

# IAAO Spring Seminar—2009

## Residential Mass Appraisal Panel Discussion

### Moderator

Jim Avery, Kitsap County Assessor

### Panel Participants

Debra Prins, Residential Division Director, King County

Dianne Dorey, Lewis County Assessor

Mike Eastman, Chief Deputy, Kitsap County

Steve Lightle, Residential Appraisal Manager, Snohomish County

1. Physical Inspections
  - a. What are your policies regarding the extent of the inspection?
  - b. Do you have any informal or formal standards as far as number of inspections per day per appraiser?
  - c. How do you keep track of progress toward completion?
2. Property Characteristics
  - a. How do you determine physical depreciation for dwellings?
    - i. Effective age
    - ii. Condition relative to age
    - iii. Other
  - b. How do you determine construction quality?
  - c. What are the land characteristics that you track?
    - i. What are your most common land influences
    - ii. For which influences do you develop rates from sales?
  - d. Do you separately value wells, septic systems and landscaping
3. Sales Analysis
  - a. How are your neighborhoods/market areas determined? How many do you have?
  - b. Do you send sales questionnaires? If so, when?
  - c. Do you do sales check inspections? If so, when?
  - d. What is your analysis methodology?
    - i. Ratio studies
    - ii. MRA
    - iii. Other
  - e. Do you time adjust the sales? If so, how do you determine the rate of change?
  - f. Who (by classification) in your office does the analysis?
    - i. Appraisers? Any specialized training?
    - ii. Sales Analyst? What is the pay grade compared to appraisers?
4. Annual update methodology
  - a. How are actual annual adjustments made in your CAMA system
    - i. Trending of land and improvement values?
    - ii. Model recalibration?
    - iii. Updated cost tables?
    - iv. Other
5. New construction
  - a. Do you have permit dollar thresholds?
  - b. Do you use building inspector information in your NC process?
  - c. How do you segregate the new construction value changes from all other changes in your tax system?
6. Segregations
  - a. Do you have a cut-off date in the assessment year for adding value resulting from segs?