

NETWORK



THE QUARTERLY NEWSLETTER OF VIRGINIA'S ASSESSMENT PROFESSIONALS

***Featured
Jurisdiction:***

HENRICO COUNTY

written by Doris Kooch, Business Supervisor and
Tom Little, Real Estate Section Manager



One of the oldest political subdivisions in Virginia, Henrico was established in 1634 as one of the eight original counties. Its first boundaries comprised an area from which ten Virginia counties were later formed including the cities of Charlottesville, Colonial Heights and Richmond. Henrico County now borders the City of Richmond on the east, north and west and actually composes approximately one third of the Richmond metropolitan area. It's central Virginia location is within a two-hour drive to the beach, Blue Ridge Mountains and the nation's capital.

Henrico County has an extensive list of historical significance. To name a few, the Declaration of Independence was read publicly for the first time on the steps of the Henrico County Courthouse. Osborne Turnpike located in eastern Henrico was the first divided highway in America and the greatest number of Civil War battlefields in the United States are located in Henrico. In addition, Meadow Farm is one of several sites listed on the National Register of Historic Places. It is now the site of a nursing home, museum and park.

Today, with over 262,000 residents living in a well-planned community of 245 square miles, Henrico is one of only two counties in Virginia to maintain its own roads of more than 3,018 lane miles. Henrico County was also one of the first localities in Virginia and the nation to adopt the Manager form of local government.



Henrico County Administration Building

Summer 2002

Featured Jurisdiction.....	Page 1
President's Message.....	Page 2
47th Annual Seminar.....	Page 3
Gramm-Leach-Bliley Act.....	Page 6
New Life For Downtown Richmond....	Page 7
Board Meeting Minutes..	Page 8
Jamestown and the National Park Service....	Page 11
Member News.....	Page 12
Land Use Section.....	Page 14

There are five magisterial districts that comprise Henrico County. One elected representative from each of these districts constitutes our Board of Supervisors. The Board appoints the county manager who oversees 33 departments. The Real Estate Assessment Office is one of five divisions within the Department of Finance and is responsible for reviewing the assessments of nearly 100,000 parcels of real estate property annually. The Director of Real Estate Assessments, Sam Davis, CAE, has been with Henrico for nine years and has been the director for eight and a half of those years. He leads an experienced and dedicated team of 44 employees including a Real Estate Section Manager, a Technology Support Specialist, 25 appraisers and 17 administrative staff.

(Continued on Page 4)

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NETWORK is published quarterly by the Virginia Association of Assessing Officers, a non-profit organization dedicated to improving assessment standards and practices in the Commonwealth

NETWORK is looking for interesting articles and news for future publication. Articles and photos, if not original, should contain the source and written permission allowing published use.

**The VAAO NETWORK
is now available on line!**

*Need to reference back? We will
keep as many issues on line as possible.*

Just go to: WWW.VAAO.ORG

**Fall 2002 Issue
Publication Deadline
October 15, 2002**

A Message from VAAO President, Bruce Woodzell



Greetings VAAO Members:

Well, another summer has come and is almost gone, and you wonder where time goes. I hope everyone had or will have a great summer vacation. I know I'm looking forward to mine in late August.

I'm happy to report that the VAAO Property Assessment Seminar just held in Charlottesville was well attended, and proved to be very worthwhile on an educational level. The highlights for me were the opening remarks by Mr. Ken Thorson, State Tax Commissioner, the motivational program by Mr. Skip Wilkins, and the Professional Seminar taught by Mr. Ted Slack, MAI. I regret I was unable to attend Friday's panel discussion on Tax Restructuring in Virginia, but everyone I have spoken to tells me the discussion was lively and thought provoking. I can't thank Chairwoman Elizabeth Craft and all the members of the Education committee enough for the wonderful job they did in planning and directing this year's seminar. KUDOS! Also, where would we be without Janice Hudgins, who does so much behind the scene. Thank you all once again for everything.

At the Board meeting held on Wednesday, July 10th, Past President Trout, Chair of the nominating committee, submitted a slate for next year's VAAO Officers and Directors. The Slate will be presented for approval by the membership at this year's conference. The list of candidates recommended for approval can be found on our Association's webpage: WWW.VAAO.ORG. I thoroughly encourage everyone to visit our webpage often for numerous reasons. You'll find the site is constantly adding new features, and I would like to thank John Yeatman for all of his hard work.

I hope many of you have planned to attend the VAAO conference, which is scheduled to take place in Williamsburg on September 18th-20th. The Conference will once again provide an excellent opportunity to participate in educational sessions at a very reasonable expense, and the committee has worked diligently to provide points of interest and entertainment for all in attendance. Details for this year's conference can be found in the Board minutes, which appear elsewhere in this issue of the NETWORK.

At this time I also want to congratulate the entire Publicity Committee, Chaired by Kim Smith and Susan Garling, for being nominated for the IAAO Zangerle Award. We're up against some serious competition for this award from other jurisdictions around the Country, but I'm convinced that our NETWORK newsletter is the Best!

Looking forward to seeing you at the Conference in September. Get ready Mr. Banagan. All the best,
Bruce

P.S.

On a personal note, Reba and I wish to thank everyone for the cards, calls, and flowers we received when Reba's mother unexpectedly passed away on July 11th. The warmth and concern we have received from all of you is truly appreciated.

47th Annual VAAO Educational Seminar

Charlottesville, Virginia
July 10-12, 2002



Many thanks to Elizabeth Craft and the VAAO Education Committee for organizing such a successful and informative Seminar. The attendees this year totaled 258, down only by 60 from last year despite statewide budget cuts! The Professional Seminar was well attended with 84 participants..



