



MMA NEWS

Missouri Mappers Association

P.O. Box 1692

Jefferson City, Missouri 65102

Volume 14, Issue 5

August 1998

Missouri Mappers Association

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Linda Crane, PMM

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Moniteau County

Howard County

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Boone County

State Tax Commission

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Boone County

Newton County

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Announcements

Advertising

Don't forget your business card or digital artwork can be published in the next three issues of the MMA News. The cost is only \$25.00! Please send your business cards, comments or corrections to: Ken Agey 1019 Admiral Blvd. Kansas City, MO 64106

Business News St. Louis –

Walker Associates, Inc., an Aerial Photography and Photogrammetric Mapping firm, announces the recent hiring of Jeff Buchanan as Regional Manager.

Mr. Buchanan, a 1987 graduate of the University of Kansas, has over 7 years industry experience including project management and customer service to numerous engineering and survey firms.

Mr. Buchanan's responsibilities include planning and project management of photogrammetric projects for customers located in Iowa, Illinois, Missouri, Kansas, and Arkansas.

For more information, call Walker Associates, Inc., (913) 432-7850.

Golf Tournament Results ... Ready for '99?

First Place Team (-9)

Jim Kyle	State Tax Commission
Mike Cox	M.J. Harden
John DiGiovanni	M.J. Harden
Glen Nickel	Barry County

Second Place Team (-6)

Larry Schall	Shafer, Kline, and Warren
Bob Williams	Walker Associates
Jeff Buchanan	Walker Associates
Ken Agey	M.J. Harden

Third Place Team (-4)

Randy Mayden	M.J. Harden
Ivan Hewitt	Andrew County
Eric Franzen	M.J. Harden

Fourth Place Team (+1)

Scott Perkins	Western Air Maps
Cody Buhrmeister	Western Air Maps
Dane Kendrick	Monroe County
Bill Roark	McDonald County

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- **½ page Ad -- \$50.00 per issue**
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Corrections

Send name / address corrections to Ken Agey at M.J. Harden Associates, Inc. 1019 Admiral Blvd. Kansas City, MO 64106. Email kagey@mjharden.com, Phone (816) 889-1129, Fax (816) 471-1599

I also need articles about your County or your Company news. Please send your articles by October 15, 1998 for the November Issue of MMA News. Thanks!

Web Site Update

Membership applications, MMA News and more information can be found on our new Web Site.

<http://msdis.missouri.edu/mma>

Annual Meeting

Mark your calendar now. Future Dates

- August 11, 12, and 13, 1999.
- July 26, 27, and 28, 2000.

The annual meeting will be at the Holiday Inn Select in Columbia, MO.

Is there an interest in a combined Kansas Association of Mappers (KAM) / MMA Conference? Let me know... I'll help set it up.

Sandy Cadenhead from Jefferson County was the big winner at the annual meeting. Sandy not only won a hand-held GPS receiver from **ProMAP Corp.**, but she also purchased a (\$1200 value) copy of ArcView 3.1 from **ESRI** for the low price of \$225,000.00 after casino night.

Deed of the Quarter, Provided by Maries County

TRACT 2: STARTING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 9 WEST OF THE 5TH P.M., THENCE NORTH 88 DEGREES 15 FEET 20 INCHES WEST 1136.49 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH TWO DEGREES 14 FEET 51 INCHES EAST 302.39 FEET ALONG THE EXISTING PROPERTY LINE TO THE SOUTHWEST CORNER OF LOT 12 OF GASCONADE HILL HOMES SUBDIVISION PER PLAT RECORDED IN BOOK 145 PAGE 851, THE POINT OF BEGINNING...

Should have been...

TRACT 2: STARTING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 9 WEST OF THE 5TH P.M., THENCE NORTH 88 DEGREES 15 MINUTES 20 SECONDS WEST 1136.49 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH TWO DEGREES 14 MINUTES 51 SECONDS EAST 302.39 FEET ALONG THE EXISTING PROPERTY LINE TO THE SOUTHWEST CORNER OF LOT 12 OF GASCONADE HILL HOMES SUBDIVISION PER PLAT RECORDED IN BOOK 145 PAGE 851, THE POINT OF BEGINNING...



Equalization vs. Assessment; Equity vs. Value... Do You Know The Difference?

Reprinted from the May 15, 1998 Issue of the Oklahoma Ad Valorem Forum

In an interesting Colorado case, the state supreme court held that "equalization was not the proper means of evaluating the assessments of specific improvements."

The owner's challenge to their improvement assessment was based on the constitutional requirement that the valuations be "just and equalized" and the board of equalization's authority to equalize assessments.

Initially, the district court held that the disparity between the 32.82 percent increase in improvement assessments for the two subject properties and the 10.73 percent increase for their neighbors was unfair and unequal, violating the state constitution.

