

C.A.T.A. Conference 2006

Class Registration (**Non-Member Rates**)

Monday - October 2, 2006

DPT Classes

Presenting Your Best Case (1/2 day/12:30pmstart) \$10.00 <input type="checkbox"/>	GIS for Assessment (1/2 Day/12:30pm start) \$10.00 <input type="checkbox"/>
<i>USPAP Includes manual & materials (Full Day/9:00amstart)</i>	
	\$70.00 <input type="checkbox"/>

Alternate Providers

Mobile Technology for the Real Estate Professional - Presented by Apex (1/2 day/ 12:30pm start)	No Charge <input type="checkbox"/>
Personal Property Auditing - Presented by Tax Management Associates (Full Day/9:00am start)	No Charge <input type="checkbox"/>
Vendor Presentations	
	No Charge <input type="checkbox"/>

Tuesday - October 3, 2006

DPT Classes

Vacant Land Valuation (1-Day) \$10.00 <input type="checkbox"/>	Narrative Report Writing (2- day/Tested) \$20.00 <input type="checkbox"/>
Oil & Gas Equipment Valuation (1-Day) \$10.00 <input type="checkbox"/>	Mapping Procedures (1-Day) \$10.00 <input type="checkbox"/>
Time Trending (1-Day) <i>Class size limited to 12</i> \$10.00 <input type="checkbox"/>	Severed Minerals (1-Day) \$10.00 <input type="checkbox"/>
Agricultural Land & Rural Structures (3-Day) ***Test Mandatory***	
	\$30.00 <input type="checkbox"/>

Alternate Providers

Lincoln Graduate Center - Mold Issues in Real Estate (1-Day)	\$100.00 <input type="checkbox"/>
IAAO ~ Garth Thimgan - Preparation of Data for Analysis for Modeling (1-Day)	\$75.00 <input type="checkbox"/>
American Society of Farm Managers & Rural Appraisers - Appraising Ag. Land in Transition (1-Day)	\$85.00 <input type="checkbox"/>

Wednesday - October 4, 2006

DPT Classes

Golf Course Valuation (1-Day) \$10.00 <input type="checkbox"/>	Narrative Report Writing (2- day/Tested) 2 nd Day <input type="checkbox"/>
Oil & Gas Netback (1-Day) \$10.00 <input type="checkbox"/>	Cost Market & Income Review (2- day) \$10.00 <input type="checkbox"/>
Hotel Motel Valuation (1-Day) \$10.00 <input type="checkbox"/>	Statistics (2-Day) <i>Class size limited to 12</i> \$10.00 <input type="checkbox"/>
Personal Property (2-day) \$20.00 <input type="checkbox"/>	
Agricultural Land & Rural Structures (3-Day) ***Test Mandatory***	
	2 nd Day <input type="checkbox"/>

Alternate Providers

James G. Felt -Water Law I & II - Water Rights and Their Valuation (1 or 2 day)	\$75.00/day <input type="checkbox"/>
American Society of Appraisers - Adjustments: The Good , Bad & Ugly (1-Day)	\$85.00 <input type="checkbox"/>
McKissock Inc. - Appraising High-Value Residential Properties (1-Day)	\$85.00 <input type="checkbox"/>

Thursday - October 5, 2006

DPT Classes

Environmental Properties (1-Day) \$10.00 <input type="checkbox"/>	Cost Market & Income Review (2- day) 2 nd Day <input type="checkbox"/>
Bed & Breakfast Valuation (1-Day) \$10.00 <input type="checkbox"/>	Statistics (2-Day) <i>Class size limited to 12</i> 2 nd Day <input type="checkbox"/>
Possessory Interest (1-Day) \$10.00 <input type="checkbox"/>	Exemptions (1-Day) \$10.00 <input type="checkbox"/>
Personal Property (2 day) 2 nd Day <input type="checkbox"/>	USPAP (If over-enrollment warrants) \$70.00 <input type="checkbox"/>
Agricultural Land & Rural Structures (3-Day) ***Test Mandatory***	
	3 rd Day <input type="checkbox"/>

