easier
- Find out where our profession is going— make sure you are ready for the future
- Help sell the conference in Wisconsin by partaking in our "Local Host" Booth
- CONSIDER JOINING US BY VOLUNTEERING

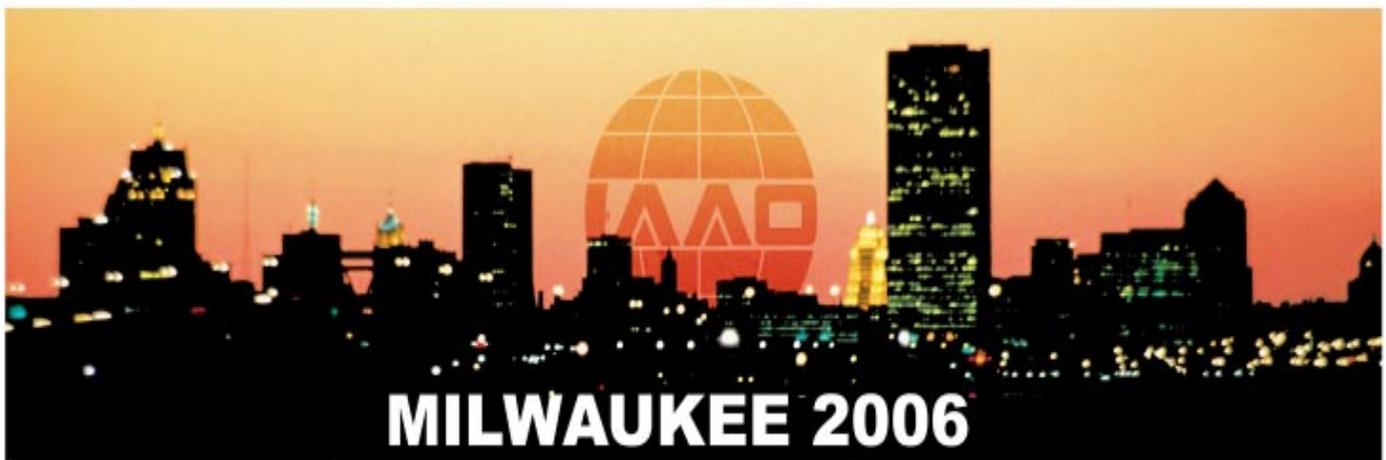
IAAO's 72nd Annual International Conference on Assessment Administration will held in Wisconsin. Come see what Milwaukee Has To Offer



Ad-

the

lec-



2006 IAAO Conference – It’s Getting closer

INTERNATIONAL CONCEPTS - HOMETOWN APPLICATIONS

The Alaska conference was great but the Milwaukee conference will be just as good if not better. Wisconsin has lots to offer and the IAAO members from the other states will have a great time if we all pitch in and help out with running the conference. IAAO is really trying to make it attractive to all assessors. There will be one-day registrations available for those who have local accommodations. They are also working to have classes that will benefit everyone. At this time, the committee is planning to have all classes available for Wisconsin continuing education..

Here’s an update – we have been meeting and our plans are beginning to take shape. We have firmly resolved several matters and some are still a bit up in the air as we wait to see what is the best deal.

- Saturday, October 7 we will probably have a day long professional seminar dealing with a “hot topic” sponsored by IAAO.
- Sunday, October 8
 - There will be a golf outing at Washington County Golf Course
 - We are deciding on an additional outing for those non-golfers
 - There will be an opening reception. That location is undecided, but we are penciled in at the new Pier Wisconsin. We will be one of the first organizations to have an event there so it is really exciting. Check it out at <http://www.pierwisconsin.org/>
- Monday, October 9
 - The opening ceremony will be at the Midwest Express Center.
 - Monday night is the main local host sponsored event. This will take place at the Milwaukee Public Museum. There will be excellent ethnic foods, ethnic music, and we will finish up some excellent entertainment.
- Tuesday, October 10
 - Awards breakfast sponsored by IAAO
 - Silent auction sponsored by Associate Members of IAAO
 - Free night so conference attendees can get out and enjoy the Milwaukee night life
- Wednesday, October 11
 - Banquet with entertainment during dinner

And in addition to all this we are working with President Trout to make sure that the seminars, programs, and educational sessions are all top-notch. Scott Winter is on the course content committee, so if you have any suggestion please get them to him by the end of November.

In order to run a successful conference we will need lots of help. Please consider volunteering to assist with education sessions or some other event.

Any suggestions for course content should be directed to Scott Winter (414) 286-3137. Other suggestions about the 2006 conference should be directed to Mary Reavey (414) 286-3101.

REMEMBER: Mark your calendars and include money in your budget for this conference – it may never be so affordable as it will in 2006. October 8-11, 2006, City of Milwaukee, State of Wisconsin. Hope to see you there!!!!

