Assessor’s Voice of Wisconsin

Education Calendar

IAAO Annual Conference September 9-12 Kansas City Mo

MUNICIPAL ASSESSOR’S INSTITUTE September 25-28 Appleton

WAAO Quarterly Meeting December 3 Greenfield

President’s Message Pg 2

Biographies of candidates for Executive Board Page 10 & 11

September Quarterly information Pg 27

A quarterly publication of the Wisconsin Association of Assessing Officers
My time serving as WAAO’s president is quickly coming to an end. This year was filled with USPAP reporting now known as the AAR; Annual Assessment Report and many meetings in Madison as part of WAAO’s Revenue Liaison Committee. The benefit of serving in this capacity opens your eyes to all the dynamics of our organization and the people that dedicate their time and energy to make a difference.

As in past years issues I too need to commend all the WAAO chairpersons, committees and the executive board members for all their time and expertise that has made this last year an experience to remember. The dedication of these individuals certainly made my role as president go smoothly throughout the year.

I have found that serving as a director and then as an officer for WAAO has definitely broadened my assessment knowledge along with giving me the opportunity to work with many of my peers. Over my term, I have continually encouraged WAAO members to get involved. WAAO can grow through the diversity of our members and their involvement in our organization.

There is still so much that needs to be done; assist DOR in the refining of the AAR (Annual Assessment Report), educational ideas and each year there are more and more issues that arise with defending assessments at both the local level and further appeal avenues. Be a part of the solution, volunteer to become a member for one of our committees, your insight and experience even if you are new to the field can assist our members.

WAAO and its members is a huge networking resource coupled with NCRAAO (North Central Regional Association of Assessing Officers) and IAAO (International Association of Assessing Officers). Utilize your resources; get involved!

Shannon Krause
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 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.

2011-12 Officers
Shannon Krause President
West Bend (262) 335-5125
Michael Procknow, President-Elect
Fitchburg (608) 270-4236
Pete Krystowiak, Vice-President
Kenosha (262) 653-4480
Joan Spencer, Treasurer
Marshfield (715) 384-3856
Pam Hennessey, Secretary
Madison (608) 274-6842
Steven Schwoerer, Past-President
Oshkosh (920) 236-5074

2011-12 Board of Directors
DeAnn Brosman 2010-2012
Appleton (920) 832-6407
Les Milde 2010-2012
Holmen (608) 526-9394
Scott Winter, RES 2010-2012
Milwaukee (414) 286-3137
Dan McHugh 2011-2013
Beloit (608) 364-6751
Mark Hanson 2011-2013
Madison (608) 266-4545
Lee Grosenick 2011-2013
Sheboygan (920) 459-3388
Michael Marslender 2012-2014
(715) 341-7829
Fred Matthes 2012-2014
(414) 252-8058
Richard Haviza 2012-2014
Janesville (608) 755-3043

Notify the Board of Directors of any changes in your contact information, including email addresses. The WAAO will not be held responsible for incorrect contact information.

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See you in Appleton for the September Quarterly meeting!
The Assessment Advisory Committee
The Wisconsin Department of Revenue has been working with assessors through our Assessment Advisory Committee, which meets monthly to discuss property appraisal, property assessment and property tax policy issues.

The Committee is a sub-group of a broader multi-jurisdictional committee made up of municipal assessors, county officials, and professional associations (Wisconsin Towns Association, League of Wisconsin Municipalities, Wisconsin Association of Assessing Officers, Certified Municipal Assessors, Wisconsin Counties Association, Wisconsin Municipal Clerks Association, Wisconsin County Treasurers Association, Municipal Treasurers Association of Wisconsin, Wisconsin County Clerks Association, Wisconsin Real Property Listers Association).

These discussions are vital to the advancement of the assessment profession in Wisconsin. During the past several months, the committee has discussed statutory changes, revaluation cycles, Board of Review duties, education, the Annual Assessment Report (USPAP), and the use of computers.

Please look for committee updates through your professional association's representatives and on the agency's website at revenue.wi.gov.

The Annual Assessment Report (AAR)
Formerly known as the USPAP report
The AAR report is comprised of approximately 15 pages of standard language, tables and areas to include your own assessment descriptions. You will be able to add additional items to the addenda, such as tables and maps.

To help simplify the reporting process for you, the department is creating an online, fillable form as the template. The Adobe template will have the standardized language, and will be easier for you to use because you will only need to enter municipal data that describes your assessment practices.

This template serves two purposes: it eliminates the need to use word processing software, and you will be able to submit your addenda online rather than email your report.

This template is optional, and you can continue to use the Word format for your report. Together, 2013 is a year of cooperative learning and each statutory assessor needs to complete one report. We recommend that you try the report on a municipality undergoing a revaluation to make it easier to maintain this report in future years.

We look forward to sharing the new online template in the coming months!

Information provided by Greg Landretti
2012 Assessors Institute  
Sept. 25-28, 2012  
Radisson Paper Valley, Appleton  
(920) 733-8000

Program

Tuesday, September 25

10:00  Registration starts  
1:00  Moderators’ Meeting

1:30  Concurrent Workshops

(1) Creating Your Annual Assessment Report: Plain Language & Working with the Media (3 Hours Law/Mgmt)

Moderator: Barry Feig, Deputy City Assessor, Marshfield  
Instructors: Claude Lois, Admin, State & Local Finance; Stephanie Marquis, Communications Dir, DOR

DOR has created an online, fillable form for you to complete your annual appraisal report. Learn about the form, where to find it and how to complete it. Plain language can make your job easier. It creates a positive customer experience with clear and easy to understand messages.