Alternate Providers

James G. Felt -Water Law I & II - Water Rights and Their Valuation (1 or 2 day)	\$75.00/day <input type="checkbox"/>
Appraisal Institute - Rates & Ratios: Making Sense of GIMs, OARs & DCF (1-Day)	\$190.00 <input type="checkbox"/>

*****PLEASE CHECK THE ABOVE CLASSES AND COMPLETE THIS PORTION*****

EARLY REGISTRATION DEADLINE ~ FRIDAY, JULY 14, 2006

Name: _____	Total All Days \$ _____
Daytime Phone: _____	Conference Fee + \$100.00
E-Mail Address: _____	Total Amount Due _____

I plan to attend the Wednesday evening dinner meeting. YES NO

We have made every effort to honor the class survey results while also giving careful consideration to classes specific to each department within our offices. Strange but true, as hard as we try **not** to offer the same classes from year to year, a select few always get the highest interest on the survey.

Alternate Providers have once again been contracted this year to expand our educational offering. The normal cost of these classes is 3 to 4 times that which is listed above. **Aside from negotiating a more affordable fee, we were fortunate enough to get a grant from the Colorado Assessor's Association that has significantly offset our prices.** Reserves from the CATA bank account have also been applied for even further reductions. Unfortunately, due to the large supplement provided to us by the CAA, the classes from the contracted providers are only available at the supplemented rates to County Assessors and their staff. There are separate registration forms available on our website (www.cata-log.org) for Associate Members and Non-Members. Associate members are Non-County Assessor personnel who have paid dues prior to April 1st each year, while Non-Members do not pay dues and only wish to take advantage of the available education. Others interested in these classes should contact the CATA Treasurer listed below for the full rate.

1. Please submit one registration form per member. One check may be submitted per County to cover all of those registering. Please make out checks to: **Colorado Association of Tax Appraisers**. All forms should be **mailed or faxed** (if followed with payment by mail) to **THE NEW CATA TREASURER** at:

Mail To:

Colorado Association of Tax Appraisers
Attn: Ken Larson - CATA Treasurer
PO Box 891
Boulder, CO 80306

Fax To:

Ken Larson - CATA Treasurer
Fax Number: 303 441-4996

2. Some class sizes will be limited this year and will be available on a "first-come first-served" basis.
3. The classes offered by contracted providers do not necessarily pertain to Colorado Law or DPT guidelines and mandates. They will however, offer a different perspective (fee or otherwise) and broaden your knowledge as an appraiser. Although we have received high recommendations for each of the providers and their classes, you take them at your own risk. All classes are approved for continuing education by the Board of Real Estate Appraisers.
4. The number of hours is designated with the class description by "CEH" for Continuing Educations Hours. There will be no refunds due to disinterest and walking away from a class will prevent you from receiving the continuing education hours offered.
5. The deadline for pre-registering is Friday, July 14, 2006. Those registering after the deadline may be notified to change classes if those submitted are full. General questions can be directed to any of the board members.
6. Lack of participation in any class will cause cancellation of that class if it is not fiscally feasible to offer it. If this should happen, you may be contacted to select another class offering.

President - Loren Morrow

1st Vice President - Andria Collins
Secretary - Mike Peterson

Board Member - Raelene Anderson

Board Member - Paul Beacom

www.cata-log.org

2nd Vice President - Debbie Fangmeier
Treasurer - Ken Larson

Board Member - Daniel Martinez

D.P.T. ONE-DAY APPRAISAL CLASSES

National USPAP - Standards & Ethics (7 CEH)

- Focuses on changes to the 2005 edition of USPAP
- USPAP will be applied to everyday appraiser practice
- Aids appraisers seeking competency in the USPAP

Vacant Land Valuation (7 CEH)

- Land Valuation and the Appraisal Process
- Highest and Best Use
- Approaches to Value
- Adjustment for Time
- Adjustment for Differing Property Characteristics
- Reconciliation