Rave reviews have come in on all of the speakers including Skip Wilkins, Motivational Speaker, Kenneth Thorson, State Tax Commissioner and the impressive panel of dignitaries that discussed tax restructuring in Virginia.

To our friends in Charlottesville and Albemarle County, we enjoyed your hospitality, the gorgeous scenery, surprising mild temperatures and of course, the restaurants and Double Tree cookies!!



Thanks to all of the instructors, speakers and organizers for your contributions of time and talent. The generous efforts of everyone involved have continued to further professionalism, knowledge and understanding within our organization.



Henrico County (Continued from page 1)

Under Mr. Davis's direction, many improvements have been made to utilize the latest technology in the real estate assessment division. In 1996, the office implemented a Computer Assisted Mass Appraisal (CAMA) software system written by Sabre/Manatron Inc. All real estate data was transferred from paper documents to an electronic format allowing immediate access. The CAMA system is currently still in place and used for valuing both residential and commercial properties. In 1997 digital images of all improved parcels in the county were captured. All new construction is updated on an annual basis to provide a complete inventory. Richmond Magazine for June 1999 ranked Henrico's computerized public access system as the easiest, most up to date in the Metropolitan area. Intranet access to both data and digital images was provided to all county agencies in 1999. Conversion from pen & ink maps to a new Geographic Information System was completed in 2000. Finally, an Interactive Voice Response system was implemented in 2001. This real-data system allows you to obtain property information over the telephone seven days a week, 24 hours a day. There is also a handicap access TDD number.



Henrico - Home to the State Fair

Henrico County continues to boast the lowest tax rate in urban Virginia and a cost of living index consistently below the national average. The Board of Supervisors set the tax rate each year and the current rate of 94 cents per \$100 of assessed value has been in effect since 1997. However, real estate tax revenues still account for approximately 48% of the local taxes collected by the county to help pay for services provided to citizens.

In addition to the low real estate tax rate, there are many other reasons people want to live in Henrico. The fact that Henrico



Home to Richmond International Airport

Henrico County is also home to more than 20,000 businesses on 4,400 parcels of commercial property. With real estate costs for office, warehouse and industrial space below the United States average and with over nine million feet of office space, Henrico offers companies a range of locations. One of the major hi-tech companies, Infineon Technologies (formerly known as White Oak) is headquartered in Henrico. They launched a project to make them the first semiconductor facility on the east coast to produce computer chips on 300mm wafers. Three of the Fortune 500 companies located in Henrico are Circuit City, Owens & Minor and The Pittston Company. There are also three Fortune 1000 companies (Performance Food Group, Southern States Cooperative and Trigon Blue Cross/Blue Shield of VA) as well as over 60 foreign-affiliated firms representing 13 countries located in Henrico.

(Continued on Page 7)

holds a triple-A bond rating (which is held by only a few counties nationwide) contributes to minimum borrowing costs when funding capital improvements. The \$237 million bonds sold about 18 months ago will pay for six new schools, two new fire stations, a new combination fire and police station, two new libraries, five park projects and four road projects in addition to many other improvements. And, recently the National School Board Association (NSBA) selected Henrico schools to be one of only two national site visits planned in 2003. Henrico was chosen because of the school system's vision to be the first county in the nation to provide computer and Internet access to all high school students. It is the only school system in Virginia ever selected for the site visit honor by the NSBA.



Infineon Technologies - a computer memory chip manufacturer



Do you know someone worthy of recognition?



From the VAAO Awards Committee

The members of the Awards Committee are seeking member and nonmember nominations for VAAO awards to be presented at the Annual Meeting this fall. Be sure to include sufficient details to support your nomination. If you have any questions, just call one of the committee members: Mike Dunstan - (757) 664-4732, Ken Strickler - (804) 520-9272, Martha Geisen (804) 751-4334 or Dick Whitaker - (757) 427-8549.

VAAO AWARDS NOMINATIONS

The following guidelines are used for selecting recipients for specified VAAO awards and are provided to assist you in determining which individuals to nominate for these awards. VAAO awards will be presented at the Annual Conference.

VAAO MEMBERS ONLY

OUTSTANDING MEMBER: This award is to be presented to the VAAO member who has achieved the most outstanding professional success. It is the highest award offered by the VAAO and is reserved to recognize truly outstanding accomplishments. While the specific action may be purely local, it should be of statewide or national significance.

MOST VALUABLE MEMBER: This award is made to the member who has made the greatest contribution to the success of VAAO. This contribution can be the result of committee assignments or individual acts and may also be the result of an accumulation of activities, none of which would individually qualify for the award. This can be made in recognition of past service as well as current activities.

MEMBERSHIP AWARD: This award is presented to the VAAO member who recruits the most new members between the last annual meeting and 60 days prior to the annual meeting. The individual member should enroll at least eight new members before this award is granted.

VIRGINIA RESIDENT

PUBLICATION: This award may be presented to the Virginia resident who is the author of an article on some phase of assessment administration, which in the judgment of the Awards Committee, is the best publication in the VAAO News Bulletin (NETWORK) since the last annual meeting.

OPEN

DISTINGUISHED SERVICE: This award may be presented to the VAAO member or nonmember who makes a significant contribution to the improvement of the assessment administration in Virginia.

CERTIFICATES OF APPRECIATION: May be awarded to individuals who have contributed to VAAO but not to the degree required to qualify for one of the other awards. An example would be a committee who has duties that require exceptional contributions of time, etc.