But the case was overturned on appeal. The state supreme court held that equalization is the act of raising or lowering the total valuation placed upon a class or subclass of property in the aggregate, while assessment is the act of placing a value for tax purposes upon the property of a particular taxpayer.

The assessor had used a mass appraisal valuation technique correlating the cost and market approaches to value based on recent sales in the subdivision to arrive at a market value for the protested property.

The taxpayer's argument that the rate of increase in values exceeded those of nearby similar properties was not sufficient evidence that the valuation of their property was excessive.

The court noted that the owners had never challenged the quality grade determinations, or any other specifics of the county's appraisal.

The state supreme court held that the assessor had properly equalized the properties in the protesting taxpayer's subdivision by utilizing a systematic mass appraisal process to establish values.

Property Tax News from Around the Country

Reprinted from the February 15, 1998 Issue of the Oklahoma Ad Valorem Forum

Dakota County, Nebraska has voted to turn over its property assessment responsibilities to the state. This action was authorized in 1996. Dakota County is the first local government to take this step.

The assessor's office will be eliminated and the assessors staff will become state employees. The assessment costs will be shifted to the state

Reprinted from the February 15, 1998 Issue of the Oklahoma Ad Valorem Forum

In other property tax news, the New Hampshire Supreme Court recently declared the state's system of financing elementary and secondary education unconstitutional. The court held that the state-authorized property tax to fund schools was a state tax because education was a state responsibility.

It further found that the property tax did not meet the "proportional and reasonable" (uniform and equal) requirements of the constitution and was thus void. The court gave the state one year to remedy the situation and establish certain criteria for remedy.

Reprinted from the December 15, 1997 Issue of the Oklahoma Ad Valorem Forum

Minnesota officials are explaining to state taxpayers how to claim the state's one-time property tax rebate through a separate line on the 1997 Minnesota income tax return.

Homeowners will receive a 20 percent rebate of the 1997 property taxes. They will be required to include proof of payment, such as a property tax statement or a certificate of rent paid. Individuals who do not pay state taxes will complete a different form and attach it to a completed state income tax form.

Assessments of the Rich and Famous...

Reprinted from an article by Bruce Ramsey of the Seattle Post Intelligencer

Bill and Melinda Gates have 60 days to contest the notice from King County Washington, assessing their house and property at \$53.4 million. But the county's wealthiest couple has decided to accept the assessment, which sets a tax of more than \$600,000 a year.

"The Gates family will be paying their property taxes like everybody else," says spokesman John Pinette.

But the house in Medina, across Lake Washington from Seattle, will not be valued like everybody else's. The Gates assessment will not be based on market value, but on construction cost, and will continue to be valued that way after the house is completed. Why?

Because, says Assessor Scott Noble, "there is not a robust market" for such one-of-a-kind construction. That's a decision that benefits King County, to the considerable expense of Bill and Melinda Gates.

Their property is assessed as of July 31, when some outbuildings were completed but the main house was only 85 percent built. Obliging Gates' request that there be no tax officers on the property, Noble's office did the assessment entirely from records.

The \$53.4 million was arrived after subtracting \$100 per square foot (\$4 million) for personal property and discounting 10 percent for "functional obsolescence," implying an actual cost close to \$63 million.

"I believe we fairly valued the property," Noble says.

This is a house with a 30-car underground garage, a 1½ story trampoline room, a putt-putt golf course and a swimming pool with underwater music.

The house is a gargantuan 40,000 square feet, but tiny for the amount of money expended on it. The project cost so far amounts to more than \$1,500 per square foot, 10 times any sort of "common" figure.

MISSOURI MAPPERS ASSOCIATION AWARDS COMMITTEE

As we have come to the close of another year, I would like to say it has been my pleasure to serve as your awards chairperson. I would like to thank the awards committee for their time and effort it took to make the awards a success. I especially want to thank each of you who took the time to recognize your associates for their outstanding performance and for going beyond the call of duty. It is not often that we remember to tell our coworkers how proud we are of them. So please remember when someone goes that extra mile tell them. You will be surprised at what happens, The smile alone is worth telling them. You are all outstanding in my book.

