

FAIR+EQUITABLE

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A publication of IAAO on appraisal and appraisal management, within the property assessment industry.

THE UNCERTAIN FUTURE OF DOWNTOWN OFFICE SPACE

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REBECCA MALMQUIST, CAE

IAAO President

As the days grow shorter and colder — at least here in Minnesota — and the end of the year approaches, many of us start to reflect on the year's events.

I'm thrilled to say that 2024 has been busy, exciting, and successful.

IAAO and international group participation

Over the past few months, I have participated in several international organizations' meetings, from the V20 (Vulnerable 20) Summit Brazil 2024 to the IRRV Annual Conference in England, the First Assembly of Surveyors of Serbia, and TEGoVA in Brussels.

While many of our members are in North America, more than 60 years ago we decided to move from a national organization to an in-

ternational organization, and we continue our work with other international organizations.

The V20 summit was particularly interesting.

Delegates were pleased to see representatives of North America at the conference, where they reaffirmed the V20 Declaration in which representatives of professional valuation organizations (VPOs) from the G20 committed to provide trusted, reliable, and transparent (TRT) valuation advice to G20 countries.

The V20 aims to support informed decision-making by the G20 through TRT valuation advice. The G20 is a global forum of 19 individual countries and the European Union, and I spoke about the IAAO AVM Technical Standard. We look forward to continuing to partner with this group.

At the IRRV conference in England, I was met with a gracious, warm welcome from our friends at IRRV. I took part in sessions and was given the opportunity to present an award at their gala. It is a fabulous event with full glam and red carpet.

From there I was on to Serbia. The First Assembly of Surveyors of Serbia was at a conference center just north of Belgrade.

It was quite impressive that they had 600 attendees from surrounding countries with this being their first-ever event.

I had the opportunity to speak to the assembly and share the IAAO story and how we are there to support the new Southeastern Europe Chapter (SEE) and shared more about IAAO education and designations at a breakout event.

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International Association

of Assessing Officers

314 W 10th St.

Kansas City, Missouri

64105-1616 USA

816-701-8100

800-616-4226

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My last stop was in Brussels, Belgium, at TEGoVA. TEGoVA is an association of more than 70 other valuation associations around the world.

We are an “observer” of this organization, allowing us to participate and be involved in activities, but without a vote. I spoke at their General Assembly about the IAAO approach to AVMs.

International Research Symposium

As part of our international efforts, IAAO, along with the International Property Tax Institute, will host the International Research Symposium in December in Amsterdam.

It has been several years since IAAO hosted a symposium in Europe, and we are looking forward to this event.

The focus of the symposium is “Assessment Innovation and Collaboration With a Focus on AI and Automated Valuation Models (AVMs).”

AI and AVMs will be the focus of several sessions, including the keynoted address by Marc Francke, Ph.D., of the University of Amsterdam, on “One Size Fits All? Different Applications of AVMs.”

Check out the [schedule](#) for a full list of programs and consider attending.

2025 Annual Conference

The recent hurricanes in Florida and the U.S. Southeast impacted a number of our members. Past-President Pat Alesandrini participated in Hurricane Milton emergency response coordination in Hillsborough County, Florida.

While the damage was severe, reports say it was not as bad as once feared.

Early reports also show that Orlando was not damaged as much as originally projected. Originally, the IAAO Conference Content Committee was to meet in Orlando to plan the 2025 Annual Conference, but when the

hurricane hit they met in Kansas City instead.

Planning for next year’s sessions and events is well underway, and a call for presentations for sessions will be released in December. Registration will open in the spring, and we expect to see another year of great attendance like we had in Denver for the 2024 Annual Conference.

I’m pleased to say that we raised \$4,425.73 for the organization, which transforms lives by partnering people with custom-trained assistance dogs. Clients include veterans and first responders with PTSD, children and teens with autism and other neurodevelopmental disabilities, and individuals with physical challenges.

Since its founding in 1987, Freedom Service Dogs has graduated hundreds of client-dog teams and provided lifetime support to nearly 200 active teams, at no charge to clients.

Leadership Days

More than 60 IAAO volunteers will gather in Kansas City, Missouri, in early November to go over plans and future projects. We appreciate all the work volunteers provide, whether on a task force, committee, or the board of directors.

Elections

Elections for the Board of Directors run from Nov. 1-15 and as part of this year’s election, several minor bylaw amendments are also on the ballot.

IAAO database

In a few days, IAAO will have a new website and a new backend membership database.

It’s a project staff has been working on for more than a year, and any members who have gone through a CAMA project know how involved a technology project can be. IAAO is moving to a new membership system based on Salesforce, a new website built on WordPress, and a new accounting system.

BISMARCK, NORTH DAKOTA, U.S.

North Dakota may soon end property taxation

North Dakota voters this fall could largely end property taxes by approving a ballot measure that opponents say would drastically slash a variety of state services.

But supporters argue it would provide long-sought relief the state can afford.

If passed, the constitutional initiative would eliminate property taxes based on assessed value and require the Republican-controlled Legislature to replace the lost revenue.

A top legislative panel estimated that total cost to be \$3.15 billion every two years — a huge number for a state that passed a \$6.1 billion, two-year general fund budget in 2023.

Opponents wonder what govern-

ment services and initiatives would be cut to cover the replacement revenue.

“It would be absolute chaos for the Legislature and for the appropriations process, something that we’ve never done before,” said longtime state Rep. Mike Nathe, a Republican on the House’s budget-writing panel.

“We’ll be walking blind, that’s for sure, as far as how to go about doing this.”

Money for Medicaid expansion, hospitals, nursing homes, and education programs could all be on the chopping block, he said. Money for infrastructure projects would also be at risk, Republican House Appropriations Committee Chairman Don Vigesaa said. The Legislature also may have to cut state agencies’ budgets and employees, he said.

Measure leader Rick Becker, a former Republican state repre-

sentative, countered that it wasn’t practical to identify funding sources in the initiative, but that the state has plenty of money to fill any gaps.

He said the Legislature could use earnings from the state’s \$11 billion oil tax savings as well as millions of dollars he said go to “corporate welfare” for private corporations and special interest groups. The state also has better-than-forecasted revenues coming in, he said.

More than 100 organizations encompassing agricultural, energy, education, health care and other groups formed the Keep It Local coalition to oppose the measure. Chairman Chad Oban described the initiative as taking a sledgehammer to an issue that merits a more thoughtful approach.

A similar measure failed handily in 2012.

— *The Associated Press*

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**" We make a living
by what we get,
but we make a life
by what we give."**

—Winston Churchill

As we close out the year with the gift-giving holidays ahead of us, this is the perfect time of the year to give. Contact Ashley Lathrop at lathrop@iaao.org or look for more information on Giving Tuesday.

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Empty downtowns still depleting local coffers

In much of the U.S., downtowns remain relatively empty. The implications for property values and property tax collections have not yet fully played out, a Columbia University economist says.

BY ALAN GREENBLATT
GOVERNING.COM

A building on West 50th Street in Midtown Manhattan sold at a steep discount last summer.

