



Staying Appraised

SPRING EDITION 2009

2008-2009 FCIAAO

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PRESIDENT'S MESSAGE

I am pleased to report that we had a very successful and informative Tangible Personal Property Conference at the Crystal River Plantation Inn this past January. Although the weather was quite chilly, the excellent speakers and presentations helped everyone forget about the cold weather. Thanks to our TPP Steering Chairperson, Doug Gorham for organizing an outstanding and successful conference!

The Florida Chapter is going Green!

The issue that your holding in your hands, Spring 2009, marks a monumental transition for the FCIAAO. It is the last printed edition of this valuable newsletter. Of course, with the vibrancy of our chapter, this is not the end, but only the beginning of something exciting and new!

This summer, the Florida Chapter IAAO Staying Appraised newsletter will become a 100% digital publication. You will receive your copy both via e-mail and on the chapter's website at www.fciaao.org. With the Staying Appraised digital version, you will continue to receive the same quality, conference agendas, upcoming events, legal updates, and other valuable information you have come to expect. The benefits of going digital include:

- It arrives in your e-mail automatically. Just click the link to view the latest edition.
- It's portable - once you've downloaded the issue (which takes a matter of seconds) you can save it to your PC for later viewing.
- It looks like the Staying Appraised you're familiar and comfortable with - except it will be in color!
- Yes, you can print it - you can print as many of the pages of the newsletter as you want.
- It's searchable - You can find specific information you are looking for simply by clicking search.
- There will be links in the newsletter that you can click that will take you directly to related web pages.
- It's "Green": You can actually feel good about the amount of paper, ink, postage and gas we will all be saving by not producing and consuming a physical newsletter.

If we already have your current e-mail address, you don't have to do a thing. The digital edition of Staying Appraised will arrive in your inbox sometime this summer. If we don't have your e-mail address, please visit our website and click on the membership section to update your information.

While we are energized by the endless possibilities of the digital format, I assure you that the decision to stop printing and mailing a hard-copy was not an easy one. But the advantages far outweigh the drawbacks and the Florida Chapter is always on the cutting edge - this was a decision that will benefit all our members.

Sue Weott
FCIAAO President



Do not pervert justice; do not show partiality to the poor or favoritism to the great, but judge your neighbor fairly.



CRYSTAL RIVER TPP CONFERENCE

Sharon Hatala

What a great TPP conference we had in Crystal River. The weather was crisp and the topics were invigorating. The www.FCIAAO.org web site describes itself as a "non-profit learning organization providing educational events for its membership through relevant assessment course offerings and networking opportunities at conferences." Crystal River was a prime example of learning through entertaining and informative presentations and of course networking with fellow TPP people.

Steering Committee members at the conference were Douglas L Gorham, Collier County, Kimberly Delano, Marion County, Todd Finlayson, St. Lucie County and Sharon Hatala, Indian River County.

Douglas Gorham, Chairperson for the TPP Steering Committee welcomed us to the beautiful Plantation Golf Resort. Doug gave a presentation on "Leadership in the Downsized Organization," followed by Loren Levy of The Levy Law Firm, a very intelligent and informative attorney who gave the legal update and presented "Lawsuits and the Discovery/Interrogatory Process." We all learned some very valuable pointers that afternoon.

Walter Rowland, CFE, Collier County with his background and vast knowledge of wireless equipment proved to us that "Estimating the True Value of Wireless Equipment" can be enjoyable as well as informative. Tom Flowers, FP&L, helped us to understand "Green Power" while Neil Murphy and Dan Crumley from Mendola & Associates discussed "The Mechanics of TPP Auditing," something all of us are looking at a little closer.

The panel discussion on "How Has Amendment 1 Changed Your Here and Now" helped to answer some questions while posing new ones. Many thanks to John Griffin, Osceola County; Debra Lentz, Manatee County; John Hoover, Clay County; Mike King, Hernando County; and Grace Pope, Orange County, for their participation.

Some great topics for future presentations were made. Anyone interested in presenting please contact Doug Gorham, Collier County Property Appraiser's Office.

Thank you to our host county Property Appraiser the Honorable Geoffrey Greene, Citrus County, and to all Property Appraisers who allowed their employees to attend this TPP conference.

Please visit our website at fciaao.org, click Events/Agendas, then Past Events Gallery for recent pictures.