WISCONSIN ASSOCIATION OF ASSESSING OFFICERS

www.waao.org

President	Melvin G Raatz	Oconto Falls	(920) 846-4250	rrassessing@ez-net.com
Pres. Elect	Jim Siebers	Mequon	(262) 236-2953	jsiebers@ci.mequon.wi.us
Vice President	Kathy Romanak	Waterford	(262) 534-3003	romanak@tds.net
Secretary	Pam Hennessey	Madison	(608) 274-6842	pamhennessey@charter.net
Treasurer	Joan Spencer	Marshfield	(715) 384-3856	joan@ci.marshfield.wi.us
Past President	Mark Schlafer	LaCrosse	(608) 789-7525	

2005-06 Calendar



2005

- October 10 - Executive Board Meeting
- October 14 - December AVOW Deadline Raintree Resort, WI Dells
- December 5 - Quarterly Membership Meeting Crowne Plaza, Madison

2006

- January 9 - Executive Board Meeting
- January 13 - March AVOW Deadline Raintree Resort, WI Dells
- February 1 - Assessor's Day Madison WI
- March 6 & 7 - Quarterly Membership Meeting Education & Training
- April 3 - Executive Board Meeting Raintree Resort, WI Dells
- April 7 - June AVOW Deadline
- June 5 - Quarterly Membership Meeting
- June 18-20 - NCRAAO Conference Grand Forks, ND
- July 10 - Executive Board Meeting
- July 14 - September AVOW Deadline Raintree Resort, WI Dells
- September 12-15 - Municipal Assessors Institute
- September 13 - WAAO Business Meeting Holiday Inn, Steven's Point
- October 8-11 - IAAO Conference Milwaukee, WI
- October 15-18 - WI Towns Assoc Convention Convention Center, LaCrosse
- October 23 - Executive Board Meeting Raintree Resort, WI Dells
- October 30 - December AVOW Deadline
- December 4 - Quarterly Membership Meeting

AVOW October 2005

WAAO Quarterly Meeting

- DATE:** Monday, December 5, 2005
- PLACE:** Crown Plaza
4402 East Washington Avenue
Madison, WI 53704
608-244-4703
- TIME:** 10:30 a.m. Business Meeting
11:45 a.m. Luncheon
12:30 p.m. Program
- PRICE:** \$25.00 per person (Member)
\$35.00 per person (Non-Member)
- PROGRAM:** Consideration When Valuing Waterfront Property
- INSTRUCTOR:** David Stark, President, Stark Company Realtors
Louisa Enz, Sales Associate, Stark Company Realtors
Frederick Bucksbaum, WI CRA & Owner of The Appraisal Group
Rocco Vita, Assessor, Village of Pleasant Prairie
- CREDITS:** 3 hours Appraisal Credit

WAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAOWAAO

If you plan on attending this meeting, please make a reservation by Monday, November 28, 2005. Per our contract, we are required to guarantee the number of guests 72 hours in advance with any meal function. So, be sure to reserve your spot at the luncheon by making your reservation today.

Mail, Telephone, Fax or E-mail to:

Joan Spencer
Treasurer, W.A.A.O.
P O Box 727
Marshfield, WI 54449-0727
Telephone: 715-384-3856
Fax: 715-384-7831
E-mail: joan@ci.marshfield.wi.us

Name: _____

Number in Party: _____

Please include any questions on the program topics you wish the speakers to cover/answer in advance.

MEMBERSHIP APPLICATION FORM

WAAO Membership Classifications

REGULAR MEMBERSHIP: Open to officers, officials and employees of governmental bodies whose duties are directly related to property tax assessment and administration.

ASSOCIATE MEMBERSHIP: Open to officers, officials and employees of governmental bodies not covered by regular membership and to officials, administrators, and employees of educational institutions.

SUBSCRIBING MEMBERSHIP: Open to any individual not eligible for regular or associate membership AND who is interested in the science of property assessment and taxation and who subscribes to the purpose of the Association.

Both of these organizations are dedicated to **professionalism in assessment**. They share the common mission of improving the quality of assessment through education, involvement and commitment to the assessment process. The Wisconsin Association of Assessing Officers specifically addresses the needs of the Wisconsin Assessor. The International Association of Assessing Officers provides a broad perspective of activity in our industry.

We encourage you to become actively involved in assessment administration by becoming a member of these organizations.

For further information on the WAAO, call or write Joan Spencer, 630 S. Central Avenue, P. O. Box 727, Marshfield, WI 54449-0727. phone (715)384-3856. For information on the IAAO, call or write to IAAO, 130 East Randolph Street, Chicago, IL, (0601-62170. phone (312) 819-6100, Fax (312)819-6149, <http://www.iaao.org>.

This form can be used for joining either the IAAO or the WAAO. Please check the appropriate area, enclose a check and send to the appropriate address indicated above.

Check Dues (Annual - August 1 through July 31)

New Member Membership Renewal

WAAO \$25 Regular \$20 Associate \$20 Student \$15 Retired Regular Member \$50 Subscribing

IAAO \$150 (First year, first time members \$125, or \$75 by signing up through IAAO Rep. Mary Reavey (414) 286-8447)

Name: _____ Title: _____

Jurisdiction: Town, Village, City of: _____ Phone Number: _____

Address: _____ City: _____ State: _____ Zip Code: _____

e-mail: _____

Signature: _____ Fax Number: _____

WAAO
c/o Joan Spencer, Secretary/Treasurer
630 S. Central Avenue
P.O. Box 727
Marshfield, WI 54449-0727