The 23-story office building had sold for \$332 million as recently as 2006, but at an auction, it fetched only \$8.5 million. This was not a fluke or even an isolated incident.

With workers staying away from their offices in droves, downtown

office buildings have sold at fire-sale prices, with defaults on office loans reaching near-record levels.

To get a sense of how shaky the downtown office market remains, we spoke with Stijn Van Nieuwerburgh, a professor of finance and real estate at Columbia University who coined the term



Van
Nieuwerburgh

“urban doom loop” back in 2022.

Spoiler alert: He has not grown more optimistic over the past couple of years. What follows is an edited transcript of our interview.

How risky is an investment in downtown office space at this point?

Van Nieuwerburgh: To me, there’s still an enormous amount of uncertainty about the future and the future of remote work.



Depending on what data you look at, some statistics are suggesting the return to the office is continuing, at least a little bit. But you look at some other data that shows you that basically it's flat as a pancake.

That raises the question of how many office tenants are still serving out their long-term, pre-pandemic leases. When their leases come due, what are they going to do about their footprint?

If the past four years are any guide, there will be continued reduction in office demand, just from the simple mathematical fact that more than half of the pre-pandemic leases are still outstanding today. So, in that sense, the knife is still falling.

Meaning vacancy rates aren't showing the whole picture, since there are still lots of leased offices that aren't occupied or are under-occupied.

Van Nieuwerburgh: Half of the tenants have not re-optimized. Once you sign a 10-year lease, that's a hard legal obligation. So, I expect to see continued weakness.

Then the other important factor is that there's still a lot of mortgage debt on these offices that is outstanding from before the pandemic.

These are people that are still paying much lower interest rates than the current interest rates. When their mortgage is up for renewal, they have to refinance.

And when the lenders look to underwrite that office building, they see lower cash flows, they see lower valuations, and they see interest rates that are still substantially higher than they were 10 years ago.

Now they have a big problem. They can decide that it's not worth it and walk away, because their building is essentially underwater — the value of the building is lower than the value of the debt.

We have about \$1 trillion of mortgage debt coming due this year, and then there'll be \$600 or \$700 billion more the next year and the year after.

So that too is a very slow-moving problem, and not a problem that is going to disappear anytime soon.

With valuations still falling, what does that mean for tax collections on commercial properties?

Van Nieuwerburgh: That is also a very slow-moving story.

Often the values of property taxes are set based on income from these buildings, but they're always backward looking.

So, if an office building has had a lot of long-term tenants that were still paying their rent, the income may still look fine.

But then as these tenants are slowly falling off, the income on that building is slowly falling, and the property taxes are slowly falling.

A lot of the reduction in property tax revenue has not taken place yet.

It's only beginning to take place, and that's going to take more years to play out, because that's the most backward, the most lagging part of this whole story. So, even though you're reading in the press that we've hit bottom and things are sort of turning up — in my mind, that's a premature conclusion.

Let's say that things stabilize where they are. How big a problem does that still represent? Prior to the pandemic, if you'd said that downtown foot traffic would drop



even 10%, that would have been seen as a huge problem.

Van Nieuwerburgh: In my research, I've calculated that the value of office buildings in the U.S. would be lower by roughly 40% to

50%. So that's a \$550 billion hit, a massive valuation shock.

That has implications for the lenders, the banks, and potentially even a little bit for financial stability.

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It also has implications for all the local governments that are deriving substantial shares of revenue from these types of properties.

It's a massive hit, and not just to office but to retail.

If fewer people come into their office, there are also fewer lunches that they buy and other services that they consume, and that then also depresses the value of the retail real estate around it, and also the construction sector. There are a lot of macro implications from all of that.

The other point is, we've had a very strong economy in the last four years, so all of this has been playing out against a pretty favorable macroeconomic background. Imagine that we have a recession next year. There could be more negative shocks coming our way in the future that make this worse.

Do you see any hopeful counter-trends? People keep talking about residential conversions of office space. Are there cities finding new uses for all the vacant space?

Van Nieuwerburgh: I think it's an all-of-the-above approach. In my view, we have permanently lower demand for office stock that is built on valuable land, so something else is the highest and best use for that land. The only option is to repurpose those buildings or that land.

Residential conversion comes to mind very naturally because there's a shortage of housing everywhere, but it's complicated for many reasons.

My conclusion is that only about 15% or so of the office buildings are even physically able to be converted to residential.

Then, among those, there's only a

small number for which it's financially viable.

It's hard to make the numbers pencil out and earn a reasonable return, because these are very complex development projects.

It's really hard to make it work, even with the sort of high market rents that places like New York City can get for apartments.

That's why we have seen so little of this activity so far. And that's why governments are trying to subsidize it left and right, just to sort of improve the economics, improve the numbers for the developers, which I think is necessary if we want to do this right.

ALAN GREENBLATT is the editor of governing.com.

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The poster features a dark background with blue topographic contour lines. In the center, a yellow and orange banner contains the text: "GIS/VALUATION TECHNOLOGIES CONFERENCE 2025" and "MARCH 3 - 6 / COLUMBUS, OHIO". On the left side, there are logos for IAAO and URISA, along with a QR code. On the right side, there is a vertical blue banner with the text "SAVE THE DATE" and two sets of coordinates: "50.1439635 30.7496623" and "50.1439056 30.7474853".

A view from the Northeast: How the other half lives

How do we bridge the gap between jurisdictions using advanced techniques and those using archaic ones? Between small jurisdictions with limited resources and large?

BY MELISSA BAER

As I ventured out beyond my home base in the Northeast, I quickly realized the way I define “mass appraiser” was quite different.

My experience as a mass appraisal practitioner was limited, primarily, to towns and cities, or small samples, as we call them.

My tool was the CAMA system, whichever one my client was using, and part of my job was learning that system as well as my competitors.’

We call ourselves “lifers” and we’re a dying breed. We traveled by plane, by boat, and by car. We stayed in cheap hotels or packed into houses we rented for the occasion.

It was difficult to have a family. Sometimes we went to cool places, but we usually worked as much as we could so we could finish and go home.

I see the private-sector mass appraiser as a grizzled old person, biding their time until they sail into the sunset.

Some lifers never retire, and we should hold them in the highest esteem and learn what we can from them while we can.

This may be unique to regions



Melissa Baer, CAE, is a mass appraisal contractor based in Connecticut.

that assess on the local level, rather than county.

It is felt most fiercely in states like Connecticut that require education and certification to work in

mass appraisal, where the pool of candidates continues to shrink.

Who will fill the place of the Old Guard who are retiring, at least in the Northeast, in mass?

Seeing this industry from the top instead of the bottom changed my perspective.

Serving on IAAO's Research and Standards Committee is the greatest honor of my career and gives me access to how the other half (or more) lives.

It's completely different.

I also can't help but see the widening gap between the top, which is moving so fast and achieving such valuable breakthroughs, and the bottom, which is still moving at a snail's pace.

I sit at a table with the best minds in our industry and I'm buying what they're selling, but when I leave the room (or the Zoom), I go back to my reality.

I am just a practitioner.

I clean the data, work my magic, and then apply the standards these same brilliant minds set.