Oil & Gas Equipment (7 CEH)

- Analysis and Use of BEL's
- Valuation of Installed Equipment
- Valuation Stored Equipment
- Valuation Steps
- Valuation Grids

Time Trending (7 CEH)

- Introduction to Statistics
- SBOE Statistical Requirements
- Time Trending Techniques
- Basic Time Trending Analysis
- Performance Evaluation Analysis
- Case Study

Golf Course Appraisal (7 CEH)

- Types of Golf Courses
- Golf Course Descriptions
- The Three Approaches to Value (Cost, Market, & Income)
- Income/Expense Analysis

Hotel & Motel Valuation (7 CEH)

- Cost Approach
- Market Approach
- Income Approach
- Business Value in a Hotel
- Return on and of Personal Property
- Development of Capitalization Rates
- Classification of Extended-stay Hotels

Oil and Gas Netback (7 CEH)

- Constitutional and Statutory References
- Oil and Gas Valuation Process
- Wellhead Pricing-Methodologies
- Examination of Netback Spreadsheets
- Accessing and Using COGCC Information

Environmental Properties (7 CEH)

- Public and Market Reaction
- Acts, Agencies, Regulations, Courts and Organization
- Geologic Hazards and Environmental Risk
- Stigma
- Property Inspection
- Environmental Site Assessments
- Appraisal Procedures
- Terminology
- Emphasis on Methamphetamine Labs

Bed & Breakfast Valuation (7 CEH)

- History and Definitions
- Statutory References
- Classification
- Three Approaches to Value
- Allocation of Actual Land Value
- Allocation of Actual Improvements Value
- Reconciliation and Assessed Value
- Personal Property Issues

Possessory Interest (7 CEH)

- Review "Vail Associates" Supreme Court Decision
- Review Statutes Addressing Valuation of Possessory Interest
- Review Valuation Method of Possessory Interest
- Review BAA Decision on Possessory Interest

D.P.T. TWO-DAY APPRAISAL CLASSES

Narrative Report Writing (15 CEH)--Tested

- Mass Appraisal to Individual Report Writing
- Basis for Narrative Writing
- General Writing Guidelines
- Five-part General Narrative Outline

Personal Property Valuation (Two-day/no test) (8 CEH)

- Constitutional Provisions and Statutory References
- Assessment Calendar
- Court Decisions
- Discovery and Listing
- Administrative Issues: Confidentiality and Penalties
- Classification
- Depreciation Tables and Factors
- Valuation Procedures
- Taxpayer Remedies and BIAs
- Special Issues
- Performance Analysis
- Case study

Cost Market & Income Review (15 CEH)

- Valuation Process and the Principles of Value
- Principles of Value
- Market Approach to Value
- Cost Approach to Value
- Income Approach to Value
- Reconciliation

D.P.T. TWO-DAY APPRAISAL CLASSES (cont'd)

Statistics (15 CEH)-Not Tested

STATISTICS-

- Purpose of Statistics
- Basic Assessment Statistics
- Auditory/SBOE Statistical Requirements
- Manual Statistical Calc. & Problems

COMPUTER LAB

- Basic Statistics Using SPSS 11.0
- General Data Manipulation

TIME TRENDING

- Importance of Time Trending
- Required Data
- Required Format
- Data Tricks and Traps
- Basic Time Trending Analysis
- Computer Hands-on Case Study

PERFORMANCE ANALYSIS

- Spotting Outliers
- Useful Statistics
- Required Data
- Required Format
- Auditor/SBOE Statistical Requirements
- Data Tricks and Traps
- Utilizing SPSS 11.0 for Performance Analysis
- Computer Hands-on Case Study

D.P.T. THREE-DAY APPRAISAL CLASSES

Agricultural Land & Rural Structure Valuation (22 CEH)--Tested

- Statutory References
- Agricultural Land Designation
- Special Agricultural Designation Issues
- Agricultural Court Cases and Case Law
- Agricultural Land Income, Expenses, and Valuation
- Rural Structures Polices, Procedures, and Definitions
- Classification and Valuation of Rural Structures

