



STAYING APPRAISED

ANNUAL CONFERENCE

Our Annual Business Meeting and Conference will be held on April 11-15 at the Hilton St. Petersburg Bayfront.

St. Petersburg is a wonderful city with a great history in aviation, art and baseball. There is a lot to do and see on the bayfront, so be sure to attend this year's conference.

The conference will feature Dr. Mo Gogarty, from the PTO section of the Florida Department of Revenue, a legislative update, a legal update and three educational tracks.

Due to popular demand, our committees have been diligently working to compile their respective educational tracks earlier than past years in order to assist members in their conference planning. Thank you to all of our committees and their members for all of their hard work. The tentative agendas are shown on page 8 of this issue.

Be sure to register early for both the conference and the hotel as space is limited.

Conference registration: <http://www.fciaao.org/events>

Hotel registration: [Hilton Group Registration](#)



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Seminole County

PRESIDENT'S MESSAGE

Happy New Year, Members!

As 2015 is now in the rear-view mirror, it's a good time to reflect on what has been a busy, but very productive and successful year. Our Annual Conference & Business Meeting was held at the Kissimmee Embassy Suites. We had our highest attendance in a decade, including 18 vendors.

Pat Alesandrini, CAE, RES, taught a 2-day USPAP Course prior to the start of the conference.

IAAO President Marty Marshall joined us and helped out by swearing in your executive officers. The Steering Committees did a terrific job creating the content for each of the three tracks held on Thursday: Exemptions, IT/GIS and Real Estate. Your Professional Designation Committee awarded the Tony Hodge award to two professionals at the conference. Thanks to the generous support of our vendors and sponsors, the chapter was able to provide some great amenities to our members, including entertainment at the banquet.

The IAAO Annual Conference was held in Indianapolis this past September. There were some terrific educational sessions and networking opportunities. IAAO recognizes excellence in our profession at the conference and Florida cleaned up! A full listing of all winners was published in our Fall, 2015 newsletter but I want to remind you that your Florida Chapter won the Outstanding Chapter Award for the 18th time!

Education Week in December saw an excellent TPP Seminar at the Westin in Lake Mary attended by approximately 75 professionals. Presentations were well-balanced between government and industry speakers and some very timely topics were presented. Thanks to the TPP Steering Committee for their good work and to Ernst & Young for their sponsorship!



Todd Finlayson

I want to thank the Property Appraisers who support our organization by providing the funding, members, and volunteers that make it all possible. Your Florida Chapter is blessed to have many giving volunteers who serve on committees, plan conference content and encourage education through professional designations. None of the terrific meetings, workshops, seminars or conferences would be possible without the tireless efforts of those committee members.

Finally, my special thanks to the Executive Board. They volunteer their time throughout the year, meet every two months and give their attention to every detail, no matter how small. Their duties range from choosing the conference hotel to planning every aspect, right down to the refreshment breaks. They also see to the needs of the vendors, manage the chapter finances and all of the conference and membership registrations. There's no way I could have served as your president this year without them. My sincere appreciation goes to Brian Loughrey, Tracy Drake, Justin Edwards, Katie Casey, Marsha Coleman, John Watterson, Pat Alesandrini, Wendy Sapp and Alice Weinberg! You're the best!!

On behalf of your entire Board of Directors, we wish you all a happy, healthy and successful 2016!

Your FCIAAO President,
 Todd Finlayson, CFE

IAAO EDUCATIONAL CALENDAR

| | | |
|---|-----------------|------------------|
| IAAO 102 Income Approach to Valuation ¹ | Tallahassee | March 7 - 11 |
| IAAO 201 Appraisal of Land ¹ | Tallahassee | March 7 - 11 |
| IAAO 312 Commercial/Industrial Modeling Concepts ¹ | Tallahassee | March 7 - 11 |
| IAAO 400 Assessment Administration ¹ | Tallahassee | March 7 - 11 |
| IAAO 300 Fundamentals of Mass Appraisal ² | West Palm Beach | March 28-April 1 |
| IAAO Workshop 155-Depreciation Analysis ³ | St. Petersburg | April 11-12 |
| ESRI ArcGIS for Desktop GIS Fundamentals ³ | St. Petersburg | April 11-12 |

¹ Information for these courses can be found on this [DOR flyer](#)

² For details contact Mike Pratt (561) 355-4021

³ For details visit www.fciaao.org/events

MEMBER SPOTLIGHT: CHRISTOPHER D. MITTS, CFE

Name: Christopher D. Mitts, CFE
County: Saint Lucie
Title: Tangible Personal Property Appraiser III



Christopher Mitts, CFE

What do you do for the PA?

I am a Tangible Personal Property Appraiser for the Saint Lucie County Property Appraiser's Office. I help construct our annual tables, work numerous taxpayer accounts, help train the staff in any new technology for TPP and go out into the county to present to various organizations and do field inspections.