MOST PARTICIPATING ASSOCIATE MEMBER OR ORGANIZATION: This award is presented to an associate member or nonmember and/or organization that have made the greatest contribution to the success of VAAO. These contributions can be the result of committee assignments or individual acts and may also be the result of an accumulation of activities, none of which would individually qualify for the award. This can be made in recognition of past services as well as current activities.

.....
VAAO AWARDS NOMINATION FORM

I nominate _____ for the _____ Award

Comments: _____

Submitted by: _____ Date: _____

Nominate only one person per form. You may make additional copies of this form if you wish to nominate more than one person or if you wish to make nominations for more than one award.

GRAMM-LEACH-BLILEY ACT

Submitted by Julio DelCorso, CAE, Department of Taxation

PRIVACY REGULATION AND THE APPRAISER

1. INTRODUCTION

The Gramm-Leach-Bliley Act was signed into law on November 12, 1999. Subtitle A of Title V of the Act, captioned "Disclosure of Nonpublic Personal Information" limits the instances in which financial institutions may disseminate certain "non-public personal information" about their customers. The intent of the G-L-B Act is to protect consumers' personal information obtained by a financial institution from being disclosed or released without notice and without the permission of the consumer. As such the Act would fall under the broad category of consumer protection and the consumers' right to privacy initiatives. Compliance with this new law is voluntary until July 1, 2001, after which it is mandatory. The purpose of this paper is to inform appraisers about this new law and its implementing regulations.

2. NEW FEDERAL PRIVACY REGULATIONS, GENERALLY

A. Applicability

The Federal Trade Commission (FTC) has adopted regulations to implement the G-L-B Act. These regulations apply to appraisers as well as other providers of financial services. The FTC Privacy Rule states that the "principal type of entity subject to the rule is a "financial institution," a term section 509 of the G-L-B Act defines very broadly to mean "any institution the business of which is engaging in financial activities as described in section 4 (k) of the Bank Holding Company Act of 1956: Those 'financial activities' include not only a number of traditional financial activities specified in section 4(k) itself, but also those activities that the Federal Reserve Board has found to be ... closely related to banking. Activities closely related to banking ... include "appraising real or personal property." In addition, the G-L-B Act can be enforced "against 'other persons' who are not financial institutions, but receive protected information from a financial institution." Accordingly, an appraiser who receives non-public personal financial information from a financial institution or directly from a consumer who is a client in the course of performing an assignment will be held responsible for compliance with the Act and its implementing regulations.

B. Nonpublic Personally Identifiable Information

The G-L-B Act focuses on "nonpublic personal information." The FTC Privacy Rule develops the term "personally identifiable financial information" to include: (1) Information that a consumer provides to a financial institution in order to obtain a financial service; (2) information resulting from any transaction between the consumer and the financial institution involving a financial product or service; and (3) financial information about a consumer a financial institution otherwise obtains in connection with providing a financial service to the consumer.

C. Privacy Notice and Opt-Out Provisions

A key provision of the FTC Privacy Rule is the requirement to provide the consumer with a "conspicuous" and clear privacy notice that reflects the financial institutions' privacy policies and information sharing practices, as well as the "categories of information" collected and disclosed. Another key provision is that the Privacy Notice disclose the consumer's right to "opt-out" of any future sharing of their non-public personal financial information, and that such opt-out notice be "clear and conspicuous and accurately explain the right to opt out."

(Continued on page 11)

The Nominating Committee

2002-2003 Proposed Slate of Officers and Directors

The Nominating Committee presents the list of nominees for officers and directors of the Virginia Association of Assessing Officers for the 2002-2003 year. The nominations will remain open until the VAAO Annual Conference.

Officers

President - Jerald D. Banagan, ASA

President Elect - Samuel A. Davis, CAE

First Vice President - Larry Thurston, ASA

Second Vice President - Janet E. Coldsmith, CAE

Treasurer - Joseph Street, SRA

Secretary - Janice E. Hudgins

Directors (one year term)

Ron McKissick

Larry Mackereth, CAE

Roosevelt Barbour, RES

Directors (two year term)

Tammy G. Carroll, CAE

John Kiger

Randolph A. Rush

Henrico County - (Continued from page 4)

A major complex located in eastern Henrico that brings thousands of people from around the country is the Richmond International Raceway. The complex is host to two Winston Cup NASCAR races a year. The complex is also home to the prestigious Virginia tradition of the State Fair visited by people from around Virginia as well as nearby states. One form of transportation utilized by the visitors is the Richmond International Airport also located in eastern Henrico. With over 200 daily scheduled nonstop flights to and from major domestic markets and international gateways, nearly 1.3 million passengers board one of the many airline carriers annually.

These are just a few reasons employees and citizens are proud to live and work in Henrico. To learn more about us, visit our web site at www.co.henrico.va.us.



Henrico - home to NASCAR races

NEW LIFE FOR DOWNTOWN RICHMOND

by Julio DelCorso, CAE, Department of Taxation

Through Private Capital, Public Investment, and Bonds the City of Richmond will have \$400,000,000 of new projects constructed in the downtown area in the next few years. Following are a list of the investments:

1. Richmond Convention Center: This project will cost \$175,000,000 – 50% will be paid for by the City and 50% by the surrounding counties.
2. Federal Courts Building: Construction will start in early 2003 on this project whose costs will be from \$75 to \$100 million.
3. Marriott Hotel: The Procaccianti Group will be buying this hotel in mid-July. They will immediately invest \$12 million into renovation and expansion.

When the market shows it is feasible, a second tower containing 209 rooms will be built at a cost of \$20+ million.