The bigger concepts — the advanced methodologies and techniques — are way beyond what is being asked of me, which has changed little over many decades.

When I look around, there are not many practitioners left and yet many, many revaluation projects are needing them, at least here in the Northeast.

Revaluation companies used to be the training ground for assessors, particularly in New England.

If you were bright and ambitious, you worked for a company where you could advance quickly, make a higher salary, and earn bonuses.

The vagabond lifestyle had its

appeal, before traffic clogged so many roads.

The staffing shortage in the public sector means people with limited experience are advancing more quickly. Ten years ago, my appraisers were applying for assistant or field positions.

Today, they could be the most qualified candidate for assessor positions.

The mass appraisal practitioner career has steadily lost its appeal over time as an abundance of public sector jobs are seemingly always available.

The cost of revaluation has lagged far behind the increase in assessor salaries to an extent that seems unsustainable, creating little motivation for the next generation

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to enter the field.

The second big change is the significant shift from the labor intensive and error-filled process of manual data collection in favor of technology.

New England still *attempts* to conduct full inspections, including the interior.

The recent Property Tax Policy and Administration survey conducted by IAAO showed just four jurisdictions (state, province, or nation) out of nearly 70 responses still mandate interior inspections.

Sending a person out to measure a house is quickly becoming obsolete and not just because we can do it more accurately and efficiently through technology like change detection.

We live in a different world.

Entry rates have plummeted the last two decades.

We used to achieve 60% to 70% entry, now we are lucky to get 20%. COVID and safety concerns sped up that trend considerably.

Without the data collector, there is no entry level to private sector mass appraisal.

Most of us started as data collectors and worked our way up the ladder, much quicker 20 years ago than you could ever advance in an assessor's office.

Where will the next generation learn the basic skills so critical to the revaluation process? Where will they get the opportunity to broaden their horizons literally and figuratively?

Where will they learn the cutting-edge skills to keep them relevant? In their town or state?

Probably not.

It's a strange time in our industry and we need creative solutions. Is it artificial intelligence? There are some compelling case studies.

Having trained many people, I think I could train an AI, and I find



that a fascinating possibility. Will the public accept it? There is progress on that front, as well.

IAAO has an AI Task Force focusing on demystifying AI. There are more uses for AI than just valuation.

Data quality techniques are being developed using spatial along with characteristic data to aid in assigning condition, for example.

How far away is it? Probably closer than you think. It would be a giant leap for places like Connecticut, however.

I attended the Massachusetts Association of Assessing Officers Summer School, and this topic was front and center.

The answer I heard, with resignation, was that revaluation would soon fall to the assessors and their staff.

The realization came with an acknowledgement they weren't prepared. How could they be when the work was being done by others?

This solution requires a shift, one that other parts of the country have done successfully, albeit on a county level.

It requires a commitment from the public sector to take the baton and grow mass appraisers within the assessment hierarchy, essentially creating a new job classification, with different training requirements that would need to be developed.

Revaluation would become part of the daily operations and the companies merely providers of software and appraisal expertise.

The Northeast has been home to some of the best mass appraisal practitioners in the industry, across all companies and every one

“

We need to consider reality and not just rely on how it's always been, because how it's always been is no longer possible.

of them can tell you stories of the sacrifices they've made for their passion.

I believe the companies have provided a huge service to the assessment community, as the number of former reval folks that fill your ranks attests.

I hope this is just a lull and a mass appraisal practitioner becomes a viable and desirable career choice again. I couldn't imagine doing anything else.

How do we bridge the gap between jurisdictions using advanced techniques and those using archaic ones? Between small jurisdictions with limited resources and large?

It starts at the beginning, when determining the scope of work.

We need to consider reality and

not just rely on how it's always been, because how it's always been is no longer possible.

Supply and demand dictate the fewer practitioners there are, the more they are worth and the price you pay for their services is higher, yet the successful bidder is often the lowest bidder.

Decades of this practice erodes the quality of assessments in ways that are easy for a skilled practitioner to find and rectify, but not an inexperienced one.

We need to consider alternative scopes, techniques, and methodologies that allow for innovation, sharing of tasks between staff and consultants, and efficiencies the standard boilerplate RFP will never solicit.

States that haven't revised their regulations to reflect the technological advances becoming prevalent in the industry stifle growth in those areas, leaving them lagging far behind with no clear path forward.

Small jurisdictions will continue to face staff and skill shortages, which will make assuming the task of revaluation impossible within the current structure.

Small sample valuations are difficult, often lacking representativeness between the sold and unsold populations, and require experience and skill, which most assessment staff do not possess.

It's difficult to see a path forward that does not involve regionalization of the valuation task in some way.

Whatever the solution, it won't be easy, and we need to start thinking about it now.

MELISSA L. BAER, CAE, owns and operates Melissa Baer Consulting in Groton, Connecticut.

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Ron Durand built an apartment above his garage where his daughter and granddaughter live in Newmarket, New Hampshire. He was the first to construct an accessory dwelling unit after the town loosened regulations to encourage more housing options. (Kevin Hardy/Stateline)

Garage apartments gaining support in small communities

More states and towns are looking at accessory dwelling units to increase housing supply in rural areas.

BY KEVIN HARDY
STATELINE

Aside from an extra mailbox, there's little indication from the street that Ron Durand's lot is home to two homes.

But tucked above the garage is a two-bedroom apartment, where his daughter and granddaughter live. It's the first accessory dwell-

► Read more [Stateline coverage](#) of how communities across the U.S. are trying to create more affordable housing.

ing unit to be built since the town of Newmarket, New Hampshire, eased its housing rules last year.

The idea isn't new: For generations, some homes included extra units, sometimes called granny

flats or in-law suites.

State lawmakers and city planners across the country are increasingly eyeing ADUs as one way to combat the challenges of housing affordability and availability, including in rural areas.

ADUs are cheaper to build than single-family homes and face less of the pushback that often accompanies big housing developments such as apartment complexes.

Still, the idea has faced opposition from some residents who worry about added density in their neighborhoods, which could bring parking, traffic, and utility challenges.

Home to about 5,800 people, the town of Newmarket shows how quickly attitudes are changing on the issue: Just a few years ago, another family looking to convert a garage attic on their rural lot gave up after facing too much resistance from town leaders.

But now, the town's planning department is outright encouraging the units, easing restrictions on

how and where they can be built.

Durand stresses that the idea won't work for every property, but he thinks more homeowners should consider ADUs.

His neighbor seemed to agree. Next door, crews are building a small ranch house in the back of the main house's wooded lot, allowing its aging owners to downsize and bring the next generation into the larger house.

Wearing his "This Old House" cap, Durand shows the detached double garage that holds his wife's car and his woodworking shop.

Around back, a staircase and deck

lead to the apartment above. At 780 square feet, it's almost as large as the two-bedroom main house.

Durand's conversion cost about \$300,000 ... not cheap, but certainly much less than the cost of new housing in the area: Just up the hill, newly built condos start at nearly \$900,000.

Just steps away from the main house's back porch, the apartment provides privacy, says Durand's daughter, Stacey Durand. And her 5-year-old daughter gets to spend more time with her grandparents.

