

The North Dakota Office of State Tax Commissioner and the North Dakota Association of Assessing Officers

present

Course 201-C

Fundamentals of Residential Mass Appraisal

November 16 – 20, 2009

Comfort Inn
1030 E. Interstate Ave.
Bismarck, ND

Course Description

Nobody ever said this job was easy, but if you have the confidence that your decisions are the right ones, this job can be very rewarding. But where can I get that confidence you ask?

RIGHT HERE! This NEW course is a practical presentation with actual examples of how to solve daily valuation problems. You will use valuation techniques in classroom exercises. These exercises will build your experience, knowledge, background, and confidence – giving you the necessary tools that can be applied in your own jurisdictions.

This comprehensive course will cover land valuation and chart development, classification of residential property, how to appraise difficult properties, how to analyze your statistical reports, how to develop a proper sales ratio, how to adjust to market conditions, and more. Over 50 photo examples will be presented. An on-site bus tour of residential subdivision construction is also included.

Instructor



Robert Ehler is President of Vanguard Appraisals, Inc. of Cedar Rapids, Iowa and has 29 years of experience in the mass appraisal business. His company currently has 56 employees who appraise over 30,000 parcels annually in five mid-western states including several jurisdictions in North Dakota. He has presented many courses and conducted several seminars on mass appraisal procedures and methodology.

Robert is a Certified General Appraiser in Iowa, Missouri, and North Dakota, and holds several other designations including Senior Member of the American Society of Appraisers, Certified Iowa Assessor, and Certified Minnesota Assessor – Income Qualified. He has testified before the Iowa District Courts and Minnesota Tax Court as an expert witness on assessment valuations. He is also a current regular member of the International Association of Assessing Officers.

Prerequisite

Because of the nature of this course, completion of Tax Department Course 102 – Principles and Theory of Value, or a similar course, is recommended but not required.

This course is open to anyone interested in real estate assessment and appraisal.

Schedule

Monday – November 16

Registration 7:30 a.m. – 8:00 a.m.

Class 8:00 a.m. – 5:00 p.m.

Schedule (Continued)

Tuesday through Thursday – November 17 – 19

Class 8:00 a.m. – 5:00 p.m.

Bus tour of newly constructed residences on Wednesday (dress appropriately)

Friday – November 20

Examination 8:00 a.m. – 11:45 a.m.

Textbook and Supplies

Supplies necessary for the course include a noiseless desktop calculator, pens, pencils, and notepaper. The 2008 Vanguard Real Property Appraisal Manual is required for this course. Those who already have this manual do not have to purchase another copy.

Location and Accommodations

The course will be held at the Comfort Inn, 1030 E. Interstate Avenue, Bismarck.

For overnight accommodations, make reservations directly with the Bismarck Comfort Inn by calling (701) 223-1911. Inform the individual making the reservation that you want a room at the Bismarck Comfort Inn (not the Suites) and that you will be attending the Tax Department/NDAAO course. A block of rooms is set aside for the students of this class and will be held through October 31.

Registration Information

The registration fee is \$150.00 for current, regular NDAAO members; and \$250.00 for other students. To find out if you qualify for NDAAO membership or to verify your membership status, contact LuElla Dahme.

Enrollment is limited to 50 students. Assessment personnel have priority for enrollment.

You may enroll online. Go to www.nd.gov/tax. Click on Property, Forms, and Course 201-C: Fundamentals of Residential Mass Appraisal. If you prefer, you may complete the registration form and mail it to the Property Tax Division of the North Dakota Office of State Tax Commissioner. Enrollments received after November 6, 2009, will be accepted as space permits.

Education Credits

Successful completion of this course provides 30 hours education credit toward certification/continuing education for class I city assessors and county directors of tax equalization (N.D.C.C. ch. 11-10.1 and N.D. Admin. Code ch. 81-02.1-02). 27 hours are allowed for auditing the course.

The North Dakota Real Estate Appraiser Qualifications and Ethics Board allows 30 hours pre and post-licensing/certification education for successful completion of this course and 27 hours for auditing the course.

For Information

Contact:

LuElla J. Dahme, Property Tax Specialist

Property Tax Division

Office of State Tax Commissioner

E-mail: ldahme@nd.gov

(701) 328-3143

Hearing/Speech Impaired (800) 366-6888 (TTY Relay ND)

Fax (701) 328-3700

Registration Form

Course 201-C

Fundamentals of Residential Mass Appraisal

November 16-20, 2009

Name _____

Title _____

Jurisdiction/Company _____

Address _____

City, State, Zip _____

Phone _____

Fax _____

E-mail _____

Registration Fee:	\$ 150.00	Current regular member of NDAAO
	\$ 250.00	Others
2008 Appraisal Manual (Required):	+ \$ 50.00	<i>(if you do not already have it)</i>
NDAAO membership:	+ \$ 30.00	<i>(if necessary)</i>

Total Submitted: _____ *

***Make check payable to NDAAO.**

Submit Registration Form at least two weeks prior to class. Payment may be brought to class.

For further information contact:

LuElla Dahme at (701) 328-3143

or at ldahme@nd.gov

Mail registration to:

North Dakota Office of State Tax Commissioner

Property Tax Division

600 E. Boulevard Ave., Dept. 127

Bismarck, ND 58505-0599