4. Miller and Rhoades Site: This building will be renovated into a 216 room hotel, one step above the Marriott Hotel. Private Capital in the amount of \$30 million will be invested in this project.
5. A Community Development Authority has been established which will sell \$80 million worth of bonds to finance the following projects:
 - a. Demolition of 6th Street marketplace.
 - b. Construction of Parking Decks.
 - c. Demolition of Atlantic Life Insurance office building.
6. Carpenter Center: Private funds will be raised to finance a new Virginia Center for the Performing Arts.



VAAO BOARD MEETING
DOUBLETREE HOTEL, CHARLOTTESVILLE, VA
JULY 10, 2002

Call to order by Bruce Woodzell at 4:15 p.m.

In attendance voting members:

President:	Bruce Woodzell	Director:	June Hosaflock, COR
President-Elect:	Jerald Banagan, ASA	Director:	Susan Lower, SRA
1 st Vice President	Sam Davis, CAE absent	Director:	David Sanford, CAE
2 nd Vice President	Larry Thurston, ASA	Director:	Roosevelt Barbour, RES
Secretary	Janet E. Coldsmith, CAE	Director:	Ron McKissick
Treasurer	Joseph Street, SRA	Director:	Larry Mackereth, CAE
		Past President:	Wayne Trout

President Woodzell welcomed everyone to the meeting. He asked that we dispense with the pledge of allegiance since the flag was not in the room. Board approved.

Minutes of last meeting. Motion was made to dispense with the reading of the minutes, seconded and unanimously approved.

Treasurer's Report - Joseph Street, SRA

Joseph Street submitted the treasurer report from period April 19th to July 9 showing income of \$2,786.46 and expenses of \$3,743.15 for a balance of \$69,091.41. Joe noted that income of \$175 was returned from Julio Del Corso when instructor-training funds were not expended. Most dues have been collected, but that third and final notices would be going out soon. After that action would be taken on unpaid members. IAAO dues for the period ending in February 2003 were paid in consultation with the President. Previous year's dues not billed from IAAO would not be paid, as the IAAO has also seemed to drop us during this time period. Larry Thurston moved accepting the Treasurer's report; Janet Coldsmith seconded the motion, which was unanimously adopted.



Committee Reports:

Reporting to the President Elect Jerry Banagan, ASA

Education Committee - Elizabeth Craft

258 registered for the conference, down from previous years, but near the committee's target budget numbers. 82 have registered for the professional seminar. Some comment was made concerning the opening session speaker Ken Thorsen and how well received he was. President Woodzell thanked Elizabeth for the good job she had done with the seminar. He stated that Elizabeth, he and a few others had gone to lunch with Mr. Thorsen, and been able to discuss several matters of concern to assessment officials, including pending legislation, schools, and professional designation. He reported that he felt Mr. Thorsen would be a friend to local government assessment officials.

Audit and Finance Committee – Lynwood Barbour/George Barham (absent)

Jerry stated that the audit committee had completed their duties from last year and would be starting up in a few months to audit the accounts from this year.

Annual meeting 2004 – Janice Hudgins

Janice stated the arrangements had been made at the Richmond Omni for 2004 and there was no report.

Reporting to First Vice President Sam Davis, CAE.

President Woodzell stated that Mr. Davis had called him and been unable to attend due to activities in his jurisdiction. Therefore President Woodzell would call for committee reports.

Arrangements Committee Report - Janice Hudgins:

Janice stated that registration packets would be mailed next Friday and requested that jurisdictions fax the registrations to her even if the money would follow later to help her in doing the registration work needed. She stated the Wednesday session would be all day from vendors and a joint session. She stated that after the banquet we would have casino night as something different. Janice said the conference is budgeted on a breakeven basis.

Membership Committee – John Nelms (absent) no report

PDP Advisory Committee – Tammy Carroll, CAE

Tammy gave the Board a report of the inventory of VAAO recognitions in stock for designations. She stated that she has a database of VAAO members and had gotten a listing from IAAO and is crosscutting the lists. At the next Board meeting she expects to hand out the list and ask for corrections and additions from Board members.



Personnel Committee – Ron Agnor

Surveys were mailed via email at the end of May to many jurisdictions, with correct email addresses to save costs. Those without email addresses were mailed the form. Ron reported that returns had been slow, but that he would be checking again on return to the office. He would then be sending reminders, and encouraged members to get their survey's completed. Ron observed that the cost of printing and binding is high and that in this day and age we should work to send the survey to members electronically, to save costs. Ron plans to have the surveys available for delivery at the annual conference.

Reporting to 2nd Vice President Larry Thurston, ASA

Awards Committee - Martha Geisen, CAE/Mike Dunston (absent)

Larry Thurston said that he had talked with Martha and that she had not received any award nominations at this time. The nomination form would be published again in the newsletter.

Resolutions Committee – Sandra Hughes

Sandra Hughes presented and read a resolution of Sympathy from the VAAO for the family of Richard R. Woolling, MAI who passed away recently. Mr. Woolling was an appraiser and assessor in Virginia Beach and active in the VAAO, NAAO and had been in the appraisal/assessment business for 40 years. Larry Thurston moved adoption of the motion, which was seconded and passed unanimously. Jerry Banagan reported that both he and Larry had worked with Richard over the years and that he was a good and colorful person who will be missed at the Beach.

Manual Committee - Bruce Lowe

Bruce stated that he would be working with John Yeatman and the rest of his committee to enhance the web manual by providing links to the IAAO professional designation requirements. This was the major change needed for the manual. Bruce Woodzell stated how nice it was to see Bruce at the meeting.