How long have you been employed by the PA?

I have worked for the Property Appraiser for 10 years. I was looking to do something else; fate landed me here at the PA office and I have been here ever since.

What do you find challenging about your job?

With Personal Property, it's never the same thing all the time. Sure, there are trends but nothing ever stays the same. Things you think are good suddenly become not good and vice versa. It's nice to have a different challenge every day.

Do you possess any degrees or certifications?

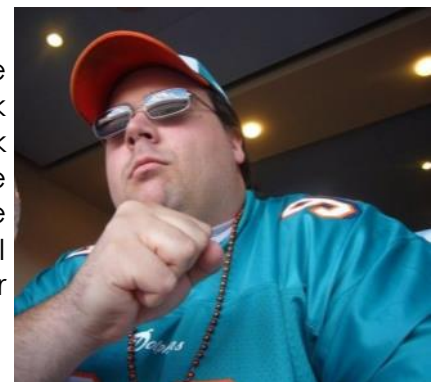
I graduated with a bachelor's degree in Management from Florida Atlantic University in 2003 (Go OWLS!). I obtained my CFE and I am currently working toward my PPS designation.

What was your first job?

I was 16 when I started working for Winn-Dixie. I worked there for eight years and held numerous positions, ending with Photo Lab Manager, when I left in 2005 to begin working for the Property Appraiser's Office. People I grew up with always gave me a hard time for being at Winn-Dixie for so long but, toward the end of the job, I met my wife, so it wasn't all bad.

What are your hobbies?

Football, I have been a Miami Dolphins fan for life, through the highs and, recently, the lows (real low this year). I am a geek and love all things Sci-Fi like Doctor Who, Star Wars, Star Trek and Firefly. I collect comics such as Batman, Guardians of the Galaxy and X-Men. As of this writing, The Force Awakens came out last Thursday and I've seen it three times already. Finally, I have been known to blast Rock and Roll and sing in my car during my travels.



What was your best vacation ever?

OK, this is a cop-out answer: It's a tie. Before I was married, I went out to San Diego to see a college friend. During that trip, I discovered the "fun" that is the Atlanta Airport and discovered REAL Mexican food which is, thank goodness, nothing like Taco Bell. I also discovered In-N-Out Burger and the San Diego Zoo. After I was married, my wife and I visited St. Augustine. I recommend it to everyone - the fort, the ghost light tours, the wineries, the history. We had a fantastic time!

What do you plan to do when you retire?

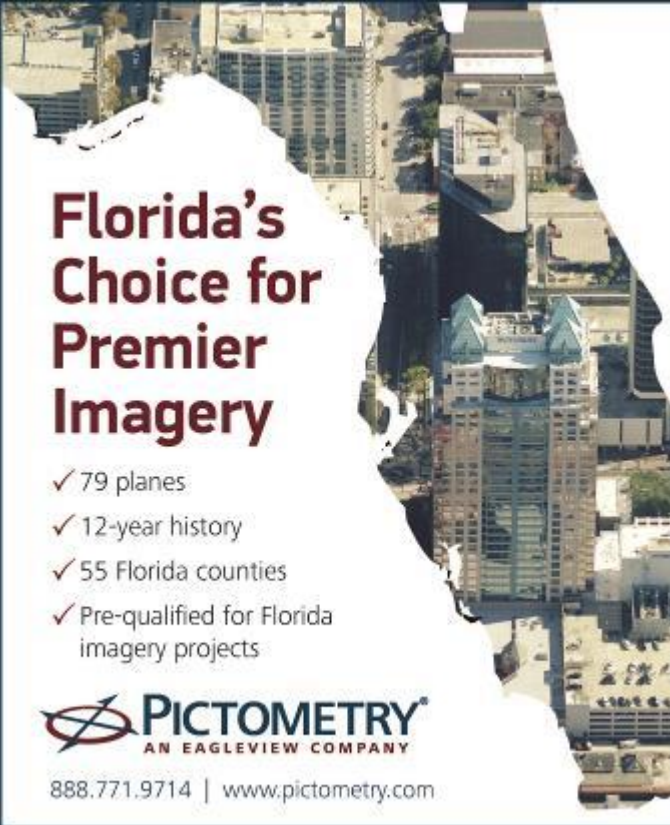
That won't be for a while, I still have some things I want to do.



THANK YOU TO ERNST & YOUNG FOR SPONSORING OUR TPP SEMINAR



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FLORIDA WELL REPRESENTED IN IAAO LEADERSHIP

Congratulations are in order for several of our members who either won their election to an IAAO position or earned an appointment to a committee due to their hard work and professionalism.