(2) Valuation of Energy Efficient Homes (3 Hours Appraisal)

Moderator: Tim Smith, Deputy City Assessor, Appleton  

This presentation will look at the “performance related factors” that impact both existing and new homes. Whether building a new home or trying to improve an existing home, the basic building science principles apply. Having a basic understanding of these principles is the best way to deliver a quality product and avoid costly callbacks. This session will review these principles and demonstrate the impacts of each.

(3) Assessor Jeopardy (Repeated from 2011) (3 Hours Appraisal)

Moderator: Cathy Timm, City Assessor, Cedarburg

Instructors: Rocco Vita, Village Assessor, Pleasant Prairie; Steve Miner, City Assessor, Wauwatosa; and Pete Krystowiak, Deputy City Assessor, Kenosha

A variation of the television version of Jeopardy, Assessor Jeopardy will have a few twists. Rather than three contestants there will be three groups. Each section or pod will designate a leader. Students may also choose to simply observe

6:00 League of Wisconsin Municipalities Chairman’s Reception
Wednesday, September 26

Mary Reavey, City Assessment Commissioner, Milwaukee; Chairman, Municipal Assessors Section, presiding

9:30 General Session

Welcome Address
Mayor Tim Hanna, Appleton

Address — IAAO Vice President
Address — NCRAAO President
WAAO Business Meeting/Roundtable

11:00 What’s New From DOR

Rick Chandler, Secretary, Dept. of Revenue
(Invited)

Lunch (on your own)

1:30 Concurrent Workshops

(4) Board of Review Training (3 Hours Law/Mgmt)

Moderator: Jim Moes, Village Assessor, Little Chute

Instructors: Shannon Krause, City Assessor, West Bend; Rick Stadelman, Executive Director, WI Towns Association; John Macy, Attorney, Arenz, Molter, Macy & Riffle, S.C.; Marilyn Hendricks, Property Assess. Spec., DOR; Mark Paulat, Property Assess. Spec, DOR

We will present portions of the BOR member training. We will be discussing best practices for assessors and BOR members. You can avoid common mistakes by following our list of what you should and shouldn’t do during the BOR.

(5) WI Property Tax Litigation 2012: What Every Assessor Needs to Know (3 Hours Law/Mgmt)

Moderator: Russ Schwandt, City Assessor, Green Bay

Instructors: Amie Trupke, Attorney, Stafford Rosenbaum, LLP; Amy Seibel, Seibel Law Offices; and Dana Erlandsen, Chief Legal Counsel, DOR

A comprehensive review of property tax litigation, emphasizing recent developments. Topics include exemptions, assessments, and procedures.
(6) Intro To Statistics (1.5 Hours Appraisal/1.5 Hours Law/Mgmt) (Limited to 25 people, Bring a calculator)

Moderator: Barry Feig, Deputy City Assessor, Marshfield
Instructors: Betty Burckhardt, Property Assessment Specialist, DOR; Jennie Miller, Chief Training Officer DOR

Attendees will learn the basic statistics of mass appraisal including measures of central tendency: mean, weighted mean, median, mode, and price related differential, as well as measures of uniformity: range, average absolute deviation, coefficient of dispersion, standard deviation, coefficient of variation and coefficient of concentration. Attendees will be provided with written materials to refer to in the future.

5:15 Reception
6:00 Banquet/Business Meeting
8:00 Entertainment

Thursday, September 27

9:00 Concurrent Sessions

(7) Intro To Statistics (1.5 Hours Appraisal/1.5 Hours Law/Mgmt) (Limited to 25 people, Bring a calculator) Repeated from Wednesday

Moderator: Steven Schwoerer, City Assessor, Oshkosh
Instructors: Betty Burckhardt, Property Assessment Specialist, DOR; Jennie Miller, Chief Training Officer, DOR

(8) Preparing for 74.37 Trial (1.5 Hours Appraisal/1.5 Hours Law/Mgmt)

Moderator: Mary Reavey, City Assessment Commissioner, Milwaukee
Instructor: Maggie Daun, Ass’t City Attorney, Milwaukee

Basic steps in 74.37 litigation, how to win in court: leave your traditional mind set behind. Case problems. Increase your knowledge and familiarity with steps in typical 74.37 circuit court case; review your role throughout the 74.37 circuit court case; identify purpose and objectives for an expert report in circuit court.

(9) Construction Terminology, Blueprint Reading, Construction Trends (3 Hours Appraisal) (bring a simple calculator and an Architect’s scale ruler)

Moderator: Pete Krystowiak, Deputy City Assessor, Kenosha
Instructor: Barry Feig, Deputy City Assessor, Marshfield
Basic introduction to building construction and related terminology. This will include the basics of blueprint reading and review of some of the new construction methods and materials. Students bring simple architect’s ruler and calculator.

\( \text{(Lunch on your own)} \)

\( \text{1:30} \quad \text{Concurrent Workshops} \)

\( \text{(10) Business Enterprise Values (3 Hours Appraisal)} \)

Moderator: Rocco Vita, Village Assessor, Pleasant Prairie

Instructors: Amy Seibel, Seibel Law Offices; James Tellatin, MAI Appraiser; and Dr. Tom Hamilton, PhD, Commercial Real Estate Professor, University of St. Thomas Opus College of Business

Dr. Thomas Hamilton will discuss the appropriate property types in which an allocation to business enterprise is applicable. Attorney Amy Siebel will review WI case law regarding the appropriate application of business enterprise value within the assessment process. James Tellatin will discuss the application of business enterprise value within the senior housing industry.