SHARE A LAUGH

Can you top the next story? How about sending in your own funny "story from the field". Send them to Nick Nikkinen at the address on the front page.

The Executive Board will pick a winner from among the submitted stories at the fall conference. Of course, all finalist's stories must be verified with that county's Property Appraiser to protect the innocent victim's identity.

WE APPRECIATE OUR APPRAISERS

Christy L. Compton, Hernando County

One day Freddy Blackburn, a field appraiser, called the office asking for clarification on a property line he was reviewing.

I picked up the call on our switchboard and the voice on the other end of the line replied, "Yes Ma'am. This is Freddy. Can you look up an aerial for me?"

While I was giving him a description of the parcel boundary line I heard dogs barking. Big, BIG dogs! Fierce, deep, scary barks! Ferocious and frightening!

I could hear Freddy say, "OOOOHHH NNNOOO!" Then I heard him say in a firm tone of voice "BACK! BACK!" And with a quick, "Thank you, I have to go!" the line went dead.

The next day, I asked him what happened. He said there were two dogs, and they were in full defense mode because he had entered their territory. The first thing he did was try to order them back. Freddy says he never turns his back on an aggressive dog. Then he quickly removed his hat and threw it on the ground. He then removed his sunglasses so they could see his face clearly while he walked backwards, away from them. The dogs approached and sniffed his hat, which apparently diverted them from him momentarily.

In Freddy's words, "They wee-weed on my hat and marked me as their own." He said he had to laugh at them for what they did.

After that he finished the review for the property in a cautious manner. I remarked to him that being a field appraiser can be a very dangerous job.

Freddy said "Between the snakes, the dogs, and the people, it can be dangerous."

Our field appraisers are a very special group of people with the ability to handle all kinds of difficult situations and keep a sense of humor.

SPRING CONFERENCE EXEMPTION SESSION

Bring one, bring all, we are again going to be having the "You show me yours, I will show you mine" session for the Exemption/Customer Service people on Thursday, April 23, 2009.

Several years ago we did this same thing and it was very well received and productive. On Thursday afternoon during the open discussion if everyone will bring at least 25 copies of your best in-house forms and letters you use for exemptions, we will have a few minutes to go around and exchange your forms/letters. This way you can share with everyone what works and what doesn't. We all face similar problems and if you have found a fix for the problem why not share the knowledge with your cohorts?



IAAO's PROFESSIONAL DESIGNATION PROGRAM (PDP) Minimum Qualification Proposals



F.C.I.A.A.O.'s Professional Development Committee (PDC)
Michael Chaves C.A.E., C.F.E. Chairperson

The purpose of this article is to inform FCIAAO's general membership; particularly candidates or those considering candidacy in IAAO's *Professional Designation Program (PDP)* seeking a real property valuation designation (CAE, RES), of significant proposed changes to the minimum qualification requirements set forth by the Appraisal Qualification Board (AQB). Additionally, these new minimum qualification requirements may affect the way mass appraisal is viewed by the State of Florida in granting Appraisal Licenses (State Certified General & Residential). There was even some discussion of IAAO coming up with a new mass appraisal designation / license to distinguish us from fee appraisers.

Let me explain...IAAO is an original sponsoring organization of The Appraisal Foundation (TAF). TAF has two branches, the Appraisal Standards Board (ASB) and the Appraisal Qualification Board (AQB). AQB was given a mandate to further strengthen the qualifications of state certified appraisers. TAF sponsoring organizations must comply with AQB's guidelines. At this time, IAAO wants to continue being a sponsoring organization of TAF. Officially these new minimum qualification guidelines took effect 1/1/2008 (it's been in the works since 2004.). However due to the unique nature of mass appraisal, IAAO was able to get a 4 year extension until 1/1/2012 so this matter can be further reviewed. These new minimum qualification requirements are presently in effect for other sponsoring organizations including state regulators such as the State of Florida, which has its own appraisal licensing / certification program.

As such, IAAO's PDP is presently formulating a plan to comply with and transition to these new requirements. Existing designees will most likely not be affected. However, continuing education hours will increase from 50 to 70 hours per cycle to maintain your designation.

