

NH-VT Chapter of the Appraisal Institute Spring/Summer 2018 Newsletter



Upcoming Education!



2018 Chapter Meetings 2-Hour Seminars & Continuing Education

4-6 pm 2hrs CE
Ichiban Steak House, Concord NH

September 18, 2018
Chapter Meeting & Seminar
Amy C McClellan, SRA, MBA
"Appraising Energy Efficient Properties"
for Appraisers – Abbreviated Version

October 2018
7-hr Seminar TBD

November 13, 2018
Chapter Meeting & Seminar
Russ Thibeault
"Updates on the New Hampshire
Economy"

January 19, 2019
Chapter Meeting & Seminar
**Dan Scanlon & David Choate - Colliers
& Steve Weeks**
"NH Commercial & Investment Real
Estate Roundtable Seminar"

Register for all of these courses here:
www.appraisalinstitute.org/education/



NH-VT Chapter Officers & Directors 2018

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~ CONGRATULATIONS ~ Cathy was recently promoted to Public Utility Appraiser Supervisor for the NH Department of Revenue Administration in the Municipal and Property Division. In that position she is responsible for planning, organizing and administering the appraisal and taxation of electric generation, transmission and distribution property, gas and oil pipelines, gas distribution systems, private water and sewer distribution systems and railroad property for state property taxes and state-wide property equalization. Her department appraises the electric generation plants including traditional fossil-fuel fired plants (natural gas, coal, oil, diesel), renewable energy plants (wind, hydroelectric, biomass and methane) and nuclear. In the near future it will probably also include utility-scale solar. All of the utility property in the state is appraised on an annual basis. In addition to appraisal duties, Cathy is responsible for representing the department before the Board of Tax and Land Appeals and Superior Court as an expert witness in defense of the department's utility values and providing litigation support for cases brought to the Supreme Court.

DIRECTORS continued...

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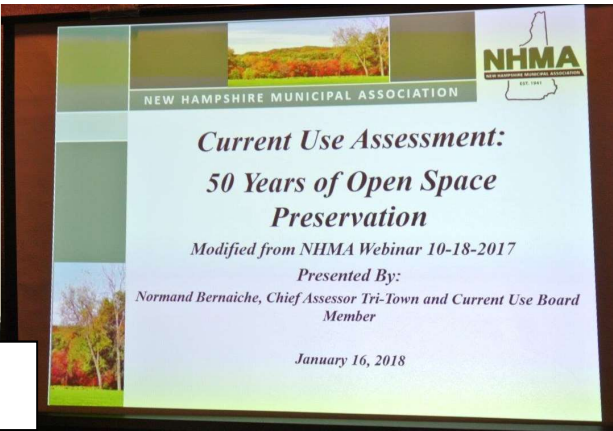
For more information on the NH/VT Chapter of the Appraisal Institute please contact the Executive Director, **Cynthia Rogers** at:
 P.O. Box 1046
 Hollis, NH 03049
 603-921-0247

SORRY WE MISSED YOU! IT WAS GREAT!

Kevin Bartlett of the Warren Group (with David Cornell)
“Understanding and Using Public Data”
 May 15, 2018



Norm Bernaiche
 January 16, 2018



Bruce Hunter
“Real Estate Damages Overview” two-hour seminar
 March 20, 2018 Chapter meeting



Property Valuation Fundamentals

The measure of the effect or damages may be the difference between the unimpaired and impaired values

Sometimes, if a market transaction has established the value of a property as impaired, then the assignment task is to estimate the value of the property as though unimpaired.

Detrimental Impact Study – Oil Spill #2

Different Attorney calls - Oil delivery person filled wrong pipe in basement of a ranch-style dwelling with 2,000 gallons of oil before realizing his mistake. Oil company called remediation firm which pumped oil out of basement and gutted the finished basement. Unfortunately, oil leached into the ground through several holes in basement including a sump pump hole. They are using an injection system to remove the oil under the slab.

- How would you go about estimating damages?
- How long do you think the damages would last?

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***Congratulations to Michael Keller, MAI
for his recent AI-GRS review designation!***



And lastly...

WHERE ARE THE PA-34's?

Regarding the PA-34 property transfer forms, I have done some research into making them available to the appraisal community. Deeds and PA-34 forms are now processed for the State by a firm named Axiomatic. I talked with a partner there who said they could be made available. He contacted the State who denied the request. I then talked with Stephen Hamilton director of the Municipal and Property Division of the Department of Revenue. The PA-34 form is currently available only on a portal that is part of the State of NH computer network and they don't want to open that up to the public. He did state that his division had been considering an alternative access but this issue has been a low priority. Further discussion revealed that if he received a significant number of emails and/or letters that would give him reason to move this issue up the ladder.

I would like to forward this email to our fellow appraisers in the chapter. If they will respond maybe we can generate enough support to once again make the form available. I have attached a letter that the membership is welcome to use. If members prefer to use the email Stephen Hamilton's address is: stephen.hamilton@dra.nh.gov

Regards

John Crafts

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Mr. Stephen Hamilton
State of NH, Municipal and Property Division
P.O. Box 487
Concord NH 03302

Re: PA-34 Forms

Dear Mr. Hamilton,

The PA-34 form is an important document for the public sector that is engaged in the valuation of real estate. The PA-34 is a public document. As government employees the appraisers for the Department of Transportation have access to this form. Under the current system there is no feasible public access to the PA-34 forms. I understand your department has been considering making this form available to the appraisal community/public sector.

The purpose of this correspondence is to request expediting the process of making the PA-34 forms feasibly accessible to the public. Your attention to this matter is appreciated.

Sincerely,