\( \text{(11) Three Appraisal Reports Conforming to USPAP Standard 6 (1.5 Hours Appraisal/1.5 Hours Law/Mgmt)} \)

Moderator: Jim Moes, Village Assessor, Little Chute

Instructors: Shannon Krause, City Assessor, West Bend; Dean Peters, Senior Project Manager, Associated Appraisal Consultants; DeAnn Brosman, City Assessor, Appleton

Three Wisconsin assessors will go through the USPAP Standard 6 template and their mass appraisal reports for three different size municipalities in order to compare how they handled the requirements of USPAP. The three assessors will take turns discussing each section; Introduction (including Letter of Transmittal, Property Identification, Property Rights and Highest and Best Use), Scope of Work, Trend Analysis, Market Analysis, Land Analysis, Improved Property Valuation, Reconciliation/Ratio Study/Certification.

\( \text{(12) Personal Property 201 (3 Hours Appraisal)} \)

Moderator: Pete Krystowiak, Deputy City Assessor

Instructors: Mike Procknow, City Assessor, Fitchburg; Steven Schwoerer, City Assessor, Oshkosh;

Comprehensive review of the Personal Property Assessment field. New guidelines, reporting and court cases. Includes discussion of Leaseholds, Computer Exemptions and “Doomage” reporting.
Friday, September 28
Tim Smith, City Assessor, Appleton, 1st Vice Chairman, Municipal Assessors Section, presiding

9:00    General Session

(13) CONSIDERATIONS OF REAL ESTATE EVALUATION/ASSESSMENT IN TODAY’S ECONOMY (3 hours Law/Mgmt)
Instructors: Bill Strauss, Sr. Economist/Economic Advisor, Federal Reserve Bank, Chicago and John Lohre, Adjunct Professor, Marquette University College of Business Administration

A review of today’s real estate environment & law as it pertains to municipal tax assessment.
Noon    Adjournment

2012 ASSESSORS INSTITUTE
GOLF OUTING

TUESDAY-SEPTEMBER 25TH, 2012

Place: Reid Municipal Golf Course
Location: 1100 East Fremont St. in the City of Appleton
Time: Tee times 9:00 to 10:00
Event: Nine hole scramble with hole events
Power Cart: Included
Cost: $28.00 per person. Includes green fees, power cart and hole prizes. Pay at the course upon arrival.
RSVP: to 920-832-6456 or e-mail to tim.smith@appleton.org
There are three individuals who would like to be WAAO Directors. The election for the 2013 class of Directors will be held at the League Conference in September. WAAO members who are at the Wednesday business meeting will be eligible to vote.

Each candidate has provided an introductory Bio for your review. Please give each candidate your serious consideration and vote at the September business meeting.

Luke Alger

Originally from DePere, WI, graduated with a Bachelor of Business Administration, emphasis in Small Business and Insurance from the University of Wisconsin LaCrosse. I interned in the pharmaceutical claims division of Aetna Insurance, Minneapolis, MN before moving to Appleton, WI to begin a career as a realtor. While working as a realtor in the Fox Valley I also became interested in real estate appraisal. My interests in real estate appraisal lead me to begin work for the City of Oshkosh as a field technician. Over the past 13 years I have gained experience valuing personal property, residential and commercial real estate. I’ve held the positions of Field Technician, Property Appraiser I and Property Appraiser II. I hold an Assessor 2 Certification and have been a member of WAAO since 1999. In my free time I enjoy reading, coaching, golfing and spending time with my wife and four kids.

Michael Denor

Mike has been a certified assessor for 26 years. He had worked 5 years for the City of Green Bay before starting his own assessment business, Fair Market Assessments. He and his staff work in northeastern Wisconsin, primarily in Brown County, contracting with the surrounding suburbs of Green Bay as well as serving communities in various other counties. Mike is a long time member of WAAO and IAAO. He looks forward to contributing to WAAO in the capacity as a director. He wishes to give back to an organization that has provided so much to him.
Cari Chabron

I have been in the assessment field for over 13 years at the City of Wauwatosa. I am a property appraiser and assess residential, commercial and personal property. I have enjoyed being involved with WAAO on the personal property committee, public relations committee and auditing committee. I would like to expand my opportunities with WAAO by serving as a WAAO Director. Please consider my nomination. Thank you.

Russ Schwandt

City Assessor Green Bay 15 years, City Assessor Oshkosh 10 years, Village Assessor Little Chute 1 year, Deputy Assessor City of Neenah 7 years. Past President of WAAO 1997, Most Valuable Member 2007, Member of Exemption Committee, Legislative Committee, Awards Committee, SLF Committee, Past member of Planning and Management Committee and several Ad Hoc Committees. Also serving on League of Wisconsin Municipalities Assessor Section as Trustee for over 25 years and have served as Chairman twice.
Not Just for Kids: The Property Tax Exemption for Daycare Facilities

By Heather Wolf

Of all the tricky statutes on the books WI. Statute 70.11(4) is quite possibly one of the trickiest. A large swath of text that describes whom is and isn’t exempt should be pretty straightforward, but as most assessors in Wisconsin know, it is anything but. My own most current brush with this love to hate statute was just a few weeks ago when our office was determining whether or not to exempt a local day care facility that had filed a request. Before this we had the good fortune to not have to worry about daycares requesting exemption, so research was in order. First we consulted trusty 70.11(4), but did not find anything that could really answer our questions. Next up we called upon a good assessor friend who happens to know a lot about property tax exemptions. All they said was "look up Janesville Community Daycare v. Spoden and apply it to your daycare." We thought, simple enough, and looked up said court case. And from there it only got more interesting.

70.11(4) exempts from property taxes, among others, educational associations that meet the five part test outlined in National Foundation v. City of Brookfield. Naturally, those five tests are: the applicant must be an educational association; the property must be owned and used exclusively for the purposes of the association; the property must be less than 10 acres; the property must be necessary for location and convenience of buildings; the property must not be used for profit. In addition, the above case outlined two additional steps in determining exemption: the organization and its property must be substantially and primarily devoted to education and the organization’s educational activities must be “traditional.”