D.P.T. ½ -DAY ADMINISTRATIVE CLASSES

Presenting Your Best Case (4 CEH)

- Assessor's/Appraiser's Preparation
- Appraisal Requirements
- County Attorney's Involvement
- Presentation
- Direct Examination and Cross Examination
- Preservation of the Record
- Exhibits

GIS for Assessment (4 CEH)

- What is a Geographic Information System (GIS)
- Terminology
- Components of a GIS
- Advantages of a GIS
- Data types and models
- Thematic mapping and mapping layers
- Map projections and coordinate systems
- Adding data to a GIS
- Types of attribute values
- How to query spatial data
- Mathematical and Boolean operators
- GIS analysis in the Assessor's Office

D.P.T. ONE-DAY ADMINISTRATIVE CLASSES

Severed Minerals (7 CEH)

- Real Property Ownership Rights
- Processing Conveyances of Severed Minerals
- Severed Mineral vs. Royalty Interests
- Basic Title Conveyance Concepts
- Reservations and Exceptions
- Time Reservations
- Severed Minerals in Production
- Foreclosures and Tax Sales
- Assessor's Records

Exemptions (7 CEH)

- Legal and Theoretical Bases for Exemptions
- Exemptions Determined by the Property Tax Administrator
- The Application Process
- Exemptions Handled by the County
- Interaction Between the Counties and the DPT
- Relation to Abatements and Other Property Tax Matters
- Exemptions That Aren't Really Exemptions
- The Role of the State Board of Equalization
- Appeals

Mapping Procedures (7 CEH)

- Terminology
- Tax areas and taxing entities
- Parcel identification system
- Splits and combinations
- Understanding legal descriptions: rectangular survey, platted subdivision, meets and bounds
- Abbreviating legal descriptions
- Mapping math, including units of measure conversions
- Mapping methods and equipment
- Drawing metes and bounds descriptions
- Drawing curves

APEX INC.

Mobile Technology for the Real Estate Professional - ½ Day (3 CEH)

WHAT'S AVAILABLE

- Mobile Computing Hardware Solutions
- Mobile Sketching Software vs. Manual Solutions
- Measuring Hardware Solutions

WHAT'S HOT & WHAT'S NOT

- Mobile Computing Solutions
- Measuring Solutions

HOW TO

- Measure in the Field
- Sketch in the Field
- Tips for finding the right hardware to suit your needs.

TAX MANAGEMENT ASSOCIATES

Personal Property Auditing Seminar (CE Approval Pending)

New to our lineup, this company contracts only with government entities for the sole purpose of auditing businesses for undiscovered or unreported property. Learn more about them at www.tma1.com.

AMERICAN SOCIETY OF FARM MANAGERS & RURAL APPRAISERS

Appraising Ag. Land In Transition (8 CEH)

Appraising Ag Land in Transition deals with land that has traditionally been used for agricultural (farm or ranch) use and is now transitioning to a different highest and best use - not necessarily just houses, but rather hunting, recreational, wildlife production, fishing, etc. and will explore the impact of these types of uses on the value of the land; will look at a forested property that is getting a conservation easement to prevent further development, but it is going to continue as a working forest that will be harvested; and will study a property that has many potential uses.

JAMES G. FELT ~ WATER LAW

COLORADO WATER LAW - James G. Felt Instructor

- The Riparian Doctrine
- The Hydrologic Cycle
- The Appropriation Doctrine
- Perfecting a Colorado Water Right
- Characteristics of the Appropriation Doctrine
- Duty of Water
- "Zoning" of a water right
- Waste
- Change of Water Right
- Water Augmentation Plan
- Water Right Administration
- Wells
- River Compacts
- Reserved Water Rights
- Denver Basin Rules
- Ditches and Ditch Rights
- Springs
- Reservoirs
- Colorado Water Conservation Board (CWCB)
- Conveyance of Water Rights
- Buying and Selling of Water Rights
- Contract Considerations
- Water Rights Appraisals
- Geothermal Resources
- Colorado Ground Water Commission

Colorado Water Law - One Day (7 CEH)

The above listed content is designed as a two-day course but according to the instructor can be condensed into a one day class that omits much detail and gives a general exposure to the subject matter.

