Maine Association of Assessing Officers
2018 Fall Conference

Sebasco Harbor Resort
Sebasco Estates, Maine
September 5-7, 2018
What’s New with IAAO

Presented by Dorothy Jacks, AAS
IAAO President
Core Purpose

To promote excellence in property appraisal, assessment administration, and property tax policy.
Core Values

- Commitment to the improvement of the property tax system worldwide;
- Accountability to the public good;
- Commitment to excellence in assessment administration beyond property tax law;
- Respect for the worth and dignity of all individuals;
- Promotion of inclusiveness, fairness and diversity;
- Obligation to organizational transparency, integrity, and honesty in all professional activities;
- Practice of responsible stewardship of resources;
- Dedication to excellence, and maintenance of the public trust
Mission

IAAO is a global community of mass appraisal experts who promote excellence in property appraisal, assessment administration and property tax policy through professional development, research and standards.
What does IAAO offer?

- Like Minded Professionals
- Premier Assessment Library in the World
- Training
- Professional Consulting Services (formerly known as Tech Assist)
Industry Connectivity

Members have opportunities to connect with partners and peers from around the world, share experiences, network, and develop best practices.
Premier Assessment Library in the World

- A full-time Research Librarians
- 20,000 cataloged books, articles, conference proceedings, and government documents
- 100 current journals and newsletters
- Primarily assessment and appraisal materials
IAAO - We will teach you!

IAAO Professional Designations

- Assessment Administration Specialist (AAS)
- Cadastral Mapping Specialist (CMS)
- Certified Assessment Evaluator (CAE)
- Mass Appraisal Specialist (MAS)
- Personal Property Specialist (PPS)
- Residential Evaluation Specialist (RES)

www.iaao.org/designations
Upcoming IAAO Body of Knowledge

BOK, a description of the expertise required to effectively work within the assessment profession.

The BOK describes the key areas of knowledge in which an assessment professional can establish skills.
What is in the Body of Knowledge?

1. Working with the Legal Framework
2. Collecting and Maintaining Property Data
3. Developing and Managing Cadastral Data
4. Appraising Property
5. Leading and Managing the Assessment Office
6. Managing Complaints and Appeals
7. Managing Public Relations and Communications
8. Oversight and Compliance Review
Promote the Body of Knowledge as the guiding document for future IAAO content

*Each Knowledge Area Books will be available for purchase on Amazon in 2018
Changes in the Industry: Timeline for Retirement

When do you plan to retire or leave the assessment industry?

<table>
<thead>
<tr>
<th>Timeframe</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 2 years</td>
<td>8%</td>
</tr>
<tr>
<td>In 2-4 years</td>
<td>15%</td>
</tr>
<tr>
<td>In 5-9 years</td>
<td>25%</td>
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</tbody>
</table>

48% of the respondents are planning on retiring within the next 9 years!
Understanding Intangible Assets and Real Estate:

A Guide for Real Property Valuation Professionals
IAAO provides chapters & affiliates with tools and resources
COMMERCIAL
BIG-BOX RETAIL:
A Guide to Market-Based Valuation

By the Special Committee on
Big-Box Valuation
AUGUST 2017
Promoting the Assessment Profession

Order online at www.iaao.org/brochures
How to launch a successful performance management system

just as customers expect quality and great service when they shop at a high-end retailer, taxpayers expect exceptional customer service from the assessor’s office.

inside

the “gimmick store” theory

the big stores can fight recession Strange sight! 
12

it’s awards season

the 2018 iao awards nominations are in! 25

the case for International property measurement standards

ipms are high-level standards and introduce concepts that may be new to some markets

by gary j. mckee, cae

one of the essential valuation instruments the assessor has in building error, and one of the assessor’s best day collection tools is the property assessment. both have been used for a long time to help in upkeep practices the collecting building size data. just think, just how important to the work of the tax assessor? considering the fiscal impact on taxpayers and local governments, the accuracy of the assessor’s work is vital.

according to data from the us, empirically proven by the levitts institute of local policy, in 2015 property taxes levied to the united states amounted to $2.2 trillion, or about 30 percent of general local government revenue.