Crucially, it's allowed her to live in the pricey community, while the

 Region 1



Innovator



Team Player

DAMIAN LARA



Collaborator



The Picture of Leadership



rent she pays offsets the construction costs.

“I couldn’t afford anything here,” she said.

Policymakers here and across the country are aiming to create more of these sorts of housing units: In recent years, 14 states and the District of Columbia have passed laws to encourage ADU creation, according to the [Mercatus Center](#), a conservative think tank at George Mason University in Fairfax, Virginia, that tracks the issue.

California lawmakers set off an ADU boom with 2016 legislation that streamlined the state’s permitting process.

Between 2016 and 2022, more than 83,000 ADUs were permitted across the state, according to the housing organization California YIMBY.

Such units have proven particularly popular in high-cost markets, like Los Angeles and San Diego. As of 2022, nearly one-fifth of all new homes in the state were ADUs, according to the organization.

Now, policymakers are increasingly considering the idea as a way to add housing stock in small towns and rural communities.

“I think it can be deployed everywhere,” said Montana state Sen. Greg Hertz, a Republican who sponsored legislation that gave property owners the right to build one accessory unit and barred municipalities from imposing certain ADU restrictions.

It was among several housing measures challenged by Montana homeowners in court, though the Montana Supreme Court last month upheld the law.

Hertz said ADUs alone won’t solve the crisis with rising home prices, but he said they can be part of the solution.

“We just need to do a lot of dif-

ferent things,” he said. “And this is just one piece of the puzzle that we can help jump-start and get people more affordable housing.”

The ‘gateway drug’ for additional housing

ADUs can’t fix the housing shortage, but they can make a difference, said Jason Jordan, principal in public affairs at the American Planning Association, which includes thousands of city planners and public officials.

They’re generally more politically palatable because they can increase housing density and inventory without drastically changing the fabric of neighborhoods.

“I sometimes think of it as the gateway drug of zoning reform,” he said.

Some homeowners build backyard cottages or garage apartments to create a rental income stream. But oftentimes the units house an aging family member who wants to downsize or a young professional who just completed school.

“It’s an easy story to tell,” Jordan said.

For years, the planning association has worked with AARP to develop model legislation on ADU creation. Jordan said more states will be taking up the issue in 2025 legislative sessions.

While attitudes are changing, he said, homeowners in a majority of municipalities are still banned from adding additional units by their local zoning regulations.

Even when legislatures condone ADUs, local governments can still layer many rules and regulations that make them difficult or impossible to build, said Emily Hamilton, senior research fellow at the Mercatus Center.

Some states, including California, have refined their ADU laws

in recent years to remove potential local barriers such as parking requirements and setbacks from the street.

“There are so many ways that localities can obstruct ADUs, if that’s their goal,” Hamilton said.

“So, like in California, it’s been a process of dozens of statewide ADU laws that have passed to get to the point where they’re really broadly feasible to build.”

Like other developments, ADUs can face resistance from neighbors who have voiced concerns about traffic, parking, and decreased property values.

In Montana, a group of owners of single-family homes, Montanans Against Irresponsible Densification, filed a lawsuit arguing that ADU legislation took away local control and didn’t address housing affordability, the Daily Montanan reported.

“More important than economic value is the moral, aesthetic neighborhood values that my wife and I share with the neighbors, all of which will be adversely affected if my neighborhood is impacted by development which is more dense,” Glenn Monahan, one of the organization’s members, wrote in an affidavit.

Last month, the state Supreme Court reversed a lower court decision, ruling that the group had failed to meet the requirements needed for a preliminary injunction.

Changing attitudes in New Hampshire

Perched atop a hill overlooking green farm fields, Bill and Gail Nostrom’s property offers a scenic portrait of autumn in New England.

Signs for farm fresh eggs and pumpkins dot the winding roads that lead to the house lined with

maple trees and garden beds. It sits on a wide cul-de-sac but with two acres, neighbors' homes are barely visible.

Just before the pandemic, the couple wanted to convert the attic of their detached garage into an apartment for their son. But that effort was stymied by town rules that ADUs be physically attached to homes.

While the property is miles away from the neighborhoods and businesses at the heart of Newmarket, it — like all rural areas in the state — is considered part of a town and is still subject to town zoning and building regulations.

Gail Nostrom said one town official outright said they didn't want to see "that type of housing" pop up across the community.

"We just thought, boy, what an answer," she said. "But the powers that be are the powers that be."

So, they set the idea aside and left the garage attic unfinished. It remains a dusty storage space with garlic bulbs drying from the rafters and odds and ends lining the floor.

"We're over it," Nostrom said.

But their challenges piqued the interest of state Rep. Ellen Read, a Democrat and Newmarket resident.

Earlier this year, Read introduced legislation to make it easier for property owners to create ADUs by requiring that localities allow up to two units without any special requirements over lot sizes, setbacks, aesthetics, or design review.

While New Hampshire law allows ADUs, Read said local governments can still create burdensome re-

strictions such as multiple parking spaces for a new unit or that the unit be attached to the primary house.

"We do have that right to one ADU in place, but the towns are able to deny it for really kind of arbitrary reasons," she said. "And it's just kind of ridiculous."

Her legislation passed the state House but did not advance through the Senate. Read has already submitted the bill again ahead of the 2025 session.

But her community is moving forward either way.

To spur ADU development, Newmarket last year eased zoning rules by reducing ADU parking requirements and allowing units detached from the primary home.

"The zoning was really kind of

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Bill and Gail Nostrom stand behind their house in Newmarket, New Hampshire, where they explored building a garage apartment before the pandemic but said they faced too much red tape from town leaders. Newmarket officials now are encouraging accessory dwelling units to improve the stock of affordable housing options. (Kevin Hardy/Stateline)

out of touch with reality and what the community wanted,” said Bart McDonough, Newmarket’s planning and community development director.

Communities across the Granite State are making similar moves.

In Dover, city leaders partnered with a credit union to allow homeowners without enough home equity to obtain construction loans to build ADUs, WMUR reported.

Organizers of a regional ADU design competition in New Hampshire were overwhelmed with dozens of applications, said Todd Horner, executive director of the Southwest Region Planning Commission, which covers 34 towns and 1,000 square miles.

“I’ve seen the interest increase drastically. It used to be like,

‘Eh, that’s just a weird thing that some communities do,’” said Mari Brunner, senior planner for the city of Keene in the southwest corner of the state. “Now, I think almost every single community is looking at it.”

Keene, a community of about 23,000, relaxed its ADU requirements last year. While ADUs aren’t exploding, they are growing: Between 2017 and 2023, six units were added. In the past 18 months, Brunner said, five permits have been submitted, three units are under construction, and two are still under review.

Nearby, in the hamlet of Peterborough, town leaders have sought to ease concerns about the housing additions by showcasing how little they change neighborhoods. Earlier this year, town leaders led

a bus tour to offer a view of what the units looked like inside. They also played a game of “I Spy” while aboard the bus, said Danica Melone, the town’s director of planning and building.

“The purpose of that was to really show that a lot of these ADUs blend right into their surroundings,” she said. “They’re hiding in plain sight.”