The extent of proposed core curriculum requirements (educational hours), college courses, experience and appraisal logs are too numerous to detail in this article. Generally, most of this information can be viewed / downloaded from the presenter's section of FCIAAO's website (<http://www.fciaao.org/presentermaterials.htm>).

As always, FCIAAO's PDC is available to its members for guidance and support.

Sources

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- Fair & Equitable, December 2007, Volume 5, Number 12 - *Mass Appraisal Qualifications - Mapping our own Future* - Kenneth L. Joyner, RES.
 - FCIAAO Fall 2008 Conference, October 29, 2008, Hutchinson Island - Presentation - *Mass Appraisal Qualifications - The Future of Education & Experience Requirements in the IAAO* - Jim Todora, CAE, MAI.
 - FCIAAO Fall 2008 Conference, October 29, 2008, Hutchinson Island - Presentation - *Appraisal Qualification Board of The Appraisal Foundation* - Rick O. Baumgardner, AQB member.

FLORIDA CHAPTER IAAO SPRING CONFERENCE ~ APRIL 22 - 24, 2009

Wednesday, April 22, 2009

- 11:30-1:00** **Conference Registration**
- 1:00-1:15** **Welcome, Introductions, & Announcements**
Sue C. Weott, CFE, President, Florida Chapter IAAO
- 1:15-1:30** **Welcome to Seminole County**
Honorable David Johnson, ASA, CFA,
Seminole County Property Appraiser
- 1:30-2:45** **Department of Revenue, New Beginnings**
Lisa Echeverri, Executive Director, Florida Department of Revenue
- 2:45-3:00** **Break**
- 3:00-4:00** **Implementation of the 10% Cap**
Tim Wilmath, MAI, SRA, CFE, Director of Valuation
Hillsborough County Property Appraiser
- 4:00-5:00** **Leading Change, The People Perspective**
Douglas Gorham, Director, Customer Service and TPP
Collier County Property Appraiser
- 5:00** **Adjourn**
- 5:00-6:00** **Welcome Networking Reception**
Sponsored by AXIS

Thursday April 23, 2009 EXEMPTION SESSION

- 9:00-10:15** **Liening in the World of Amendment 1 (Panel)**
Gena Bryant, Brevard County Property Appraiser's Office
Eddie Rodriguez, Miami Dade County Property Appraiser's Office
- 10:15-10:30** **Break**
- 10:30-12:00** **IRS Explains What is Reported Income (AGI)**
Edgar Kidd-Internal Revenue Service
- 12:00-1:30** **Lunch**
- 1:30-3:15** **Institutional Exemptions - Panel Discussion on Affordable Housing, Homes for the Aged, Parsonages, Charter Schools and Gold Seal**
Joey Boatwright, Pinellas County Property Appraiser's Office
Nancy Galeta, Palm Beach County Property Appraiser's Office
Megan Hill, St. Johns County Property Appraiser's Office
- 3:15-3:30** **Break**

3:30-5:00 **Forms Exchange & Open Discussion**

5:00 **Adjourn**

Thursday April 23, 2009 REAL PROPERTY

- 9:00-10:15** **Sales Qualification & Verification Overview-Q or U in 90 days-The New Statute Related to Sales Reporting**
Florida Department of Revenue
- 10:15-10:30** **Break**
- 10:30-12:00** **Foreclosures, Short Sales & Deeds in Lieu of Foreclosure & the Effect on the Market**
John Thomas, SRA, CAE, CRE,
Assistant Director, Residential Appraisal Services
Palm Beach County Property Appraiser's Office
- 12:00-1:30** **Lunch**
- 1:30-2:30** **Working Waterfront-Intent, Implementation, Updates & Guidelines**
Honorable Ken Wilkinson,
Lee County Property Appraiser
- 2:30-3:30** **Appraising in Florida's Changing Economy**
Steven L. Marshall, MAI, SRA
Clayton, Roper & Marshall, Inc.
- 3:30-3:45** **Break**
- 3:45-5:00** **Valuation of Property Financed with No and Low Cost Capital**
Jay Wood, Attorney at Law
Wood & Stuart, PA
- 5:00** **Adjourn**

Friday, April 24, 2009

- 7:00-8:30** **Networking Breakfast**
Sponsored by Florida Chapter IAAO
- 9:00-10:15** **Legal Update**
Sherri Johnson, Attorney
Dent & Johnson, Sarasota, FL
- 10:15-10:30** **Break**
- 10:30-12:00** **Legislative Update**
Honorable Jim Overton
Duval County Property Appraiser
- 12:00** **Adjourn**