the property tax component of 2016 general revenues by state ranged from 1 percent in kansas to 6 percent in new hampshire. because property taxes are an important and reliable source of funding government services and property taxes are based on assessed value, the assessor’s work is important to the fiscal health of local government services such as public education, police safety, and public works.

how important are accurate building measurement?

the iao standards on mass appraisal is built on the premise:

this is the accuracy of values depends first and foremost on the completeness and accuracy of property characteristics and market data (iaao 2009).

beyond local area, there is no more important property...
CALIFORNIA
PROP 13 TURNS 40
California’s iconic property tax revolt measure passed in 1978.

CLIMATE CHANGE
Environmental, can’t be left
Framing the Dialogue | 1

MARIJUANA
Legalize ||| Regulate ||| Tax
Innovate ||| Cultivate | 20

Let me make the point first that I am not writing to argue
for or against human-induced climate change. I will leave
that for the politicians and for friendly discussions over adult
beverages. Instead, let’s begin by assuming the climate is
changing. We know it is because it always does.

BY LARRY CLARK, CFE
The reason for starting with this premise is to
move on to the practicalities of how this affects our
jobs as assessors.

As assessors, we are constantly faced with
ambiguous situations in which we may not know all
the facts, but are required to make a decision and
act on a conclusion. Approaching itself is a complex
matter of science and art. We know that market value
is best represented as a range of possibilities rather
than a specific dollar amount.

However, our job requires us to provide that
plausible estimate, no matter, even when we are not
comfortable with our knowledge of the market. We
are required to express even when the subject area
might be beyond our expertise.

What I am asking is that you exercise this same
ingenuity. If the climate scenarios are right about their
predictions, what, if any, effect will it have on the jobs we
do or assessors? Even if we don’t immediately begin
to reframe our conclusions for the changes implied in these predic-
tions, let’s learn and keep open the world that can exist
beyond these limiting scenarios.

Climate
care.
and the
assessor
The property Tax punching bag

The crucial funding source for public schools is under perpetual attack

INSIDE
SUCCESS IN ALABAMA: County officials solving problems to save the day

CONFERENCE PREVIEW
Most keynotes spoken, few to come

Sandra Patterson

FAIR + EQUITABLE

Court’s interpretation of public-private partnerships could change tax status

A ruling in a Florida case may alter significantly how properties built through public-private partnerships are valued.

A Florida appellate court found that the development agreement between a college in a university and a nonprofit which owns and operates a dormitory for university students is the equitable version of a seller’s lease. As a result, the court held the college is the owner of the property and that the nonprofit is the lessee for the benefit of the university.

Under public university ownership, the dormitory complex would have been included in property taxation as nonproperty. When the college entity was considered the owner, the complex had been assessed property taxes. The furnished dormitories were in the market-rate rental market and included access to a host of amenities usually offered in new apartment developments.

This new view of public-private partnerships has the potential to increase the tax liability over the next several years. The university had argued that the agreement was not subject to the standard because the property was being held in trust for the university and it was simply the manager, pursuing the appeal for the benefit of the university.

Florida statutes require that taxpayers must file property tax appeals within 45 days of every dissolution of the tax mill. This statute does not apply to government entities because they are not considered taxpayers under the statute.

Even though the agreement transfers the housing developer and the university did not include the words “leased” or “leased” in the current document, the court determined that the terms outlining the duties and powers of the developer for the benefit of the university established an apparent trust. A formal trust document was not required for a trust to be created, only that the essence of any agreement indicates a trust was intended.

The court concluded the agreement was structured to the benefit of the university.

The nonprofit’s challenge to the tax mill’s interpretation of the agreement in the event the university files an appeal would succeed if the property is revalued in accordance with the tax mill.

The nonprofit could not keep any excess funds generated from the college’s operation. The agreement provided that those funds were to be applied to “plantable purposes” for the university’s benefit. According to the university, the nonprofit doing business in the property through capital improvement projects we re not from the developer.

The university, not the nonprofit group, owns the named former college.
Thank You

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