Peterborough, home to about 2,200 people, has about two dozen ADUs. Each unit moves the needle by opening up a house or apartment for someone else, Melone said.

“It’s kind of a carousel of housing,” she said. “Moreover, now we have someone who’s living in the community, who’s going to continue to contribute to our tax base. ... It most definitely has an impact.”

AVMs, AI among topics at international symposium

Automated valuation models and artificial intelligence will be the focus of the sessions at the International Research Symposium in Amsterdam in early December.

Marc Francke, Ph.D., of the University of Amsterdam, will present the keynote speech on "One Size Fits All? Different Applications of AVMs" at the symposium Dec. 4-5 at the **Kimpton DeWitt** Amsterdam hotel.

The focus of the event, sponsored by IAAO and the International Property Tax Institute, is "Assessment Innovation and Collaboration with a Focus on AI."

Speakers from Canada, the Netherlands, Poland, Serbia, the United Kingdom, and the United States will speak during the two-day event.

Registration is underway and fees are €480 for IAAO and IPTI members, and €590 for nonmembers. Hotel rooms are also available for attendees at the Kimpton.

In addition to Francke's presentation, Andy Grayson and Rob Dickinson of the Valuation Office Agency in the

United Kingdom will also present on AVMs in "Implementing an AVM at a Large Scale on a Banded System in the UK."

AI will be reviewed in "Representation Matters - Measuring Model-Market Representation, a Heuristic to Simplify AI Complexity," "Guidelines, Opportunities, and Challenges in AI Adoption in Assessment Offices," and "Using AI to Ensure Accuracy, Equity, and Uniformity."

Other topics at the symposium will include:

- Assessment Tools and Techniques to Measure and Diagnose Issues with Vertical Equity
- Localized Explainability for Machine Learning Valuation Models
- Enhancing Property Valuation Accuracy with Ensemble Modeling Techniques
- Human-Machine Synergy in Real Estate Similarity Concept
- From Data to Value: AI in Serbia's Mass Valuation Landscape
- Machine Learning and Model Explan-



- nation in Mass Appraisal
- Measuring Impact: New Statistical Methods for Assessment Accuracy and Transparency
- Methodology for Homogenous Area Determination HAD2- Mission Accomplished
- Simplifying the Complex: Valuing Mixed-Use Properties in a Mass Appraisal Environment
- The Monte Carlo Sampling Technique on Horizontal and Vertical Equity Measures

INTERNATIONAL RESEARCH SYMPOSIUM AMSTERDAM, THE NETHERLANDS / DECEMBER 4 - 5, 2024

The **INTERNATIONAL RESEARCH SYMPOSIUM (IRS)**, sponsored by IAAO and the International Property Tax Institute, will include topics of interest to assessors around the world. The IRS plans to showcase the latest research and developments that have tangible impacts on appraisal accuracy and efficiency.



Pictured: Mixed-use building "The Valley" in the Zuidas business district of Amsterdam

Learn more at www.iaao.org/irs2024

IAAO getting new website as part of database upgrade

Members will soon see a new website as part of a series of IAAO technology projects.

The website is part of an overall project to move to a new membership database and new accounting system.

For members, in the short term, it will mean updating login and demographic information.

But in the long term, the new website will be much more powerful and functional.

The switch to the new website is set to take place on Nov. 13. For a limited time, from Nov. 6 to Nov. 12, the online store will be down while IAAO moves the database information from one system to the other.

During that time, the website will still be online, but purchases and changes to member address information cannot take place.

“This project is probably similar to a jurisdiction moving to a CAMA system,” IAAO Executive Director Amy Rasmussen said. “Staff has been working on the move for more than a year to allow the data to be moved over and setting up the new system and website.”

IAAO had been using the same database system, which also managed the website, since 2008 and was facing either updating to a new cloud version or moving to a different system.

IAAO decided on a new system on the Salesforce platform.

As part of the change, IAAO is also moving website platforms to WordPress.

Both moves will allow greater access to third-party software to better serve members.

Improved system requires new member profile info

IAAO is excited about the new association management system, which is designed to improve member experience, deliver more personalized services, advance technology and security, and increase efficiency, which is ultimately all about serving member needs.

As part of this upgrade, IAAO members will be asked to update their profile information. You will get an email with instructions to log in, change your password, and update your profile.

IAAO membership is expanding internationally and across age groups, and is also gaining members with different needs, including adaptive technology.

The new member profiles include some new demographic questions that will help IAAO understand the composition of our organization and help in making data-driven decisions regarding planning, managing, customizing, and developing relevant services for members.

1. Tailoring services to your needs

By completing your profile and demographic information, IAAO can better understand who our members are.

This will help us develop programs, resources, and opportunities that reflect the diverse needs of our association across many geographic areas. Whether it's tailored networking events, training programs, or advocacy initiatives, the more we know, the better we can serve you.

2. Fostering inclusivity

Your information allows us to make data-driven decisions to ensure we are building an inclusive community.

When we understand the di-



verse backgrounds, experiences, and identities of our members, we can prioritize initiatives that serve all members within the association.

3. Strengthening our collective voice

Associations often champion on behalf of members and its industry, and develop industry-wide partnerships. The ability to represent the demographics of IAAO helps to better represent membership to policymakers.

4. Ensuring accurate reporting

From a governance perspective, having a clear and accurate picture of who our members are allows us to assess how well we are reaching different groups and meeting engagement goals.

5. Confidentiality and security

We understand the importance of privacy. All information you provide will remain confidential and is used only in aggregate form.

IAAO is committed to ensuring your data is secure and protected.

Lastly, we hope to demonstrate to every member that we value and respect your unique background and experience and have a welcoming place for you at IAAO.

As we move from our old system to the new one, we ask you to update your member profile. Your help will have a lasting impact on how we shape the future of IAAO.

Reminder: Election begins Nov. 1

Several small changes to IAAO bylaws will be on the annual ballot, in addition to the elections of board members.

IAAO elections will take place Nov. 1-15 via email, and regular members will vote on candidates for president-elect, vice president, and director representatives. Associate members will vote on the candidates for the associate board member.

The following is a summary of proposed bylaw changes:

- **Article 3**, Section 3.1, Subsections A(e) and B(f) are added to establish that a regular or associate member of IAAO for 50 or more years is a life member.
- **Article 4**, Section 4.1, Subsections B, C, and D clarify how officers represent IAAO at meetings and events. The proposed language for the president-elect, vice president, and immediate past president would state "At the president's direction, the (officer) shall represent IAAO at meetings and events where such representation may be appropriate."
- **Article 6**, Section 6.3, Subsection C adds language on international jurisdiction to say "No two people from the same state or province or other comparable international jurisdiction may concurrently hold regular

2025 Board of Directors candidates

President-Elect

- **William Healey**, RES - Chief Assessor, Lewiston, Maine

Vice President

- **Terry Taylor**, CAE, RES, AAS, FIAAO - Director Real Estate Residential Valuation, Orange County, Florida

Region 1

- **Allen Jolley** - Principal Appraiser, Los Angeles County
- **Damian Lara** - Assessor, Bernalillo County, New Mexico

Region 2

- **Timothy Hall Sr.** - Property Evaluation Analyst-Supervisor, Mobile County, Alabama

- **Ginny R. Whipple**, AAS - Bartholomew County Assessor, Columbus, Indiana
- **Vivian Wilhoite** - Assessor, Metro Nashville & Davidson County, Tennessee

Region 3

- **Scott Russell**, AAS, PPS, RES - Property Appraiser, Monroe County, Florida

Associate

- **Billy Burle** - Director, Sales and Customer Service, Data Cloud Solutions, a Woolpert Company, Spring Hill, Tennessee
- **Pete Slover**, Partner, Linebarger Goggan Blair & Sampson, Austin, Texas

at-large director positions."