Publicity Committee – Kim Smith/Susan Garling

Kim stated that they had again been nominated for the IAAO Zangerle Award. The deadline for the next issue is Monday July 15 for mailing August 15. They realized that might be quick for seminar minutes and other news, but they welcomed all article or news from around the state. President Woodzell stated how good a publication the NETWORK is and complemented Kim and Susan in their work for the publication.

Reporting to the President

Nominating Committee – Wayne Trout

Wayne shared the slate of officers being nominated with the Board. Bruce Woodzell stated that by including the nominations on the website, in the News bulletin and with the Arrangement committee mailing that he thought the bylaws membership notification provision would be met. He thanked the committee for their work and noted that their report and nominations would be acted upon at the annual meeting.

(Continued on page 16)

Board Meeting Minutes - Continued from Page 9)

Legislative Committee – Tom Rice, CAE

Tommy reported that he just finished his legislative report to the members as part of the session. He stated the committee welcomes help from the membership concerning legislative issues and there has been a good response. He stated that John Yeatman would help to publish legislative reports. The Board discussed the Pearson bill, which had been referred to the study commission, and the fact that Ken Thorsen had recommended we ask the legislators the hard questions concerning taxing when they are here on Friday. Wayne Trout stated they were working on a fact sheet to get out to folks to discuss with their legislators and perhaps to gather information to present. Discussion was had about putting together electronic communications list to help get this information out to the assessors and members in each jurisdiction.

Technology – John Yeatman

John stated that he had worked with the UVA website changes and finally had the website stable and all changes made. Please check the website for accuracy. He would be getting the nominations on the web, noted that the newsletter had 3 issues online and perhaps that would help with the Zangerle award. Also would be working with Bruce on the manual, and the Directory of Jurisdictions was on the web. He has been playing around with putting parts of the survey on the web, not salaries, but static information. He stated that it was harder than he had thought and involved more work. He stated that he would work with Ron to iron out any technology issues. He said that if the Survey were presented electronically the format would have to be made easier than what he had been sent.

Land Use Value – Richard Wood

Richard stated that Susan Garling had prepared material for the Seminar session on land use that should be informative. The Parliamentarian, Chaplain, Historian, Flag bearer or Commissioner of Revenue gave no reports.

Old Business

President Woodzell reported that despite his best intentions he would be the first IAAO rep under the new system of appointment, the Jerry Banagan would also be becoming a representative.

On the issue of Amicus Brief, Bruce stated that he and the attorney had put in a lot of time in preparing for the Supreme Court hearing when they were called Monday morning by the attorney in the case. She relayed the message that the assessor had settled the case because he had cold feet about going forward with the case. President Woodzell reflected on the time and effort that had been expended by the association in doing this brief that Board members should take note and give serious consideration to approving an amicus brief in the future. Discussion was generated on the status of the case concerning use of GAAP on hospital properties since the case had been settled. The consensus was that the case was property specific and not a general new rule for assessment process. It was also noted that the Senator involved in the case is still in the General Assembly and it was unknown if legislation on this topic would be introduced in the near future.

On another note President Woodzell asked for a survey of members present concerning their status and relationship with local Board of Realtors concerning exchanging of information. A variety of relationships emerged from contractual exchange of listing and sales data to not exchanging data. Past president Ingram said their office had noted several realtors who had put the listings from MLS on their own website in searchable form. He stated that they had been using this information with some success.

Discussion on education seminar was that President Woodzell had received several requests to increase the number of education hours available through attending the seminar from one to three days. Additional documents were to hold the seminar to 2 fuller days rather than 3 and to consider reducing the education fees for members to provide more education opportunities for members.

Mr. Woodzell also brought up that it was his understanding that the scholarships were provided for those persons beginning in the appraisal field or to lure college graduates into the appraisal field, not to subsidize any jurisdiction's education costs. Susan Lower stated that the individual from their jurisdiction who received the scholarship was an intern with their office who they would be losing soon. She had been excited by the course and was continuing her education locally in the appraisal field. Janet Coldsmith stated that the person from her office who had attended on scholarship she thought was a seasonal employee.

(Continued on Page 16)

Gramm-Leach-Bliley Act - (Continued from page 6)

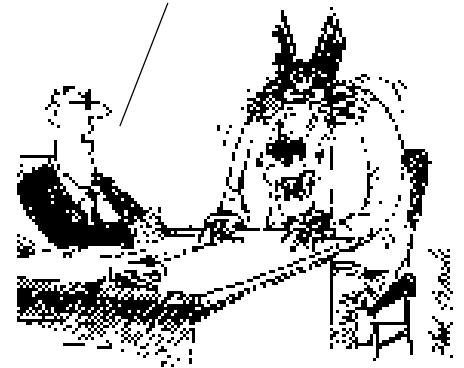
3. ISSUES FOR APPRAISERS

When the lender is the appraiser's client, the lender will be required to provide an appropriate Privacy Notice that an opt-out provision to the consumer, and should inform the appraiser as to any privacy-related restrictions on information provided to the appraiser relative to the FTC Privacy Rule and the G-L-B Act, and specify any information for which the consumer has exercised their opt-out rights as well as information for which the consumer has not yet indicated their opt-out decision.

On the other hand, when the consumer directly contracts with the appraiser, the appraiser is responsible for providing a Privacy Notice with an opt-out provision. The notice should clearly specify which re-uses of the non-public personal information is contemplated. In this situation, the appraiser should develop forms containing a Privacy Notice with an opt-out provision per the FTC Privacy Rule, and provide it to his or her client.