Dorothy Jacks, AAS
Palm Beach County
Vice President, IAAO Executive Board
Budget Subcommittee



Pat Alesandrini, CAE, RES,
Hillsborough County
Executive Board Region 3 Director
Local Host Subcommittee



Terry Taylor, CAE, RES
St. Lucie County
Chair, Membership Recognition Subcommittee



Alice J. Weinberg
Seminole County
CEAA Subcommittee



Tim Wilmath, MAI, SRA
Hillsborough County
Chair, Intangibles Identification & Valuation Special Committee



Tracy Drake, CAE, RES, AAS, CFE
Clay County
Chair, Professional Designations Subcommittee



Sheila Crapo
Alachua County
Marketing, Communications & Technology Subcommittee

EDUCATION WEEK - LAKE MARY, FL | DECEMBER 9TH - 11TH

Education Week 2015 was a huge success! While many assessment professionals attended the DOR-sponsored courses at the Marriott in Lake Mary, more than 70 TPP professionals gathered at the Westin to exchange ideas, enjoy some networking and listen to some excellent presentations by both industry experts and government assessors. After introductions by TPP Steering Committee Chair Christopher Mitts, the conference got off to a strong start with a moderated panel composed of county professionals explaining their construction of percent good tables. Following a break sponsored by Ernst & Young, the afternoon was rounded out with an interesting presentation on appraising a single power-generating utility site versus the unit value approach.

This year, thanks to the Florida Chapter, attendees enjoyed networking at the welcome reception on the patio outside on Wednesday evening.

Thursday brought a well-balanced day of truly interesting information. In the morning, participants got to see a case study on determining the existence of and evaluating the amount of external obsolescence and a moderated panel of VAB special magistrates who were very candid in talking about what they prefer to see at a hearing. They graciously answered a large number of questions from the audience.

In the afternoon, we heard about the latest in technology and other changes within the cellular industry and how to understand the plethora of cellular service offers available today.

Before heading home, attendees were treated to a presentation of how one county prepares for the VAB hearing process and a moderated discussion of best practices in the assessment industry.

Thanks to our sponsors, presenters and all who attended. Very special thanks to our volunteers on the TPP Steering Committee and the Executive Committee for a very successful seminar!!



ANNUAL CONFERENCE TENTATIVE AGENDAS

EXEMPTIONS TRACK

| | |
|--|---|
| Income tax returns-What is considered income? | Hon. Pam Dubov, CAE, CFA, Pinellas County |
| Institutional Exemptions & Affordable housing | Loren Levy, Esq., Levy Law Firm |
| Value Adjustment Board Process & Procedures | Loren Levy, Esq., Levy Law Firm |
| Best Practices: <ul style="list-style-type: none"> • Senior Exemption audits • DR-501TS procedures • Post-VAB: How many cases go to trial • Short-term rentals of Homestead Property | Moderated by: <ul style="list-style-type: none"> Joey Lynn, Pinellas County Paulette Stearns, Sarasota County Angela Paulauskas – Alachua County |

REAL ESTATE TRACK

| | |
|---|--|
| Unique Appraisals | TBD, Pinellas County |
| Legislative Process / Agritourism | Hon. Bob Henriquez, Hillsborough County |
| Thinking Outside the Big Box | Tim Wilmath, MAI, SRA, Hillsborough Cty. |
| Best Practices: <ul style="list-style-type: none"> • Data Collection • Residential & Commercial Value Issues • Agricultural Issues | Moderated by: <ul style="list-style-type: none"> Russell Counts, CFE, St. Lucie County Wendy Sapp, CFE, Alachua County |

IT/GIS TRACK

| | |
|---|---|
| Cyber Security – Hack Proof or Hacked Together? | Dan Andrews, Osceola County |
| CAMA Karma-Choose Wisely! | Manny Padron & Kevin Blake, Hernando |
| Desktop Review and Appraisal | Hon. Bob Henriquez, Hillsborough County |
| Best Practices: <ul style="list-style-type: none"> • Mobile Appraisal • Cadastral Mapping • Open Source Software • Public Data Distribution | Moderated by: <ul style="list-style-type: none"> Dan Anzaldi, Brevard County |

COUNTY SPOTLIGHT: GILCHRIST COUNTY

Gilchrist County is nestled in the northern part of Florida and is included in the Gainesville Metropolitan Statistical Area. Gilchrist was founded on December 4, 1925 and is the youngest county in Florida. This county was named for Albert W. Gilchrist who served as Governor of Florida from 1909 to 1913. The county seat for Gilchrist is Trenton which is also the largest city in the county. The county has a total area of 355 square miles of which 350 is land and 5 is water. Gilchrist is the 5th smallest county by land area and 4th smallest by total area.