The difficult part here is that a daycare does many things, not just educate pre-K children. Most daycares cater to children from birth to preschool age, and each age range requires different levels of care and education. The daycare in the Janesville case resided in a former schoolhouse and taught an approved early-childhood curriculum. In addition to the early childhood curriculum, Janesville Community Daycare did everything from diaper babies, feeding and supervising children to hearing and vision testing What becomes the million dollar question is whether or not these activities detract from the organization being an educational association, or rather, whether or not their education children is an incidental purpose and providing general child care is their primary purpose.

The City of Janesville contended that the daycare used too little of their day for educational purposes to actually be considered educational. They claimed the daycare really spent their time on custodial care of the children, and that even though they had a classroom learning structure; it did not count as educational because the staff was not licensed teachers. It was also asserted that any activity other than simple custodial duties was insignificant in relation to the time that was needed for routine custodial care. The respondent, Janesville Community Daycare, had ample testimony and evidence to the contrary.
FEATURED ARTICLE—by Heather Wolf

They brought in a Janesville public school official to testify that “children with diverse and challenging preschool experiences and education are better developed physically, socially, and cognitively upon reaching grade school.” The educator also testified that preschooling reduces the burdens on grade schools by “eliminating the need in many instances for counseling, speech therapy, and by increasing the pupils’ likelihood of academic success.”

In the case of Janesville, the Court concluded that “the record shows ample credible evidence to support the factual portion of the trial court’s decision that the ‘respondent (Janesville Community Daycare) provides education within the traditional understanding of the term....’

The daycare that our office was being asked to exempt was both similar and different from the daycare in the Janesville case. They did not have the hearing and vision testing, but they did offer early autism screening. That is likely a sign of the times, since autism spectrum disorders have become a national issue since 1985. The daycare is similar to Janesville Community in most other ways-they educate children as well as provide maintenance care; they meet all five of the tests of National Foundation v. City of Brookfield. The biggest problem we had in making a determination was wanting to strictly apply the Janesville case to our daycare, such as requiring this daycare to do all of the things that Janesville did, that may have gone above and beyond even what statute 70.11(4) required. What we realized after over year of debating this exemption was that we had to use Janesville for guidance but also try apply common sense. In the end we decided that this daycare’s primary function was child care, which since the Janesville case occurred has become synonymous with early childhood education.

While Janesville is a useful tool to help make a determination on exemption status, it is not perfect. The court decision itself notes that the issue at hand was not whether all daycares were exempt, but rather whether or not Janesville Community Daycare only was exempt. That makes it difficult to apply the Court’s rationale to every daycare requesting property tax exemption, as some would be wont to do. Another problem with Janesville is that it is the only case that pertains to daycares explicitly-there is nothing else legally for assessors to go off, unless one counts the precedent cases cited in the Janesville decision. A third problem is that the case is from 1985, and much has changed in the world of early childhood education since then.

Given that the public sector does not offer many programs to the general population of pre-K children, daycares will only become more and more common. This type of exemption will only get more and more common, with more and more gray areas to work out.

What assessors really need in deciding an exemption such as this is either a clarification to 70.11(4) in regards to educational associations or for a new case to go to court to work out the gray areas. In theory the daycare that we chose to exempt could have gone to court, but the community we work for was not interested in spending the money for a total property value of $300,000. Until either the legislature of a court clarifies the issue, common sense will have to do.
WAUKESHA COUNTY TECHNICAL COLLEGE

Fall 2012 Real Estate Courses

Basic Appraisal Principles 194-160
CRN 10300  2 credits  $251.80
Wednesdays 8/22 – 10/10 6:00 p.m. – 9:55 p.m.
Room B-181 Instructor Scott G. Winter

Gain an introduction and overview of basic appraisal principles, including real property concepts, legal considerations, market value ethics and other economic principles.

ONLINE COURSES
Assessment of Commercial Properties 194-170
CRN 10301  2 credits  $257.80
Instructor Scott G. Winter

Gain an understanding and working knowledge of the procedures and techniques used to estimate the market value of commercial properties.

Introduction to Mass Appraisal 194-171
CRN 10302  2 credits  $257.80
Instructor Scott G. Winter

Learn the differences between single-property appraisal and mass appraisal, the elements of a mass appraisal system and data analysis.

Three convenient ways to register:

Online web registration
www.wctc.edu – Go to “My WCTC”

Phone registration
262.691.5578

In-person registration
located in the WCTC College Center, Room C-019
Monday - Friday 8:00 a.m. – 4:30 p.m.
UPCOMING EDUCATIONAL OPPORTUNITIES -

IAAO Course Offering sponsored by WAAO

By: Paul Koller, WAAO Education Committee

IAAO Course 400 – Assessment Administration

Mark your calendar and make plans to attend a special IAAO educational offering to be held this October 22 through October 26, 2012 at Wauwatosa City Hall.

Take advantage of this rare opportunity and sign up to take a special IAAO course offered right here in Wisconsin. Now is the time to expand your knowledge base and gain the tools necessary to help you navigate through many of the challenges our profession is faced with.

Course 400 covers administrative concepts and procedures that can produce greater efficiency in the modern assessment office. You will explore the key subsystems of an organization and how to operate them more effectively. Also included is the managers’ role within an assessment organization; the processes of planning, directing, coordinating, organizing, budgeting, and evaluating toward the better utilization of human and physical resources. Topics include information systems, reappraisal, setting goals and objectives, maintenance, appeals, data processing, public relations, personnel, budgeting, report reviews, ratio studies, evaluations and standards of practice.

Course instructor will be Scott Winter, Assessment Division Manager with the City of Milwaukee Assessor’s Office. Scott has over 20 years experience in the assessment field and is a certified instructor for IAAO and a part time instructor at Waukesha County Technical College.