This information is reprinted from: THE APPRAISAL FOUNDATION WHITE PAPER: PRIVACY REGULATION AND THE APPRAISER – JUNE 2001.

Let me guess...you need
another couple of days
off due to stress?



TAX DODGE

You'll think your eyes have crossed as you approach Bewdley, an architectural tax dodge on the Northern Neck - Lancaster County tour. The 1700s-era home, adjacent to the Rappahannock River, is said to be the only house in the United States with two rows of roof dormers - one above the other. It was designed that way because the English imposed taxes on each story of a home in those times. The construction allowed the owner to pay taxes on only a one story.



An unusual double row of dormers plays a trick on the eye at Bewdley plantation on the Northern Neck garden tour.

(taken from Richmond Times Dispatch)

Recordation of Deeds for Cell Towers

by Julio DelCorso, CAE

It has come to my attention that some transfers of cell towers have been made in Clerks' Offices that did not reflect an accurate sales price for cell towers. The recordation value was for the land value only. In a conversation with an appraiser, who has appraised a number of cell towers, he believes that the tower companies are depreciating the cell towers and treating them as personal property which is not subject to recordation taxes. Please check with your Clerk's Office to make sure that the recordation value reflects the sales price. By recording a lower real estate value, your locality might lose a substantial amount of recordation taxes.

REMINDER... Don't forget to let Joe know of changes in your VAAO membership. This list is used for VAAO mailings, including the NETWORK.

Please submit any changes to the VAAO mailing list to:

**Joseph Street, SRA
City of Newport News
2400 Washington Avenue
Newport News, VA 23607
Phone (757) 926-8671
Email: jstreet@ci.newport-news.va.us**

**Be more concerned with
your character
than your reputation,
because your character
is what you really are,
while your reputation is merely
what others think you are.**

—John Wooden

Jurisdiction Reports and Membership News

VIRGINIA BEACH

George Barham was recently ordained as a Minister of the Eastern Virginia Conference of the International Pentecostal Holiness Church. George is an Appraiser III and works as a Commercial Appraiser for the City of Virginia Beach. Congratulations Reverend Barham!!

CHESAPEAKE

Jeffrey Reed was promoted to Residential Appraisal Supervisor. **Janice E. Hudgins** was promoted to Residential Appraisal Supervisor. **Albert Duncan** was promoted to Real Estate Analyst. **Everett Milteer** was promoted to Real Estate Analyst. **David Sanford** was promoted to Commercial Appraisal Supervisor. **Barbara Able**, an Appraisal Clerk was made a grandmother for the first time on June 29, 2002 with a 9 lb. 21 ½ in, boy, Heath Gibbs, Jr. Grandma is doing fine.

GOOCHLAND

Tim Herndon, formerly with the City of Richmond, has been hired as the Chief Assessor. Tim starts his new duties on August 1, 2002.

YORK COUNTY

Dick McNutt, formerly Assessor of York County, retired effective June 30, 2002. Congratulations to Dick for a job well done.

HANOVER COUNTY

Laura Reifner has been promoted to Appraiser IV. Her promotion is partly due to her receiving the RES designation from IAAO.

ARLINGTON

Arlington welcomes two new appraisers **Laurie Hayes** and **Mark Fordenbacher**.

ALEXANDRIA

Cindy Smith-Page was recently appointed Director of the Department of Real Estate Assessments in the City of Alexandria. This is not a new thing to Cindy as she has been with the office since 1975 when she started there as an appraiser trainee. She has served as Deputy Director since 1988.

Cindy holds the ASA Designation as a Senior member of the American Society of Appraisers, and is certified instructor for the Standards of Professional Practice. She is a Certified General Appraiser in Virginia and holds a BA from Bridgewater College.

Cindy is the current president of the Washington Metropolitan Chapter of the IAAO and is past president of the ASA. She has also been a member of the VAAO since beginning her career in 1975.

Cindy is a lifelong resident of Alexandria where she lives with her husband, Mac Page, who is the Assistant Director of Arlington County's Department of Real Estate Assessments. Her son, Clinton, is a student at James Madison University and daughters Allison and Ashley are both graduates of the University of Virginia and both live and work in Northern Virginia.

Richard Sanderson resigned his position as Director of Real Estate Assessments in the City of Alexandria on May 10th. Richard had served as Director for 15 years having come here from Michigan.

We are happy to report that Richard will be moving with his new wife to Santiago, Chili where she has been assigned to work with the U. S. Embassy.

CITY OF RICHMOND

Douglas Kirby has left Hanover County to become an appraiser with the City of Richmond.

DEPARTMENT OF TAXATION

Julio DelCorco, CAE will teach a 15 hour USPAP course at Fairfax County Government Center on August 13th and 14th. Call Julio for details at 804-367-8020.

ALBEMARLE

The membership of the VAAO extends heartfelt condolences to VAAO President **Bruce Woodzell's** family on the passing of Reba Woodzell's mother, Sheila Fisher. Mrs. Fisher passed away unexpectedly on July 11th at the age of 74.

GLOUCESTER

The Gloucester County Commissioner of Revenue's Office is pleased to announce that the 2002 Real Estate Land Book is now available on-line. The Land Book can be located on the Gloucester County Website (web address: <http://www.co.gloucester.va.us> select E-Services, Land Book On-line Database) or from the Commissioner of the Revenue's Website (web address: <http://www.gloucesterva.info/cor/homepage.htm>).

The Land book represents a listing of land owners name and mailing address, tax maps, Assessed Values, and Real Estate Taxes assessed to property owners effective January 1, 2002. The information is in a searchable format and can be accessed by Land Owner, Tax Map Number, RPC (Real Estate Parcel Control) Number or Account Number.

