

**Architectural Features that Affect
Property Values
Application**

Amount Paid \$85 \$95 \$110

Name: _____

Town: _____

Title: _____

IAO: Yes _____ No _____

Address: _____

City/State/Zip: _____

Telephone: _____

Fax: _____

Email: _____

Enclose a check or your Municipality's completed voucher for the amount you qualify for. Make checks payable to:

New York State Assessors' Assoc.
c/o Lawrence Quinn, IAO
Assessor
100 East Miller Street
Newark, NY 14513-1597
(315) 331-3914

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**Architectural Features that
Affect Property Values**



*The Institute of Assessing Officers
Affiliated with the New York State
Assessors' Association Presents a One
Day Seminar at:*

Radisson Hotel, Corning, NY

June 1, 2012

About the Course

Architectural Features that Affect Property Values

As an Assessor, Appraiser, Realtor or Broker, how do you define an architectural “feature”, or improvement that in theory will create or detract value from an individual residential property? Can it be defined, and if so, is it worth your investment from a “cost /benefit” perspective or a “return on investment-ROI) perspective? This 6 hour presentation will shed some light on the nebulous nature of “value” by providing an overview of various levels and types of “improvements” and what potential ramifications exist for the stress, time and capital investment. Is the value of a property hindered or enhanced from a market perspective and how should an Assessor or Appraiser be quantifying the gain or loss in value of these improvements. We will investigate a range of residential construction features through examination of various improvements and actual “benefit” tables that determine if the investment actually generates real “return on investment” upon sale. One of the goals is for students to develop a critical eye for what actually creates or detracts from value and to apply that perception in a broader sense to the mass appraisal process used by the assessment community.

Continuing Education Hours

Re-certification Credits

The Institute of Assessing Officers will award (6) re-certification credits to all Institute Members who attend this seminar. Eligible Assessors and County Directors who attend will receive continuing education credit and reimbursement from ORPS, pursuant to their rules.

About the Instructor

Rob Bick

Assessor, Town of Clay

Rob Bick is the Assessor for the Town of Clay, a 21,000 parcel suburb of Syracuse and the Managing Partner of The Bear Springs Studio, a firm specializing in commercial construction project estimating, and Adirondack/Ski Lodge style design. He is an Architect and has certifications in Construction Contracts/ Specifications and Construction Estimating. Specifications and Estimating have direct congruence to the assessment profession by defining the “quality” of the materials used in construction and projecting and delineating actual construction costs for budgeting and competitive bidding purposes. He is also a free-lance author whose article “If You Build It, They Will Come-But Will You Make Any Money” won the 2011 International Association of Assessing Officers “Donahoo Essay Award”. He has taught courses for the New York State Assessors Association, the Western New York IAAO and has had courses approved for appraisal credit from the Department of State.

Registration Information

Registration: 8:30 AM
Coffee & Pastry

Seminar: 9:00 AM to 4:00 PM
Lunch Included

Date: June 1, 2012

General Information

June 1, 2012

Location:

Radisson Hotel
125 Denison Pkway. E
Corning, NY 14830
(607) 962-5000

Tuition:

\$85.00—IAO Members
\$95.00—NYSAA Members
\$110.00— All Others

Tuition Includes:

Course Materials, Coffee, Pastry,
Lunch, Breaks

Reservations must be made by:

May25, 2012

No refunds after May 30, 2012. Consider your reservation confirmed unless otherwise notified. Call Larry Quinn for any information, (315) 331-3914; Fax (315) 331-8854;

Email: taxmanarc@hotmail.com