Once again, don’t miss out on this invaluable education opportunity where information that is essential to your profession and career development will be provided.

The registration form is available in this AVOW and on the WAAO web page. See http://www.waao.org/Committees/Education/iaao_course_400_registration.htm

Wauwatosa City Hall is located at:
7725 W. North Ave.
Wauwatosa, WI 53213
**IAAO Course 400 Assessment Administration**

Sponsored by the Wisconsin Association of Assessing Officers

Course 400 provides fundamental management concepts for management and supervisory personnel in the assessor’s office.

The course begins by emphasizing the need for management, and the various roles placed on the assessor and all supervisory personnel. The course then introduces the four major management functions (planning, organizing, directing, and controlling). Although the four functions are interrelated, a separate chapter is devoted to each one. This provides for a greater understanding of the major functions.

**WHEN:** October 22 - October 26, 2012

**WHERE:** Wauwatosa City Hall 7725 W. North Avenue Wauwatosa, WI

**INSTRUCTOR:** Scott G. Winter, RES

**COST:** $450 for WAAO members

$500 for non-members (includes student manual)

Ten (10) attendees are necessary in order to be able to hold the course. Thirty (30) will be the maximum number allowed. To ensure attendance, please send the full registration fee payable to WAAO by September 28th to:

Paul Koller, Course Coordinator
City of New Berlin 3805 S. Casper Drive New Berlin, WI 53151

The course is approved for 30 hours of “Law & Management” under Wisconsin Assessor Continuing Education.

**Materials:** Students will receive the student reference manual and workbook at registration. A calculator is required.

**If you have any questions, do not hesitate to call the Course Coordinator Paul Koller at (262) 797-2461 or email pkoller@newberlin.org.**

Please reserve one slot in the IAAO Course 400, October 22-26, 2012.

Enclosed is my check for registration fee (please check) _____ $450 WAAO Member _____ $500 Non-WAAO

Please make check payable to WAAO and remit payment by September 28th, 2012

Name:_____________________________ Phone:_____________________

Email address:______________________________

Address: ______________________________________________________
Do you know anything about the Village West development in Wyandotte County, Kansas? They grew in full value from $34 million in 2002 to $482 million in 2012.

Have you ever heard of the Kansas International Speedway? The stadium seats 72,000 and is the focal point of Northeastern Kansas. Did you know that Cabela's is the number 1 tourist destination in Kansas? Not bad for a sporting goods store.

Do you know that the Great Wolf Lodge (in Kansas) is adjacent to Cabela's? It also has 281 rooms and indoor and outdoor water slides. Have you ever thought about how you would value a private baseball park (Community America Ballpark Home of the T-Bones)? Or how would you value a soccer stadium (LiveStrong Soccer Stadium, a new $175 million, 18,500 seat stadium which opened in 2011? Did you ever hear of “The Legends”? The Legends Shopping Center is a 592,747 SF of Lifestyle Center with 86 tenant spaces.

Would you like to know how to value The Nebraska Furniture Mart, which was originally built out at 794,930 square feet. Construction involved Sales Tax and Revenue (STAR) Bond financing incentives in the amount of $44.7 million and private investment of $70.4 million. The total construction cost was $115 million, and then a 360,000 square foot addition was built in 2005/2006. It is believed to be the largest owner occupied retail/warehouse operation in the US.

The answers to these questions could have been answered if you attended the North Central Regional Association of Assessing Officers conference that was held in Kansas City this past June, and taken the “Destination Valuation – The Legends” class, which was certified for credit here in Wisconsin.

Also, do you know that as a member of WAAO, you are automatically a member of NCRAAO? And what is best, there are no dues or membership fees.

And last but surely not least, do you know what Fargo, North Dakota, Deadwood, South Dakota and Wisconsin Dells, Wisconsin all have in common? They are the next 3 sites of the summer NCRAAO conferences. So please start budgeting for these wonderful educational opportunities, and plan to attend a NCRAAO conference.

Jim Siebers, Vice President of NCRAAO
THE 3.8% TAX—INFORMATION FROM THE NATIONAL ASSOCIATION OF REALTORS

Introduction:

Beginning January 1, 2013, a new 3.8 percent tax on some investment income will take effect. Since this new tax will affect some real estate transactions, it is important for REALTORS® to clearly understand the tax and how it could impact your clients. It’s a complicated tax, so you won’t be able to predict how it will affect every buyer or seller.

To get you up to speed about this new tax legislation, the NATIONAL ASSOCIATION OF REALTORS® has developed an informational brochure. In the brochure, you’ll read examples of different scenarios in which this new tax — passed by Congress in 2010 with the intent of generating an estimated $210 billion to help fund President Barack Obama’s health care and Medicare overhaul plans — could be relevant to your clients.

Understand that this tax WILL NOT be imposed on all real estate transactions, a common misconception. Rather, when the legislation becomes effective in 2013, it may impose a 3.8% tax on some (but not all) income from interest, dividends, rents (less expenses) and capital gains (less capital losses). The tax will fall only on individuals with an adjusted gross income (AGI) above $200,000 and couples filing a joint return with more than $250,000 AGI.

Applies to:
* Individuals with adjusted gross income (AGI) above $200,000
* Couples filing a joint return with more than $250,000 AGI

Types of Income:
* Interest, dividends, rents (less expenses), capital gains (less capital losses)

Formula: The new tax applies to the LESSER of
* Investment income amount
  * Excess of AGI over the $200,000 or $250,000 amount

To get you copy of the National Association of Realtors report please visit the following link:

CALIFORNIA CITIES EYE PLAN TO SEIZE MORTGAGES

By AMY TAXIN and CHRISTINA REXRODE | Associated Press

FONTANA, Calif. (AP) — In the foreclosure-battered inland stretches of California, local government officials desperate for change are weighing a controversial but inventive way to fix troubled mortgages: Condemn them.