Colorado Water Law - Two Day (14 CEH)

The above listed content is designed to be presented as a two-day course with in depth information on appraising water rights and considerations to be addressed and considered in water law.

McKISSOCK INC.

Appraising High-Value Residential Properties (7 CEH)

High-value properties (HVPs) are often considered the "plum" projects of a residential appraiser's career -- they're fun, challenging, high-profile and are often the most interesting and beautiful properties in the area. Yet all too often an appraiser approaches them with trepidation because of the complexities (and potential liabilities) involved. This course provides participants with background and guidance to help take on high-value appraisal assignments with greater confidence. Topics include properly identifying the subject, defining the neighborhood, understanding markets for high-value properties, site and building evaluation and description, sources of cost data unique to high-value properties as well as estimating depreciation and understanding the cost analysis process, market approach methods and income approach. An underlying theme is compliance with USPAP for each topic.

APPRAISAL INSTITUTE

Rates & Ratios: Making Sense of GIMS, OARS, DCF (7 CEH)

The income capitalization approach includes several models, ranging from gross income multipliers to discounting cash flow models. Little focus has been placed on how these relate to each other. This has important implications for how differences in these related multipliers are interpreted, and for selecting and using data from comparable sales. This seminar will provide a conceptual framework for thinking about these key relationships, using a case example that follows the logical progression from GIMS through DCF models. Be prepared to analyze specific relationships including going-in versus going-out capitalization rates and before-and after-tax rates. During a fast-moving day, you will gain a comprehensive understanding of the broad range of relationships among key multipliers and rates.

LINCOLN GRADUATE CENTER

Mold Issues In Real Estate (7 CEH)

A one-day course, utilizing the text The Truth about Mold. Ranked #1 request on our Education Survey, this mold study course provides useful, practical information on the many complex issues relating to mold, and their impact. Remediation, reducing liability, sampling and testing, its health effect and the difference between mold and other environmental red flags is explored.

Partial Outline:

- Energy-Efficient Building Practices
- Poor Design and/or Construction Defects
- Court Cases and Legal Activities Involving Mold
- Assessor's/Appraiser's Preparation
- Appraisal Requirements
- County Attorney's Involvement
- Presentation
- Remediation
- Policies and Legislation
- Reducing Liability
- Direct Examination and Cross Examination
- Preservation of the Record
- Exhibits

AMERICAN SOCIETY OF APPRAISERS

Adjustments: The Good, Bad & Ugly (7 CEH)

Applying adjustments is probably one of the most misunderstood ingredients of the appraisal process. Actually, most arguments surrounding an appraisal have to do with how much the appraiser has applied as an adjustment, as opposed to misunderstanding the process itself. If an appraiser thoroughly understands the what and when to adjust, then how to calculate the correct amount of an adjustment becomes the least troublesome part. The techniques presented apply to virtually every type of real estate, from single-family homes to commercial properties. Currently, no appraisal organization offers a course of any kind specifically covering the adjustment process. In this seminar, the participants not only learn the various quantitative and qualitative adjustment techniques, but more important, they will learn what to adjust, when not to adjust and which adjustments work and which do not.

IAAO

PREPARATION OF DATA & ANALYSIS FOR MODELING (7 CEH)

Learn how to examine and prepare data to be used in the development of models. Analyzing and interpreting data in a manner that allows you to improve and enhance your models is critical to developing the best possible model. Your ability to improve the performance of your model is heavily dependent upon your ability to interpret and analyze data, and to apply this information properly. (7 credits)