

**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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Affect Property Values**



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

**Ramada Inn, Watertown, NY**

*April 13, 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: April 13, 2012

## **General Information**

**April 13, 2012**

#### Location:

Ramada Inn  
6300 Arsenal Street  
Watertown, NY 13601  
(315) 788-0700

#### 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:

**April 6, 2012**

No refunds after April 12, 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