Officials from San Bernardino County and two of its cities have formed a local agency to consider the plan. The securities industry has been quick to register its displeasure and say it will only make loans harder to get.

Discussion of the idea is taking place in one of the epicenters of the housing crisis, a working-class region east of Los Angeles where housing prices have plummeted. Last week brought another sharp reminder of the crisis when the 210,000-strong city of San Bernardino, struggling after shrunken home prices wallop ed local tax revenues, announced it would seek bankruptcy protection.

Now — and amid skepticism on many fronts — officials from the surrounding county of San Bernardino and cities of Fontana and Ontario have created a joint powers authority to consider what role local governments could take to stem the crisis. The goal is to keep homeowners saddled by large mortgage payments from losing their homes — which are now valued at a fraction of what they were once worth.

"We just have too much pain and misery in this county to call off a public discussion like this," said David Wert, a county spokesman.

The idea was broached by a group of West Coast financiers who suggest using the power of eminent domain, which lets the government seize private property for public purpose.

In this case, they would condemn troubled mortgages so they could seize them. Then the borrowers would be helped into mortgages with significantly lower monthly payments.

Steven Gluckstern, chairman of the newly formed San Francisco-based Mortgage Resolution Partners, says his main concern is to help the economy, which is being held back by the mortgage crisis.

"This is not a bunch of Wall Street guys sitting around saying, 'How do we make money?'" he said. "This was a bunch of Wall Street guys sitting around saying, 'How do you solve this problem?'"

Typically, eminent domain has been used to clear property for infrastructure projects like highways, schools and sewage plants. In this case, supporters say, the public purpose is served because communities battered by foreclosures have seen tax rolls decimated and services gutted and have suffered economic blight.

The plan targets homeowners who are current on their mortgage payments but "under water," meaning they owe more on the mortgage than the home is worth. Here’s how it would work for a hypothetical city:

— The city goes to court and argues that the public purpose is served by having the county own, and ultimately refinance, the mortgage.

— The city pays fair market value to the owner of the mortgage. That is usually a securitization trust, an
CALIFORNIA CITIES EYE PLAN TO SEIZE MORTGAGES

otherwise passive financial entity used to bundle mortgages and sell pieces to investors that became a bigger part of the mortgage market during the 2000s housing boom.

— The city, the new owner of the mortgage, encourages and helps the homeowner to find refinancing. Now the principal is lower, and interest rates are at historic lows, so the homeowner winds up with easier monthly payments.

— Mortgage Resolution Partners collects a flat fee, $4,500 per loan, for helping the city find homeowners who can be helped and for handling the other mechanics of the process.

The company says everyone should wind up happy: The homeowners get lower payments, cities help clean up the mortgage crisis and shore up their tax base, and the mortgage-owning trusts unload a risky asset.

Rick Rayl, an eminent domain lawyer in Irvine, Calif., who is not connected to the company, said the plan could have unintended consequences, like discouraging banks and other lenders from making new mortgage loans in an area.

"The lenders are going to be livid," he said.

The company says that focusing on borrowers who are current on their loans is a smart way to do business, rewarding those who are already working hard to keep their homes.

At the first meeting of the joint powers authority on Friday, chairman and San Bernardino County chief executive Greg Devereaux said the entity — which was inspired by Mortgage Resolution Partners' proposal — has not decided on a specific course of action.

Timothy Cameron, managing director of the Securities Industry and Financial Markets Association's asset managers group, told the authority that residents of the region would find it harder to get loans and investors — including pensioners — would suffer losses. He also said such a move would invite costly litigation.

"The use of eminent domain will do more harm than good," he said. "We need mortgage investors and lenders to come back to these fragile markets — but this plan will force both groups to avoid them."

Robert Hockett, a Cornell University law professor, said the plan forces the hand of some investment bankers who bundle mortgage loans into securities and sell pieces to investors.

The bankers have sometimes stifled plans to reduce mortgage payments, he said. Their objections to this plan, he said, are "kind of like saying a loan shark objects to anti-predatory lending laws."
Theodore Woodard, a 62-year-old retired air conditioner installer, said he'd welcome the help on his five-bedroom home in Fontana. So far, he and his wife have kept up with monthly $3,100 payments, plus taxes and insurance, but it hasn't been easy, and they have watched several neighbors in the well-manicured neighborhood some 50 miles east of Los Angeles lose their homes to foreclosure.

"We've been making our monthly payments, barely making them, but we just pay them and try to survive off what's left," said Woodard, who estimates his house has lost a third of its value since 2004.

In San Bernardino County, the problem is clear. The median home price has plunged to $150,000 from $370,000 in five years. The combined San Bernardino-Riverside metro area has the highest foreclosure rate of any large metro area in the country, at four times the national average, according to RealtyTrac, which tracks foreclosure properties.

Devereaux, who has seen other plans to fix the housing crisis peter out, is cautious.

"I don't know whether this will work or not," he said. "But we do think we have a responsibility to explore it."

—Rexrode reported from New York. AP Business Writer Daniel Wagner contributed to this report from Washington, D.C.


TOP TEN REASONS WHY IT IS GREAT TO BE AN APPRAISER

10. Dazzle your friends with your knowledge of external obsolescence.
9. The wonderful world of rats, bats, and spiders.
8. Be a part of the profession blamed for the collapse of the savings and loan industry.
7. See places in people's houses that usually require a search warrant to access.
6. Arouse the suspicion of an entire neighborhood when inspecting comparable sales.
5. Chance to really irritate annoying real estate salespeople.
4. Walk around holding a clipboard just like "Skip" down at the Jiffy Lube.
3. Spend hours writing volumes of supporting documentation to justify the market value of a property you already decided on when you pulled into the driveway.
2. See that some people really do hang those black velveteen pictures of Elvis on their living room walls.
1. Be one of a handful of people who know that USPAP is not a medical term.

http://www.appraisaltoday.com/top10.htm
At the July 9, 2012 meeting of the WAAO executive board the president of the Wisconsin Association of Assessing Officers (WAAO) asked for nominations for the NCRAAO presidency of 2015. Jim Siebers was nominated to be the 2015 NCRAAO president. The WAAO board of directors voted to approve. The vote passed unanimously.