SPRING SEMINAR

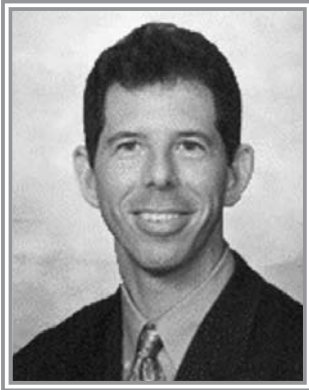


Lake Mary, Orlando
April 21, 2009

Is That Legal? Real Estate Transactions, Understanding the Process

Do not miss the double team of Real Estate Attorneys, Marshall Deason & Scott Krasny, who will be here to un-muddy the waters for all of us on Tuesday, April 21, 2009 in Lake Mary for the entire day.

To make this the most effective seminar for all of us, we are attempting to compile a list of problems or title issues that we have encountered in our offices to get the attorneys started off at the seminar. If you would email or call Paulette Stearns, Chairperson of the Exemption Steering Committee at PStearns@hernandocounty.us or (352) 754-4190 we will compile a list of your issues to present at the seminar.



SCOTT KRASNY

Scott Krasny is an attorney practicing in the areas of wills, trusts, estate planning, estate and trust administration, taxation, and real property transactions. He also handles probate, trust, and guardianship litigation.

He holds a Juris Doctor Degree from the University of Florida, where he graduated with honors. While attending law school, he

was awarded the I. C. Spoto Memorial Scholarship. He also holds a Bachelor and Master of Science Degrees in Accounting from the University of Florida.

Before attending law school, Scott was an accountant with KPMG Peat Marwick in Vero Beach, Florida. He is a Certified Public Accountant and a member of the Florida Institute of Certified Public Accountants. He is also admitted to practice in the United States Tax Court, is licensed to practice law in Colorado and is a member of the Colorado Bar Association.

Scott is a member of the Florida and Brevard County Bar Associations. He is also a member of the Real Property, Probate and Trust Law and Tax Sections of the Florida Bar Association. Scott is a member of the Brevard County Estate Planning Council, former President of the Brevard County Bar Association.

Scott is a frequent speaker on law-related topics. He lectures on estate planning, tax and business planning. He has served as a tax instructor at the Florida Institute of Technology's Certified Financial Planning program and serves as guest lecturer for educational and professional organizations, including the Florida Society of Enrolled Agents, the Community Foundation of Brevard, and Brevard Community College.

Scott is rated "AV" by the Martindale Hubbell Law Directory, the highest rating for legal ability and ethics. This rating is the result of an extensive review of legal expertise and professional reputation.

Scott has two young children and enjoys spending time with them and his wife, Mary. He is a second degree black belt in Tae Kwon Do and enjoys snow skiing, water sports, and playing guitar.

MARSHALL C. DEASON, JR.

Marshall C. Deason, Jr., has more than 25 years of experience in handling real estate, development, and construction transactions and in organizing and representing Tampa businesses as corporations, LLCs, and LLPs.

He is board certified in real estate law by The Florida Bar and has earned an "AV" rating from Martindale-Hubbell.

Prior to joining the firm in 2007, Mr. Deason was a member of both Florida and multi-state law firms, served as vice president and general counsel of a publicly held real estate development company, and worked as an attorney/advisor to the U.S. Department of Housing and Urban Development in Washington, D.C.

He is the co-author of several books and practice manuals published by The Florida Bar and is a frequent speaker at continuing education programs for lawyers on the topics of real estate, business organization, and legal ethics.

Mr. Deason received his law degree, with honors, from Cumberland School of Law at Samford University, and served there as executive editor of the law review. He is admitted to practice in Florida, Maryland, and the District of Columbia.



UPCOMING EVENTS

Spring Seminar
Lake Mary, Orlando
April 21, 2009

Fall Conference
Hilton Sandestin
October 20 - 23, 2009

Spring Conference
Lake Mary, Orlando
April 22 - 24, 2009





The newsletter "Staying Appraised" is published by the FCIAAO Executive Board, Nick Nikkinen, 2nd Vice-President, Editor

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