

2019 Municipal Assessors Institute

September 16-18, 2019

Session Descriptions

Mediation on Excessive Assessment

Mediation on 74.37 claims can be a solution to arriving at an acceptable assessed value and avoid the costs associated with the claim going to trial. This will be an outline of what mediation is, the tips and tools to navigate the process with the intent to maintain fair and equitable assessments. Not all mediation is successful, but can offer additional insights should it go to trial.

Lakeshore Valuation

The objective of this seminar is demonstration of the different variables that contribute to lakeshore value: shoreline types and quality adjustments and quantity or excess lake frontage adjustments. There will be examples of lakeshore valuation by extraction, use of aerials and Geographic Information System (GIS) for access, footage and shore quality.

Property Tax Litigation Update 2019

Participants will be informed on the most recent legal developments within the State of Wisconsin concerning excessive assessment, exemptions and personal property. The seminar will specifically focus on litigation the Department of Revenue has been involved within the past year along with municipalities. The seminar will also address any recent or pending legislative bills concerning any areas of real property taxation.

If Houses Could talk (Part 1 & 2)

Good news...Houses do talk. All appraisals and assessments require a level of home inspection competence. This seminar will focus on learning house "sign language" and, through the use of on-site photos, the appraiser and assessor will acquire the ability and knowledge necessary to identify component defects that might affect the subject's value or be a health and/or safety issue. Equipping the appraiser and assessor with the necessary knowledge, and instilling professional confidence, will result in a more precise and reliable appraisal/assessment and help eliminate complaints, costly law suits and unhappy clients.

Equalization Overview & Assessors Role in Equalization Process

This program will provide an overview of how the Department of Revenue determines Equalized Values and TIF District values, and the assessor's role in the process. Participants will gain an understanding of how assessment data and the Municipal Assessment Report is used by DOR, and how this information impacts taxpayers and municipalities.

Working with Different Generations

Generational differences exist in every workplace. Understanding the unique needs of each generation can help us with how we manage the workplace. We will be reviewing the key aspects of the three major generational groups in the workplace: the Baby Boomers, Generation X, and Generation Y, as well as incoming Generation Z. We will also look at strategies that can be used to more effectively work with each major group and to get each group to work more effectively with each other. Specifically, we will: - Establish the differences in generations -Analyze and understand today's workplace generations -Identify the challenges of today's two youngest workforce generations -Identify and generate solutions to today's new workforce challenges

GIS Parcels: From Listing to Analysis

This workshop provides an in-depth look at county and municipal government parcel data and how it can assist local assessors. First we will discuss real property listing and the interaction with Assessors, DOR and GIS offices. Next we will cover real property and GIS parcel synchronization and county GIS resources. Lastly we will focus on GIS analysis techniques for assessment and strategies for GIS and Assessment Software interaction.

Life After *Dover*: Due Process, Notice Requirements, and Hearing Denials

Why are notice requirements mandated? What are notice laws designed to do? What rights do they protect? This law and management course will provide an overview of constitutional due process requirements. Those principles will be applied to a discussion of *Dover* applications versus Wis. Stat. § 70.05(4n) notice requirements, including strategies and examples of real world responses to these legal shifts in practice. This includes providing participants with effective practical applications to improve interior and exterior inspection responses. Example building inspection and permitting post cards and a tax bill notice will be provided, along with some additional common sense approaches.

A robust legal analysis and discussion of Wis. Stat. § 70.47(7)(af) is included. The ability to not schedule a hearing for lack of documentation provided is a powerful tool, but must be wielded carefully. Discussion will include legislative history, application, and specific strategies for uniform application. Noticing and due process are central themes to effectively use this tool.

Assessors and Boards of Review both share a common cause, and you will learn how to navigate due process requirements efficiently with successful results. Strategies, implementation ideas, and concrete examples will be provided.