- **Article 8**, Section 8.2 reflects changes within The Appraisal Foundation and establishes that IAAO shall maintain a partnership, rather than a sponsor organization relationship, with TAF.
- **Article 11** is edited to allow the board to establish parliamentary author-

ity through procedural rules rather than through bylaws. Currently, the bylaws establish the version of Roberts Rules of Order the board uses, requiring a bylaws vote to change to a different version.

A copy of the bylaws with the complete changes is available online at www.iaao.org/bylaws2024.



Promote the value of membership in your office

Membership renewals for 2025 begin soon. As a valued member, you know firsthand how IAAO can elevate your professional skills and enhance your career.

Renewal for your 2025 mem-

bership will begin in mid-November. New members can join now and be members until the end of 2025.

This special offer is available for a limited time, so now is the perfect moment to expand the benefits

of IAAO to your team. If you or your colleagues have any questions about the membership process or benefits, please contact membership@iaao.org. We're here to help with any questions and to ensure a smooth onboarding experience.

Meet the new IAAO instructors

The IAAO Education Committee approved the seven IAAO members who passed the August Instructor Evaluation Workshop before the Annual Conference in Denver.

Congratulations to the new junior instructors, certified to teach IAAO courses live, in classrooms.



SARA DELLI FRAINE, RES, is an assistant director of residential appraisal with the Pinellas County Property Appraiser's office in Florida, where she has worked for 11 years. She started her career in the private

sector in 2004. She holds a Bachelor's degree in psychology from Florida State University. She has volunteered on multiple IAAO task forces and holds the IAAO designation of Residential Evaluation Specialist (RES). She also has a Certified Florida Evaluator (CFE) designation and is a Florida state-registered trainee appraiser.



TIERANI LOSING is the CAMA unit manager for the Property Assessment Division at the Montana Department of Revenue. She began her career in property assessment seven years ago, where she has assisted modelers in the development of land, market, and income model building for the state of Montana. She is passionate about model development and teaching others the process. She earned a Bachelor of Science in agricultural business management from Montana State University (go Cats!) in 2017. After years of property valuation model development, she returned to school and is pursuing two master's degrees at the University of Montana: one in business administration and the other in business analytics. Her goal is to use the knowledge to continue to improve efficiency in model development and application.



DREW MANLOVE, AAS, RES, is a senior project supervisor for Tyler Technologies in the Northeast. He has 15 years of experience in the assessment field, formerly serving as a municipal

assessor in Massachusetts and Rhode Island and as a senior instructor for the Massachusetts Association of Assessing Officers. Drew holds assessment designations in six states throughout New England and the Mid-Atlantic.



MIKE RUSSO, RES, AAS, is a proud native Conch from Key West, Florida. He earned his BAS degree in Business Management at the College of the Florida Keys and his master's in public administration from

Barry University. Since 2012, he has been the director of appraisal services with the Monroe County Property Appraiser. Mike's dedication to appraisals is evident in his career trajectory. Before joining Monroe County in 2010, he had been an independent fee appraiser since 1995. He also serves on the Real Property Steering Committee with the Florida Chapter of IAAO.



KIM SEITER is an appraiser trainer with Maricopa County in Phoenix, where she has dedicated over seven years to learning, practicing, and teaching appraisal. With experience in both residential

and commercial markets, she brings a comprehensive understanding of property valuation to her role. Originally from Michigan, she earned her BA in speech communication from Albion College. Her passion for education and expertise in appraisal practices has made her a valuable asset in Maricopa County's efforts to maintain high standards.



ANTHONY (TONY) SIRAGUSA, RES, CFE, CAE candidate, state-certified General Real Estate Appraiser, serves as the commercial assistant director for Pinellas County Property Ap-

praiser's Office in Florida. He has been with the county for the past 10 years.

Tony has been in the real estate field for over 25 years, with 18 of those in the appraisal field, starting in property management and investments and moving to a fee residential/commercial appraiser in 2007, then finding a home in the assessment field in 2014. In 2018, he earned his state-certified General Real Estate Appraiser License from the state of Florida and his IAAO Residential Evaluation Specialist (RES). He is a CAE candidate and working towards designation. He graduated from the University of South Florida with a Bachelor of Science degree in finance, Go Bulls!



JUSTIN STANLEY, CAE, RES, is a real estate assessment supervisor at city of Richmond, Virginia, where he oversees the valuation of multifamily and other income-producing properties. He is a

MAS candidate and holds the CAE and RES designations from IAAO. Justin is passionate about applying innovative methods to enhance the accuracy and efficiency of property assessment. He has designed multiple regression models for multifamily, as well as commercial and land models for various property classes. He has also shared his expertise and insights with other jurisdictions and professionals through educational mentoring, training, lectures, and presentations. He is the Professional Designation Program chair for the Virginia Association of Assessing Officers (VAAO).

IAAO offers workshop on valuing properties with renewable energy resources

A new workshop, "Valuing Properties With Renewable Energy Resources," is being offered online by IAAO-U in December.

The course, Workshop 265, is designed for appraisers and assessors who want to enhance their knowledge and skills in the rapidly evolving field of renewable energy.

The workshop will be from 9 a.m. to 6 p.m. Eastern Dec. 16-17 and will be taught by Lisa A. Hobart, CAE, PPS, FIAAO.

Workshop objectives

By the end of the workshop, learners will be able to:

- Demonstrate their understanding of relevant renewable energy concepts.
- Apply approaches to valuing properties with renewable energy sources.

Attendees can earn 15 hours of CE credit by completing the exam.

The course is being offered at a special introductory rate of \$249 for members and \$299 for nonmembers.

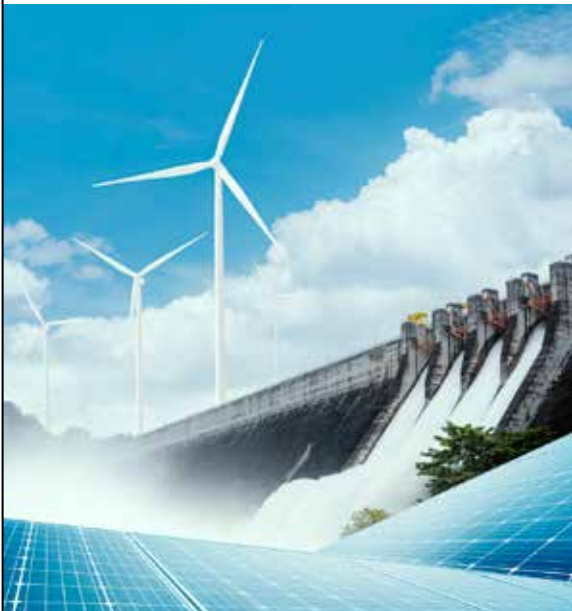
Space is limited, so [register](#) today.