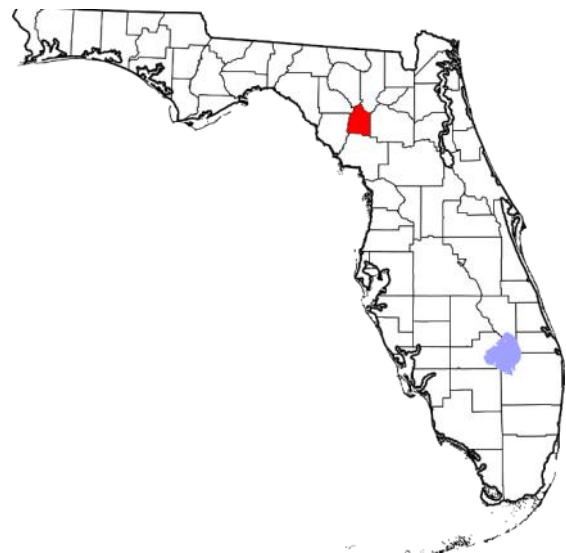
*Honorable Damon C.
Leggett, CFA*

Gilchrist offers a wide variety of agriculture crops including peanuts, watermelons and corn. Cattle can be seen along the abundant farmland that the county has to offer.

Located in the beautiful Suwannee River Valley, Gilchrist offers paddling, swimming, snorkeling, tubing, cave diving, fishing, birding and camping along the pristine rivers and sparkling springs, which remain a constant 72 degrees year round. For the land lovers there are a variety of scenic trails for hiking, walking, horseback riding and cycling where you can get on the Nature Coast State Trail path to head over to the Suwannee River. This 32 mile trail connects five small rural towns and along that trail you can view anything from manatees to spotted bobcats and gopher tortoises.

For those looking for a little hunting, located right in Trenton is The Gilchrist Club. This private reserve of 27,000 acres makes for a wonderful weekend getaway or a longer stay. Looking for a place to hold your family reunion or a business retreat, the 5 lodges can host any size gathering. With gourmet meals and the beautiful scenery that Gilchrist has to offer, this club offers true southern hospitality.

| 2015 Preliminary Tax Roll At-A-Glance | |
|--|------------------------|
| Real Property Parcels | 14,229 |
| Tangible Accounts | 741 |
| Just (Market) Value | \$1,332,002,204 |
| Taxable Value | \$600,297,515 |
| Employees: | 7 |



Hon. Damon C. Leggett, CFA | first elected in 2004 | Web: <http://qpublic.net/gilchrist>

PROFESSIONAL DESIGNATION COMMITTEE NEWS

“HAPPY TRAILS TO YOU ...”

The FCIAAO Executive Board was recently notified of the imminent retirement of long-time FCIAAO member and Professional Designation Committee Chairman, Michael Chaves, CAE.

Michael is retiring on January 29, 2016, after providing Miami-Dade County with over 34 years of dedicated service. Additionally, he served the FCIAAO faithfully as the PDC Chairman since the mid-90's (formerly referred to as the "Candidate's Club"). He earned the CAE designation in March 1992.



*Tracy S. Drake, CAE,
RES, AAS, CFE*

For many years, Michael has been promoting the IAAO's professional designation program and has been a consistent presence at the FCIAAO Annual Conferences. In my opinion, it is difficult to find volunteers like Michael and it will be nearly impossible to replace him.



Michael Chaves, CAE

On behalf of the FCIAAO Executive Board and the numerous IAAO designees to whom you provided guidance and encouragement, good luck on your retirement – you will be missed!

Thank you!

Attention IAAO Professional Designation Candidates/New Designees!

Don't forget ... the **Tony Hodge Educational Award is now \$500!**

At the 2016 Annual Conference in St. Petersburg, the Executive Board will recognize the hard work of new designees. To be eligible, new designees must be a FCIAAO member in good standing for 12 months prior to being awarded their IAAO designation. New designees must provide a copy of IAAO's letter conferring designation, or a copy of the designation certificate to tdrake@ccpao.com.

CONGRATULATIONS NEW IAAO DESIGNEE!

Patrick Chapman, AAS

Leon County



EMPLOYMENT OPPORTUNITIES

| | |
|---------------------------------|-------------------|
| Commercial Appraiser | Charlotte County |
| Programmer Analyst | Manatee County |
| Income Evaluation Specialist | Miami-Dade County |
| Real Estate Evaluator 2 | Miami-Dade County |
| TPP Senior Auditor | Orange County |
| TPP Senior Field Appraiser | Orange County |
| Residential Analyst | Orange County |
| Residential Field Appraiser | Orange County |
| Residential Appraiser | Sarasota County |
| Programmer and Database Analyst | Sarasota County |



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And Building Bridges
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Mission Statement

“To offer relevant educational opportunities in ad valorem appraisal and administration,
and to promote professional development of our members.”