JAMESTOWN

and the National Park Service in James City County

by **Brian Gordineer, Deputy Assessor, James City County**

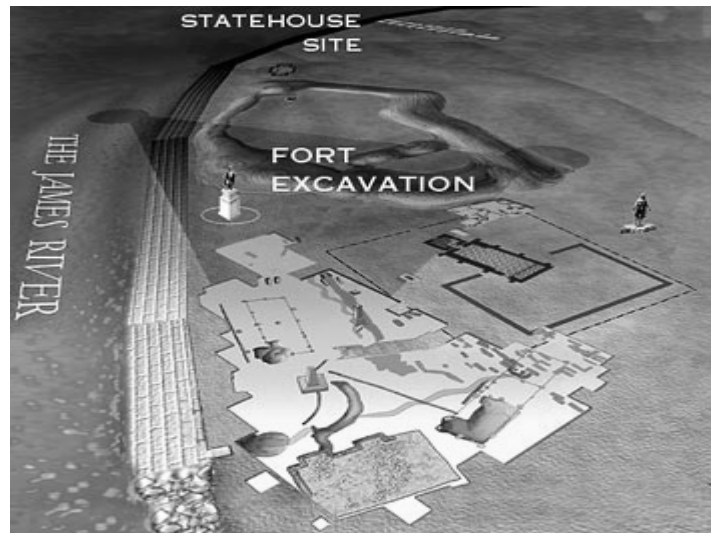
Jamestown Island and the Colonial Parkway, both elements of the National Park Service's Colonial National Historical Park, will be included in a special tour offered on the afternoon of September 21 as part of the VAAO Annual Conference in Williamsburg.

The National Park Service administers 3,629 acres of federal government land in James City County as part of the Colonial National Historical Park. Today, elements of the park include Jamestown National Historic Site (James City County), Yorktown National Battlefield, Yorktown National Cemetery, Colonial Parkway (partly James City County), Greensprings (James City County) and Cape Henry National Historical Park. The park actually contains a total of 10,221 acres, with portions of the park also being in York County and the Cities of Williamsburg and Norfolk.

Pictures from the "APVA".

National Park Service in James City County

Park Unit	Acres
Jamestown Island	2388
Colonial Parkway	1045
Greensprings	196



Schematic of recent archaeological findings at Jamestown

The preservation of land areas within and around the Colonial National Historical Park actually began in 1893 when the Association for the Preservation of Virginia Antiquities (APVA) was the recipient of a gift of 22.5 acres around the 1639 Jamestown Church Tower from Mr. and Mrs. Edward Barney, although it was not until 1930 that the Colonial National Historical Park was actually authorized by Congress. The park was envisioned to link together Jamestown, Williamsburg and Yorktown, a "historic triangle" of "sacred shrines on national life and liberty", a concept that had emerged in 1909 when Virginia state and congressional representatives had proposed building a "macadamized road" to connect "the first permanent settlement of English speaking people on this continent (Jamestown) and the birthplace of American liberty" (Yorktown).



A drawing of James Fort (c.1609) by Pedro de Zuniga, a Spanish ambassador.

The historic sites of Jamestown and Yorktown could actually be visited by the public before 1930, although it would take a quarter of a century from the authorization of the Colonial National Historical Park to realize the complete vision of the Colonial Parkway. The Williamsburg to Yorktown portion of the road was completed by 1937, the Williamsburg Tunnel and Halfway Creek Bridge were completed in the 1940s and the Williamsburg to Jamestown portion of the road was completed in 1957. In recent years, several small additions of land have been made to Colonial National Historical Park.

Over the past decade, Jamestown Island has again become the subject of intense research as plans are readied for the four hundredth anniversary of 1607. In 1994 the Association for the Preservation of Virginia Antiquities undertook an archaeological investigation of Jamestown that led to the discovery of James Fort, the original outpost that served as the beginnings of the Jamestown settlement. The fort site had remained undetected during the earlier archaeological digs conducted in the 1890s, 1930s and 1950s. In 2000 the National Park Service and APVA also unveiled a draft master plan for new Jamestown facilities designed to provide an improved visitor interpretive experience and research opportunities for scholars. Virginia's official observance of the 400th anniversary of the settlement of Jamestown is being coordinated by the Jamestown-Yorktown Foundation, an educational institution of the Commonwealth of Virginia.

VIRGINIA LAND USE SECTION

Created by the Virginia Association of Assessing Officers Land Use Committee to provide a communication link between localities to exchange data and share knowledge.

Land Use Committee Members:

Warren Arthur (Clarke), Judy Crook (Franklin), Julio DelCorso (Dept. of Taxation), Susan Garling (Chesterfield), Melissa Sager (Shenandoah), Jean Shrewsbury (Augusta) and Richard Wood (Albemarle) - Chairman

The Land Use Section will be cut short this issue. We will resume our typical format in the fall issue.

V.A.A.O. ***LAND USE SESSION***



During the VAAO Land Use Seminar, the question of a sludge lagoon qualifying for Land Use Assessment was asked. The Attorney General opinion below, dated 5/23/83, should offer assistance to clarify this issue. Also, questions regarding rights of the property owner to appeal their land use assessments, was also discussed. You will find the committee response given during the seminar under the question and answer section. We look forward to hearing your suggestions for future Land Use seminar sessions!



ATTORNEY GENERAL

Opinion dated 5/23/83

SLUDGE LAGOON NOT QUALIFIED AS AGRICULTURAL USE EVEN THOUGH FERTILIZER IS BY-PRODUCT.