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Register now for Live Online Workshop 265! Valuing Properties With Renewable Energy Resources



DATE: December 16-17, 2024

TIME: 9:00 a.m. to 6:00 p.m. EST

INSTRUCTOR: Lisa Hobart, CAE, PPS, FIAAO

CE CREDITS: 15 hours; includes exam

This workshop is designed for appraisers and assessors who want to enhance their knowledge and skills in the rapidly evolving field of renewable energy.

By the end of the workshop, learners will be able to:

- Demonstrate their understanding of relevant renewable energy concepts.
- Apply approaches to valuing properties with renewable energy sources.

SPECIAL INTRODUCTORY RATE:

Members \$249 / Non-members \$299

Limited space available; register today!

New Designees

AAS

ASSESSMENT ADMINISTRATION SPECIALIST



JIMMIE McLIN, AAS, earned the Assessment Administration Specialist designation. He is the manager of the Commercial Appeals Division with Broward County (Florida) Property Appraiser's Office. He's

been in the profession for 11 years and holds an Associate in Science degree from Broward College in Davie, Florida.

CAE

CERTIFIED ASSESSMENT EVALUATOR



CHRISTOPHER DOWN, CAE, earned the Certified Assessment Evaluator designation. He is director with Ryan ULC in Edmonton, Alberta, Canada. He's been in the profession for nine years and

holds a Bachelor of Arts degree in economics from University of Calgary in Calgary, Alberta.

RES

RESIDENTIAL EVALUATION SPECIALIST



JEFFREY PETER FROHLICH, RES, earned the Residential Evaluation Specialist designation. He is an appraiser with the St. Lucie County (Florida) Property Appraiser's

Office. He's been in the profession for 25 years.



HOPE ROBEY, AAS, earned the Assessment Administration Specialist designation. She is Real Estate Department supervisor with Auglaize County Auditor, Ohio. She's been in the profession for seven years.

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Join CMS and PPS designees to ask your questions and discuss your challenges.

THURSDAY, DECEMBER 12 • 11:00 am CST

Learn more at www.iaao.org/designationchats



Where can blockchain technology fit in the assessment industry?

BY BRIAN SMITH
ESRI CANADA

With over a decade of experience, Brian Smith, industry and product manager from the Assessment Division at Esri Canada, has witnessed the transformative power of innovative solutions such as blockchain and its potential to revolutionize the assessment industry.

Understanding blockchain

Blockchain technology, though still in its nascent stages, holds immense promise.

At its core, blockchain is a decentralized and distributed public ledger, recording transactions and

► This article is provided through the IAAO Strategic Business Partner Program.

Strategic partners contribute articles designed to connect with experts, provide information, inspire, and start conversations.

For more information about the program, contact **Leann Ritter**, Director of Strategic Partnerships, at ritter@iaao.org.

saving copies of that ledger across any unlimited number of computers (nodes).

This immutable ledger ensures transparency and security, making it an ideal solution for various industries, including assessments.

Types of blockchains

There are four types of blockchains that exist with each having similar traits although having different use cases.

- **Public blockchain:** Open to all, this permissionless system allows anyone to participate and validate transactions. It's akin to a digital democracy, where every participant has equal rights. Public blockchains can revolutionize processes like voting and fund raising, ensuring transparency and integrity.
- **Private blockchain:** Restricted to authorized participants, a private blockchain offers faster transaction speeds and enhanced privacy. Ideal for organizations requiring controlled access to data,

it enables efficient workflows without compromising security.

- **Consortium blockchain:** Managed by multiple organizations, a consortium blockchain combines the benefits of both public and private blockchains. It's semi-centralized, offering shared control while maintaining integrity and security.
- **Hybrid blockchains:** Blending elements of both public and private blockchains, a hybrid blockchain offers flexibility and scalability. It allows organizations to keep sensitive data private while leveraging the transparency of a public ledger.

Public smart contracts

The last critical piece about this new technology is the use of smart contracts. Smart contracts are self-executing contracts with predefined conditions written in code. These automated agreements streamline processes by eliminating intermediaries and ensuring trustless transactions.

These smart contracts that come with blockchain technology, could revolutionize how properties are bought and sold in this digital future.

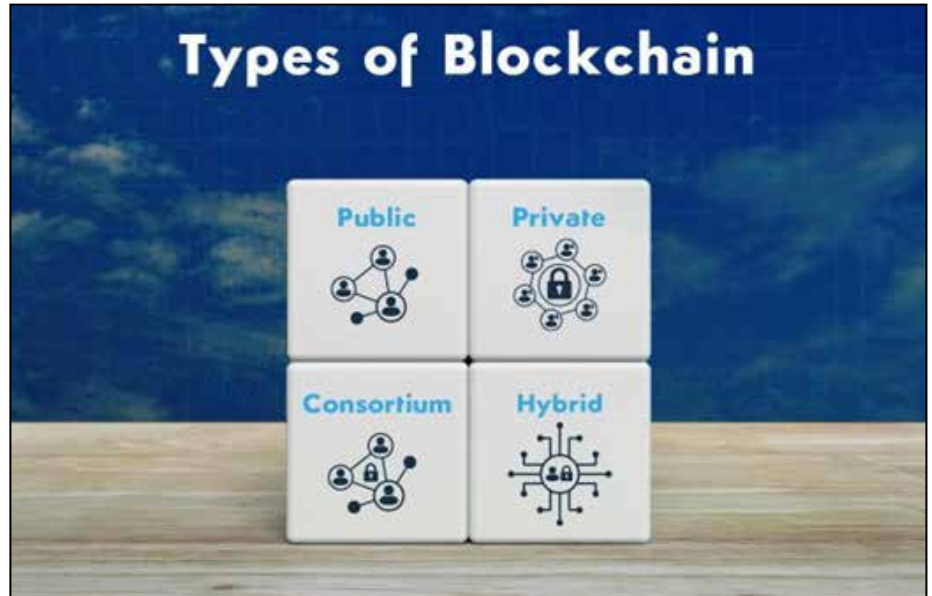
Real-world applications

Governments worldwide are embracing blockchain technology to enhance efficiency and transparency.

Countries like Estonia have digitized government infrastructure, while others, like the United Arab Emirates and the Republic of Georgia, leverage smart contracts to streamline processes and reduce bureaucracy.

Blockchain in the assessment industry

The assessment industry stands to benefit significantly from blockchain technology. By adopting a hybrid blockchain approach, some possibilities in the new world are:



- **Property history**

- Have full history about the property on the blockchain which provides an accurate representation of the current and historical records that are easily accessible for more robust valuations.

- **Real-time property valuations**

- With all the historical records located in one source and the new data already validated, this could lead to real-time property valuations. This could open different revenue streams for assessment organizations with having the most up to date property data information.