Congratulations Jim!!!
For decades, we’ve empowered local governments to streamline assessment processes and simplify the property tax life cycle. We’ve helped cities, counties, states, and tax districts stretch dollars and expand revenue streams. And, thanks to our evergreen licensing philosophy, we’ve ensured that your organization will never get left behind. CAMA. Data verification. Tax billing and collection. Software that evolves with you. And a partner that stands beside you. That’s empowerment.

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UPDATE FROM MEMBERSHIP SERVICES COMMITTEE

It is that time of year, when we will be joining our colleagues in the assessment profession at the Annual Wisconsin Municipalities Assessor’s Institute. This year’s Institute will be held at The Radisson Paper Valley Hotel in Appleton September 25th – 28th, 2012.

Annual W.A.A.O. Education Fund Raffle
We are inviting you once again to participate in the Annual Education Raffle to make this year another successful year!

The proceeds from the raffle will bolster the W.A.A.O. Education Fund which is used for educational scholarships and supplementing member-requested educational pursuits at a continued low cost. It is this low cost we all appreciate in these tough economic times.

We are asking your participation in two ways:

1. Please Donate a gift or gifts for our Raffle. Any raffle donations can be brought directly to the Raffle table on Tuesday, September 25th or Wednesday, September 26th.
2. Please purchase your winning raffle tickets either Tuesday or Wednesday prior to the beginning of the Banquet.

The winning tickets will be drawn at the end of the Banquet after the Awards Presentation on Wednesday, September 26th. But we are not done yet!

Ring Toss Challenge

Try your Luck! Test your ‘Tossing Skills’
Win a bottle of wine, booze, beer, soda, water etc.
To win toss the ring at the bottle of your choice, if your ring goes around the bottle, YOU WIN!
$1.00 for One Toss OR $2.00 for 3 Tosses
Located next to the Raffle Table

We are looking for donations for the Ring Toss Game!
Do you have a bottle of wine or booze in your cabinet which is sad and lonely?
Donate it to our Ring Toss Game.
Bring your donations to the Raffle Table and receive 3 Free Tosses! You could be a winner!

W.A.A.O. Hospitality Room
Please join us for a drink and refreshments on Thursday, September 27, 2012 from 4:30 - 6:00 p.m.
Announcements will be made at the Institute with all the details.

We hope to see you in Appleton!!
MEMBERSHIP SERVICES COMMITTEE
W.A.A.O.
Appleton is a city in Outagamie, Calumet, and Winnebago counties in the U.S. state of Wisconsin. It is situated on the Fox River, 30 miles southwest of Green Bay and 100 miles north of Milwaukee. Appleton is the county seat of Outagamie County.

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78TH Annual Conference—Kansas City MO—September 9-12, 2012

Why you should attend the IAAO Annual Conference.
Receive continuing education credit for professional designation or credentialing. Build and nurture business relationships. See and experience the latest technology and services in the Exhibit Hall. Discover the home of IAAO and experience Assessment Excellence in the Heartland!

Secure the best education in the industry.

Begin with a thought provoking keynote address and choose from among 63 Education Sessions in 7 tracks. Explore earning an IAAO professional designation. Learn about becoming a grader for the Professional Designation program in the Demonstration Appraisal Writing/Grader’s Workshop. Prepare to become an IAAO instructor at the Instructor Training Workshop (ITW.)

Find the information you need to make your stay the best it can be.
Want to attend the IAAO Annual Conference, but need to know how to make hotel, shuttle and air- line reservations? Need to know how to get around in Kansas City? Planning a short stay before or after Conference to sightsee? The answers to your questions and many more are here.

From sightseeing tours to concerts & events, don’t miss out on the opportunity to find out why Kansas City is now called the Creative Crossroads of America. We’re goin’ to Kansas City – Kansas City, here we come!

WELCOME NEW & RETURNING WAAO MEMBERS!!!

Engelbreth, Katherine M
Property Appraiser
City Of Neenah
211 Walnut St
Neenah WI 54956
Phone: (920) 886-6117
FAX: (920) 886-6129
kengelbreth@ci.neenah.wi.us

Gagner, Lori
Real Property Lister Assistant
Shawano County
311 N Main St
Shawano WI 54166-2145
Phone: (715) 526-4619
FAX: (715) 526-6273
lori.gagner@co.shawano.wi.us

Vosburgh, Terry
Property Appraiser
Hoffman Appraisal Services
N3737 County Line Rd
Gleason WI 54435
Phone: (715) 539-6236
FAX: hoffmansappraisalserivce@gmail.com

Wright, John
Ward Services
P O Box 703
New Glarus WI 53574
Phone: (608) 558-4436
FAX: wardservices@tds.net
WAAO SEPTEMBER QUARTERLY MEETING

DATE: Wednesday, September 26, 2012

PLACE: Radisson Paper Valley  
333 West College Avenue  
Appleton, WI  54911  
920-733-8000

TIME: 9:30 A.M.  
Welcome Address  
Mayor Tim Hanna, Appleton  
Address: IAAO President  
Address: NCRAAO President  
WAAO Business Meeting  
Roundtable Discussion

PRICE: Included with Municipal Assessors Institute registration
### WAAO Officers