You have asked whether a sludge lagoon on land leased by a farmer qualifies for the special assessment available under Title 58, Ch. 15, Art. 1.1 of the Code of Virginia. (Chapter 32, Article 4, 58.1-3230)

You advise that the lagoon was built by a private processor on the farmer's land. You have stated further that the owner/farmer and other farmers will use the sludge as fertilizer on their farms. From your statement of the facts, I also assume that you are asking particularly whether the land in question qualifies for the classification labeled "real estate devoted to agricultural use" defined in 58-769.5(a).

The applicable portion of 58-769.5(a) establishes a special classification for real estate "when devoted to the bona fide production for sale of plants and animals useful to man under uniform standards prescribed by the Commissioner of Agriculture and Commerce..."

According to Webster's Seventh New Collegiate Dictionary (1972), sludge is "precipitated solid matter produced by water and sewage treatment processes." The land in question is used for storage of sludge, rather than for the "bona fide production for sale of plants..." The fact that fertilizer used in farming is a by-product of the treatment processes does not alter the fact that the direct use of the land is not for agricultural purposes.

Based on the foregoing, it is my opinion that a sludge lagoon built by a private firm on land leased to it by a farmer does not qualify for the special assessment available for land devoted to agricultural use under 58-769.5(a).

Project Update: Land Use Website

Suggestions to date have included: Attorney General Opinions, local ordinances, agency profiles and their Land Use contact person, news releases, approved state legislation and a searchable database. While it may take time to get this project fully underway, we are excited about the prospects and look forward to hearing from you.

Now is the time to submit your ideas!

Question and Answer

New Question: Can a property owner appeal a land use assessment? If so, how?

Some feel that property owners have no recourse to appeal their land use values. Others ask how can the land use value be appealed. It is a common misconception that land use values are preset. This is clearly not the case. Numerous decisions, determinations and calculations must be made prior to arriving at the use value assessment.



Code section 58.1-3236 states: **...the Commissioner of Revenue or duly appointed assessor** shall consider only those indicia of value which such real estate has for agricultural, horticultural, forest or open space use, and real estate taxes for such jurisdiction shall be extended upon the value so determined. In addition to **use of his personal knowledge, judgment and experience as to the value of real estate in agricultural, horticultural, forest or open space use, he shall, in arriving at the value of such land, consider available evidence of agricultural, horticultural, forest or open space capability...**

I'm furious! Why does my Land Use Assessment keep changing every year??? Why is mine so much higher than my neighbors???

Code: 58.1-3243: The provisions of Title 58.1 of the Code of Virginia applicable to local levies and real estate assessment and taxation shall be applicable to assessments and taxation hereunder mutates mutandis (The necessary changes having been made; having substituted new terms.) including, without limitation, provisions relating to tax liens, boards of equalization and the correction of erroneous assessments and for such purposes the roll-back taxes shall be considered to be deferred real estate taxes (underlined text is emphasis added in Attorney General opinion.)

See Attorney General opinion, dated 7/10/87: "58.1-.3243 & 58.1-3350...the latter statute provides that (a)ny person aggrieved by any assessment under this chapter (emphasis added) may apply for relief to the board of assessors, or if none, to the board of equalization ...which includes...dealing with land use assessments. ...it is my opinion that an aggrieved taxpayer may apply to the board of equalization for review of a land use assessment as provided by 58.1-3350.

The following questions will be addressed in the next issue.

New Question: How many honey bees are needed to produce an income of \$1,000?

New Question: What is the purpose or meaning behind the legislation approved during the 2001 session extending the application deadline?

Send your submissions for the newsletter to:

Susan Garling

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Address: 6701 Krause Road West
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Charlottesville, VA 22902

Board Meeting Minutes - Continued from page10

Nominations were:

President Elect:	Sam Davis, CAE	Director:	Tammy Carroll, CAE (2 year)
1st Vice President	Larry Thurston, ASA	Director:	John Kiger (2 year)
2 nd Vice President	Janet E. Coldsmith, CAE	Director:	Randolph A. Rush (2 year)
Treasurer	Joseph Street, SRA	Director:	Roosevelt Barbour, RES (1 year remaining)
Secretary:	Janice E. Hudgins	Director:	Ron McKissick (1 year remaining)
		Director:	Larry Mackereth, CAE (1 year remaining)

Janet suggested that education chairs feel free to contact the jurisdiction to confirm status. Tammy suggested that the applications be changed to include employment status. Larry Mackereth commented that while the intent of encouraging assessment, as a profession was good, it was hard to get uninformed college students to apply. Larry Thurston stated that he always informed people who called concerning getting into the field about the scholarship opportunity.

Wayne Trout talked concerning IAAO matters. He stated that the next Board meeting was August 1, 2 and 3 and that the Board would be discussing the relocation of headquarter issue. Also they would be discussing the issues of the formation of an umbrella organization. He stated he is also involved in chairing a committee for IAAO on the Strategic Plan and infrastructure of the IAAO. The IAAO Board was going through a grounding exercise in deciding who the IAAO was and what they should be providing. Wayne said he felt many services for IAAO could be provided through outsourcing more effectively and he thought staff could be reduced. Additionally he thought that the IAAO had a stable membership base and a different mission than the other appraisal organizations and should not be thinking of being a part of an umbrella organization. He invited member to discuss these issues with him over the next few days.

President Woodzell adjourned the meeting.

Respectfully submitted,

Janet E. Coldsmith, CAE
VAAO Secretary

**NETWORK/ The VAAO NEWSLETTER
c/o OFFICE OF REAL ESTATE ASSESSOR
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