- **Crowdsourced valuation data**

- Use the power of the community to update and validate property data for each parcel through the use blockchain technology. Any change to a property could be applied to the blockchain for that property and then validated by the community that the changes represent the property. This would ensure that the data is constantly maintained and updated from the owner or the community.

Overcoming challenges

While the potential of blockchain in assessments is undeniable,

regulatory hurdles and technological integration pose challenges. Government support, coupled with comprehensive regulations addressing privacy and data security, is crucial for widespread adoption.

Looking ahead

As we navigate the complexities of integrating blockchain into the assessment industry, collaboration and education are paramount.

By harnessing the transformative power of blockchain technology, we can drive innovation, improve efficiencies and create a more transparent and equitable assessment ecosystem.

Conclusion

Blockchain technology holds immense promise for revolutionizing the assessment industry. By embracing innovation and collaboration, we can overcome challenges and unlock the full potential of blockchain in assessments.

Together, let's embark on this transformative journey towards a more efficient, transparent and equitable future.

If you have any questions pertaining to this article, feel free to reach out to Brian Smith at Esri Canada at bsmith@esri.ca.

Thank you, 2024 library donors

The Paul V. Corusy Memorial Library Trust Committee is grateful for the generosity of our 2024 Friends of the Library. Nearly \$13,400 was raised, and a special thanks to Peter Korpacz of Korpacz Realty Advisors for this year's matching campaign.

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 Patrick Alesandrini, CAE, RES, FIAAO
 Darcy Anderson
 Mark Armstrong
 Rebecca Arnold
 Cindy Atwell
 Cali Banister
 Melissa Baer, CAE
 Gail McCann Beatty, AAS
 Bruce Beatty
 Jonathan Beck, AAS
 Alexis Black
 Andrew Blood
 Beth Botke
 Dale Butalla
 Donna Calicchio
 Traci Conley, RES
 Linda Cwiek, FIAAO*
 Sue Davison
 Amy DeHann

August Dettbarn, FIAAO
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 Richard Hillhouse, RES
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 Sheila Hulin
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 Kevin Keene
 Calvin Kent, Ph.D., AAS
 Shila Kiander
 Deb Kirschenheiter
 Ashley Lathrop
 Jeffrey Law, RES
 Chesney Leafblad
 Robert Lee, Esq., AAS
 William Lemley, CAE, PPS, RES
 Kimone Love, AAS
 Sandra Lucas
 Roger Mc Carty
 Holly McCauley



IAAO Research Librarian Elizabeth Ferguson, Ph.D. (from left); IAAO members Carol Gordon, AAS; Peter Korpacz; Stuart Toppliff; and IAAO Executive Director Amy Rasmussen, RES, AAS, FIAAO; celebrate the 40th anniversary of the Paul Corusy Memorial Library at the 2024 Annual Conference in Denver.

Jessica McNeil, RES, AAS
 Marcy Martin, AAS
 Vincentia Midodzi
 Karen Neal
 Tami Nomack
 Emerlinda Opalski
 Imelda Osburn
 Tiffany Osborn, RES
 JoAnn Pierson*
 Kevin Prine, CAE, RES, AAS
 Caryn Rasch
 Deborah Ring
 Janae Robbins
 Edgar Robles
 Michelle Robinson
 Jeron Rotert
 Chelsie Sakai
 Emily Stein
 Melissa Stewart
 Terry Taylor, CAE, RES, AAS, FIAAO

Stuart Toppliff*
 Suzanne Toppliff
 Walter Toppliff Jr.
 Gary Townsend
 Antonette Traczek, RES, AAS
 Donna VanderVries, Esq., CAE, AAS, PPS
 Edward VanderVries
 Samantha Venegas
 Crystal Wade, RES
 Douglas Warr, AAS
 Tracy Weaver, RES
 Virginia Whipple, AAS
 William White, CAE, AAS
 Jon Wiersma
 Matthew Willard, AAS
 Shawn Wilson, MAI
 Shaun York

(* denotes member of the Library Trust Committee)

What are people reading from the IAAO Research Exchange?

The five most-popular articles in the IAAO Research Exchange in the past 90 days:

- **“The Potential of Artificial Intelligence in Property Assessment”** by Robert Gloudemans, FIAAO; and Paul Sanderson, JP, LLB, FRICS, FIRR
- **“A Review of Vertical Equity Measures in Property Assessments”** by the IAAO Statistical

Tools and Measures Task Force

- **“Comparative Measures of Property Tax Equity in Suffolk County, Massachusetts”** by Ron Rakow
- **“Accounting for Locational, Temporal, and Physical Similarity of Residential Sales in Mass Appraisal Modeling: The Development and Application of Geographically, Tempo-**

rally, and Characteristically

- **Weighted Regression”** by Paul E. Bidanset, Michael McCord, John R. Lombard, Peadar Davis, and William McCluskey
- **“Measuring Physical Deterioration in a Cost Approach Analysis to Value Electric Generation Tangible Personal Property”** by Connor J. Thurman, Archibald Cullen, and Bryan Endres

IN MEMORIAM

VICTORIA ENYART

Longtime Michigan assessor and tax tribunal Judge Victoria Lee Enyart died Oct. 7. She was 76.

She was a 35 year member of IAAO, from 1981 to 2015, and served on the IAAO Awards Committee in 2006-2007 and on the Member Recognition Committee in 2007-2009.

She was also an IAAO instructor and a Michigan Assessors Association instructor, and was past president of MAA.



Judge Enyart worked for about 20 years with the state of Michigan as the assessor member of the Michigan Tax Tribunal, retiring in June 2024 as the longest-serving MTT judge in state history.

She held the rare distinction of being appointed to the tribunal by every governor since her initial appointment in 1999 by Gov. John Engler, followed by appointments by governors Jennifer Granholm, Rick Snyder, and Gretchen Whitmer.

Judge Enyart presided over numerous Entire Tribunal and Small Claims hearings, including the longest Tribunal hearing in history: Midland Cogeneration Venture v. city of Midland, which spanned about six months.

In addition to her service on

the tribunal, she served as MAA president in 1990-91 and was recognized as its Most Valuable Member in 2021. In 2013 she was named Member of the Year by the National Association of Property Tax Judges.

She was a Certified General Appraiser and held the Michigan Master Assessing Officer-Level IV certification, with over 40 years of experience in real and personal property assessment administration.

Judge Enyart was born in 1948 in Jackson, Michigan, and began her career as a property tax assessor and appraiser in 1977.

She took pride knowing her daughters are second-generation assessors and her granddaughter is a third-generation assessor.

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Events



Noon Central, Nov. 6

Webinar: "Comparing Sold and Unsold Properties: The Ultimate Test for Assessed Values"

Nov. 8-9

Leadership Days, Kansas City, Missouri

Dec. 4-5

International Research Symposium, Amsterdam, the Netherlands

Dec. 12-13

Legal Seminar, Chicago

March 3-6, 2025

GIS/Valuation Technologies Conference, Columbus, Ohio



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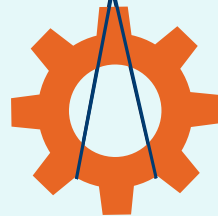
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