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>President</td>
<td>Shannon Krause</td>
<td>(262) 335-5125</td>
<td><a href="mailto:wbassessor@ci.west-bend.wi.us">wbassessor@ci.west-bend.wi.us</a></td>
</tr>
<tr>
<td>President Elect</td>
<td>Michael Procknow</td>
<td>(608) 270-4236</td>
<td><a href="mailto:michael.procknow@city.fitchburg.wi.us">michael.procknow@city.fitchburg.wi.us</a></td>
</tr>
<tr>
<td>Vice President</td>
<td>Pete Krystowiak</td>
<td>(262) 653-4480</td>
<td><a href="mailto:pkrytwiak@kenosha.org">pkrytwiak@kenosha.org</a></td>
</tr>
<tr>
<td>Secretary</td>
<td>Pam Hennessey</td>
<td>(608) 274-6842</td>
<td><a href="mailto:WAAOSecretary@yahoo.com">WAAOSecretary@yahoo.com</a></td>
</tr>
<tr>
<td>Treasurer</td>
<td>Joan E Spencer</td>
<td>(715) 384-3856</td>
<td><a href="mailto:joan@ci.marshfield.wi.us">joan@ci.marshfield.wi.us</a></td>
</tr>
<tr>
<td>Past President</td>
<td>Steven Schwoerer</td>
<td>(920) 236-5074</td>
<td><a href="mailto:sschwoerer@ci.oshkosh.wi.us">sschwoerer@ci.oshkosh.wi.us</a></td>
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### 2011-12 Calendar

#### 2011

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<tr>
<th>Date</th>
<th>Event</th>
<th>Location</th>
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<tr>
<td>October 3</td>
<td>Executive Board Meeting</td>
<td>Hilton Garden Inn, WI Dells</td>
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<tr>
<td>December 5</td>
<td>Quarterly Membership Meeting</td>
<td>Sheraton Milwaukee Brookfield Hotel, Brookfield</td>
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#### 2012

<table>
<thead>
<tr>
<th>Date</th>
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<tbody>
<tr>
<td>January 9</td>
<td>Executive Board Meeting</td>
<td>Hilton Garden Inn, WI Dells</td>
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<tr>
<td>March 5,6</td>
<td>Quarterly Membership Meeting—Winter Thaw</td>
<td>Chula Vista, WI Dells</td>
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<tr>
<td>TBD</td>
<td>Legislative Day</td>
<td>Madison, WI</td>
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<tr>
<td>April 16</td>
<td>Executive Board Meeting</td>
<td>Hilton Garden Inn, WI Dells</td>
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<tr>
<td>June 11-14</td>
<td>NCRAAO Conference</td>
<td>Hyatt Regency Crown Center, Kansas City, MO</td>
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<tr>
<td>June 18</td>
<td>Quarterly Membership Meeting</td>
<td>Hilton Garden Inn, Oshkosh</td>
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<tr>
<td>July 9</td>
<td>Executive Board Meeting</td>
<td>Hilton Garden Inn, WI Dells</td>
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<tr>
<td>September 9-12</td>
<td>IAAO Conference</td>
<td>Kansas City Marriott Downtown Kansas City, MO</td>
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<tr>
<td>September 25-28</td>
<td>Municipal Assessors Institute</td>
<td>Radisson Paper Valley, Appleton</td>
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<td>September 26</td>
<td>WAAO Business Meeting</td>
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<tr>
<td>October 8</td>
<td>Executive Board Meeting</td>
<td>Hilton Garden Inn, WI Dells</td>
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<tr>
<td>October 14-16</td>
<td>WI Towns Assoc Convention</td>
<td>Radisson Paper Valley, Appleton</td>
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<tr>
<td>December 3</td>
<td>Quarterly Membership Meeting</td>
<td>Klemmer's, Greenfield</td>
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WAAO Membership Application

The mission of the Wisconsin Association of Assessing Officers is to promote the public good by ensuring equitable assessments through assessor education, professional development, and public awareness. Regular, Retired Regular, and Distinguished Life Members have voting privileges according to the Association Bylaws. WAAO membership is based on the fiscal year from August 1st through July 31st per the Association Bylaws.

<table>
<thead>
<tr>
<th>Name</th>
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<tr>
<td>Title</td>
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$50 Regular Membership: Open to the following individuals subscribing to the mission and ethics of WAAO: Employees of governmental bodies and individuals directly involved in the assessment of property, or the administration of assessment practices, or in defending assessments for municipalities. Regular members have voting privileges and have access to the member’s only section of the WAAO website.

$40 Associate Membership: Open to the following individuals subscribing to the mission and ethics of WAAO: Employees of governmental bodies indirectly involved in the assessment of property, (such as property listers and municipal clerks); employees of educational institutions that provide a course of study in assessment or assessment administration, and to student members beyond the maximum of 4 years for student membership, but not yet employed so as to qualify for regular membership. Associate members do not have voting privileges or access to the member’s only section of the web site.

$100 Subscribing Membership: Open to individuals subscribing to the mission and ethics of WAAO not eligible for regular or associate membership that are interested in property assessment and taxation. Subscribing members do not have voting privileges or access to the member’s only section of the web site.

$25 Student Membership: Available for a maximum of four years to individuals in a program of study on assessment administration, real estate, appraising, or related subjects at a qualifying institution. Student members do not have voting privileges.

$25 Retired Regular Membership: Open To former “Regular” members that continue to subscribe to the mission and ethics of WAAO and are not employed in any capacity which qualify them for any other membership category. Retired regular members have the same rights as Regular members.

CHECKS PAYABLE TO WAAO

Mail To:
WAAO c/o Joan Spencer, Treasurer
City Assessor
630 S Central Ave P O Box 727
Marshfield WI 54449-0727

Phone: (715)-384-3856
Email: joan@ci.marshfield.wi.us

An Official Publication of WAAO