

2008 Education Course & Workshop Calendar

IAAO WORKSHOP 650 CADASTRAL MAPPING

Billy Sims, CAE Instructor – March 24-25 North Platte Sandhills Convention Center & March 27-28 Aurora Bremer Center

This workshop introduces assessment mapping and related information. It covers the functions and types of assessment maps, mapping techniques, methods of conveying property rights, base maps, land description systems, work maps, parcel identification, mapping system maintenance, and the use of computers in mapping. Practical exercises illustrate the mapping procedures described in the text. 15 credit hours. 2 days. Tuition \$300

IAAO Course 101

FUNDAMENTALS OF REAL PROPERTY APPRAISAL

Rick Stuart, CAE Instructor May 5-9 Kearney Holiday Inn Express

This course is designed to provide the students with an understanding and working knowledge of the procedures and techniques required to estimate the market value of vacant and improved properties. This course concentrates on the skills necessary for estimating the market value of properties using two approaches to value: the cost approach and the sales comparison approach. Recommended: Property Assessment Valuation (PAV) textbook. 30 credit hours. 5 days. Tuition \$500

IAAO Course 300

FUNDAMENTALS OF MASS APPRAISAL

Rick Stuart, CAE Instructor – June 23-27 Kearney Holiday Inn Express

This course provides an introduction to mass appraisal and is a prerequisite for the 300 series of courses offered by the IAAO. Topics covered include single-property appraisal versus mass appraisal, components of a mass appraisal system, data requirements and analysis, introduction to statistics, use of assessment ratio studies in mass appraisal, modeling of the three approaches to value, and selection of a mass appraisal system. Recommended: Course 101, 102. Mass Appraisal of Real Property Handbook. 30 credit hours, 5 days. Tuition \$500

IAAO 937 WORKSHOP HOUSE CONSTRUCTION & DESIGN

Rick Stuart, CAE Instructor – July 9 North Platte Sandhills Conference Center & October 6(Aurora-Tentative)

This workshop is designed to provide some background on residential house construction. Topics that will be covered include: location, house types, interior design, architectural styles, construction, environmental hazards, building materials/systems and home

improvements/renovations. This one-day forum helps all Assessor staff to better understand the components used in constructing a home and how design can affect the functionality and value of a home. 7 credit hours. One day. Tuition \$125

RESIDENTIAL DATA COLLECTION

Rick Stuart, CAE Instructor July 10-11 North Platte Sandhills Conference Center & October 7 & 8(Aurora - Tentative)

Residential data collection specifications will be reviewed with emphasis on objective data fields. Topics will include sketching, data collection of mixed use properties and new construction. Field exercises will be conducted (weather permitting). This course is intended for all levels of personnel who gather residential data for use in valuing residential property. Developing consistency in recognizing property characteristics and how those characteristics should be recorded and dealing with the public are two of the key elements in this workshop. 14 credit hours. 2 days. Tuition \$125

RESIDENTIAL QUALITY, CONDITION & EFFECTIVE AGE

Rick Stuart, CAE Instructor Sept.15-16 North Platte Convention Center & Sept.18-19 Wayne First Nat'l Bank

This course will review the characteristics that determine construction quality for residential properties by use of the Marshall & Swift Valuation Service. House images will be included in the presentation and will lead to extensive classroom participation. Actual construction costs will also be considered as a guide to determining quality. Images will also assist in the discussion on rating homes for condition in relationship to the definition and description for each condition rating. The determination of condition will lead directly into calculations for effective age. Effective age will be defined and demonstrated on how to extract it from the market. Several data sets will be provided for the students to calculate effective age and how to use for the development of a depreciation or percent good table. 14 credit hours. 2 days. Tuition \$125

COLLECTION, INTERPRETATION & MODEL BUILDING OF INCOME & EXPENSE DATA

Rick Stuart, CAE Instructor November 3 North Platte Convention Center & November 6 Aurora Bremer Ctr.

The emphasis of this one day course explores the processes of how to collect income and expense data and then how to interpret and apply it in the hope of estimating better market value for income producing properties. 8 credit hours. One day. Tuition \$100

USE & DEVELOPMENT OF DISCOUNTED CASH FLOW

Rick Stuart, CAE Instructor November 4 North Platte Convention Center & November 7 Aurora Bremer Ctr.

This workshop provides assistance to the Assessor in dealing with properties that in estimating value should consider the typical investors applications and how that relates to determining market value. 8 credit hours. One day. Tuition \$100

**** Visit the “Assessor Certification” drop down menu on our home page www.pat.ne.gov for editable and printable course registration forms under “Assessor Certification/Education Forms”***