**THERE IS AS MUCH GREATNESS OF MIND IN
ACKNOWLEDGING A GOOD TURN, AS IN DOING ONE**

Congratulations to:

Mapper of the year: *Gladys Smith, St Clair County*

Fire Ball: *Marti Buckner, Hickory County*

Annual Meeting: *Ken Agey, M.J. Harden Associates*

Energizer Award: *Kathy Edwards*

(who is still going and going)

**Certificate of recognition for outstanding job
performance**

Patty Castro, Jackson County

Joy Bilyeu, Taney County

Linda Renolds, Taney County

Tim Houtchens, Taney County

Georgia Spurgeon, Maries County

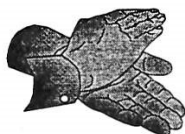
Paula Ghidotti, Newton County

Judy Williams, Christian County

Carolyn Kinnison, Franklin County

Sincerely, Teresa Barnes, Stone County

Awards Chairperson

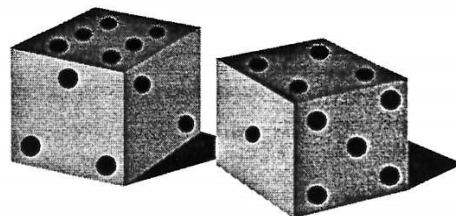


Committee Reports

Annual Meeting:

I hope everyone had fun and learned something new at the annual meeting. We set new records for attendees and exhibitors. Next year will be even better, so keep August 11-13, 1999 open. I would like to thank all the speakers – you did a great job. And a special thanks to all the people who helped me throughout the year. I would also like to thank all the exhibitors for the remarkable door prizes! How did you like the scavenger hunt? I welcome your suggestions for next year.

Sincerely, Ken Agey



Publication:

Well, you get to put up with me for another year. I would like to thank everyone who sent articles over the last year. This year I am asking for a county report from each member county. **Yes every county!** I want to know what you are doing, problems / successes you are having, any information you want to share. These reports can be personal stories about you and your family, your office, pictures of a county event or even a good joke (that I can print). Look for a spotlight feature in the next issue.

Ken Agey (816) 889-1129

Certification:

Marti Buckner, PMM passed the 1998 exam. Way to go Marti!

More News from the Conference...

The early Friday morning breakfast "super stack" winner is **Tony Lopez**, while **Barbara Kaszuba** and **Ken Agey** could only handle a ½ stack. For those who don't know, a stack is a combo plate of hash browns, fried eggs, topped with chili, peppers, and cheese.

Committee Chairpersons, Please send a copy of your report for the newsletter. I need them by October 15, 1998 for the November Issue.

Presidents Report

Hope you all had a safe trip home from the annual meeting. I really enjoyed seeing everyone again.

We have been busy in our office catching up from the couple of days off.

I want to thank the annual meeting committee for the great job they did. I know how much work it takes to get everything organized.

I also want to thank the large number of people who signed up to be on a committee. I would encourage everyone to get involved in a committee. There is not a lot of work to them and they are really a lot of fun. There is a list of committees and the members in this issue. There is still time for you to sign up if you wish.

The board meeting will be held at Vienna (Sallys) like last year.

- October 23, 1998 at 11:00AM.
- January 22, 1999 at 11:00AM.
- April 23, 1999 at 11:00AM.
- July 23, 1999 at 11:00AM.

We hope to see you there.

Please feel free to contact me at work (573) 886-4260 or at home (573) 567-2501 if you have any questions or need any help.

Linda Crane
President MMA

*Thought for the Day from
Teresa Barnes, Stone County
Good Morning!*

This is God—

I will be handling all your problems today and I won't be needing your help—so relax, and have a nice day.

More News from Around the Country

Reprinted from the Oklahoma Ad Valorem Forum

Hoping to provide an incentive for property owners to pay their property taxes, the town of Dillingham, Alaska, will hold a drawing, with cash prizes of \$1,000, \$500, and \$100 to the lucky taxpayers. Only property owners who have paid their property taxes will be eligible.

The city council rejected the idea of giving a five percent discount for prompt payment only because the city ordinance would have to be re-written.

Reprinted from the Oklahoma Ad Valorem Forum

Microsoft Corporation and the United States Geological Survey (USGS) have signed an eighteen-month agreement to participate in a cooperative commercial data website development. The entire USGS digital orthophoto quadrangle data set will be made available in a searchable form on the Internet.

Buy the Barrel

According to an article in Pipe Line & Gas Industry (June 1998), we're getting a bargain these days on the price of gasoline. A study by John S. Herold, Inc. a consulting firm out of Stamford, Connecticut, suggests that American energy consumers could save almost \$190 on oil purchases this year.

Art Smith, Herold's chairman and CEO, says "Without a doubt, gasoline is one of the least expensive commodities on the American family's shopping list."

The magazine compiled a list of consumer items and calculated the price per 42-gallon barrel to illustrate the low cost of petroleum purchases.

<u>Product</u>	<u>Price per Barrel</u>
Crude Oil	\$15.25
Gasoline	\$45.36
Coca-Cola	\$78.36
Milk	\$126.00
Evian Water	\$1,879.80
Orange Juice	\$251.16
Budweiser	\$341.72
Jack Daniel	\$4,133.26
Remy Martin	\$7,844.51
Visine	\$238,133.21

Reprinted from the August 1998 issue of the M.J. Harden Herald.

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