

**APPRAISER CERTIFICATION BOARD
AGENDA**

**DEPARTMENT OF TAXATION
1550 COLLEGE PARKWAY
LARGE CONFERENCE ROOM
CARSON CITY, NEVADA 89706
September 1, 2015 -- 10:00 a.m.**

This meeting will also be part of a teleconference. Please call the Department at (775) 684-2100 for the teleconference number.

Note: Items on this agenda may be taken in a different order than listed.
Items may be combined for consideration by the Appraisal Certification Board.
Items may be pulled or removed from the agenda at any time.

Action will be taken on the following items listed in **Bold**:

1. Roll Call and Opening Remarks
2. Public Comment (See Note 1)
3. **FOR POSSIBLE ACTION: Review and pre-approval of continuing education credit hours for classes as follows:**

a.	Nevada Assessor's Association	Pictometry Users Group	2
b.	Nevada Assessor's Association	Mapping/GIS	7
c.	IAAO	Taxation of Minerals and Mineral Interests Webinar	2
d.	Technology Futures, Inc.	TFI Communications Technology Asset Valuation Conference and Technology Forecasting for Valuation Pre-Conference Seminar	17.5
e.	American Institute of CPAs	2015 Oil and Gas Conference	20.5

4. **FOR POSSIBLE ACTION: Approval of minutes for: July 29, 2015**
5. **FOR POSSIBLE ACTION: Schedule Date and Review Agenda Topics for the Next Meeting**
6. PUBLIC COMMENT (See Note 1)
7. ADJOURNMENT

 Note 1: This item is to receive public comment on any issue and any discussion of those items; provided that comment will be limited to areas relevant to and within the authority of the Appraisal Certification Board. No action will be taken on any items raised in the public comment period. At the discretion of the Chairman, public comment may be received prior to action on individual agenda items. Public Comment may not be limited based on viewpoint. Prior to the commencement and conclusion of a contested case or a quasi judicial proceeding that may affect the due process rights of an individual, the board may refuse to consider public comment. See NRS 233B.126.

Note 2: Disabled persons who will require accommodations or assistance at this meeting should write or call the Department of Taxation at 775-684-2100 in advance.

Note 3: Notice agendas were posted at the following locations: Notice of this meeting was posted in the following Carson City, Nevada location: Department of Taxation 1550 College Parkway; Legislative Building, 401 South Carson Street; and Nevada State Library, 100 Stewart Street

Notice of this meeting was Faxed or E-mailed for posting to the following locations: Department of Taxation, 4600 Kietzke Lane, Building L, Suite 235, Reno; Department of Taxation, 850 Elm Street, Suite 2, Elko; Department of Taxation, 2550 Paseo Verde, Suite 180, Henderson; Department of Taxation, 555 E. Washington Street; Las Vegas; Clark County Office, 500 South Grand Central Parkway, Las Vegas. Notice of this meeting was also posted on the Internet through the Department of Taxation website at www.tax.nv.gov and on the Department of Administration website at <https://notice.nv.gov/>.



CONNECTEXPLORER™

END USER TRAINING

Scope Statement:

CONNECTExplorer is a Connect interface accessed through a web browser that allows a user to view and navigate imagery, view GIS data and use a variety of analytical tools. This training session is spent learning all of these functions with hands-on instruction.

Terminal Learning Objectives:

- Understand the functions of CONNECTExplorer
- Understand how the analytical tools can help increase productivity and efficiency in a daily basis

Enabling Learning Objectives:

Participants will be able to:

- Login to CONNECTExplorer
- Use the navigation tools
- Use the measurement tools
- Use GIS data through layers, searches and queries
- Extract and Export images

Resources Needed:

- Instructor PC
- Projector and Screen
- Participant Laptops
- Internet Access (High-speed)
- GIS Data

Reference List:

- *Connect Explorer - Quick Reference Guide*

Nevada Department of Taxation
Division of Local Government Services

Property Tax Appraiser Continuing Education

NEW COURSE APPLICATION

A person who wishes to receive contact hours for a course of continuing education that has not been previously approved by the Department must apply to the Department for such approval BEFORE taking the course.

Title of Course: Mapping in the Assessment Process
Delivery Method: Classroom Internet Home study
Sponsoring Organization: Nevada Assessor's Association
Address: _____

Street Address City State Zip

Instructor(s) Names: Avan Dixon, Jeff Payson

Instructor(s) Qualifications: Clark County appraisers

Course Objective: On completion of this course, students will be able to:
Information on that portion of an assessment mapping system related to location, identifying and mapping land parcels.

Expected completion date: September 16, 2015

Subject Classification:

- | | |
|--|--|
| <input type="checkbox"/> Mass appraisal concepts and applications | <input type="checkbox"/> Appraisal & assessment standards of the Nevada Department of Taxation |
| <input type="checkbox"/> IAAO Standards | <input checked="" type="checkbox"/> Geographic Information systems, mapping techniques |
| <input type="checkbox"/> Residential appraisal | <input type="checkbox"/> Laws relating to Real estate, water, or mining |
| <input type="checkbox"/> Commercial/Industrial appraisal | <input type="checkbox"/> Professional Ethics |
| <input type="checkbox"/> Unitary/Centrally assessed property appraisal | <input type="checkbox"/> Administrative procedures |
| <input type="checkbox"/> Principles of Accounting | <input type="checkbox"/> Other |
| <input type="checkbox"/> Principles of Finance | |
| <input type="checkbox"/> Application of Nevada Statutes or Regulations | |

If other, please describe why the course is applicable to appraisal for property tax purposes:

Expected Hours of Instruction: 7.5

Required Materials to be Submitted with Application:

Enclosed: Detailed Course Outline or Syllabus
 Books or Course Materials

Signature: Terry E Rubald Date: 8-26-15
Print Name: Terry E Rubald

Applications should be sent to:

Division of Local Government Services
Nevada Department of Taxation
1550 College Parkway
Carson City, NV 89706
(775) 684-2044

For questions, call:

Mapping in the Assessment Process

Instructors Avan Dixon, Jeff Payson

Phone 702-455-2469

Office Clark County Assessor

E-mail jdp@clarkcountynv.gov

Description:

This course will provide information on that portion of an assessment mapping system relating to location, identifying and mapping land parcels. Types of map and their purposes/functions will be discussed.

Attention will be given to the statute requirements for processing various map and title documents. Special attention will be given to reading a variety of legal descriptions (i.e. aliquot parts, metes & bounds, lot & block). Instruction and some group practice will be provided in reading legal descriptions derived from the sectional survey system.

An introduction to a Geographic Information System (GIS) will be provided, along with demonstrations of ways to utilize this powerful tool.

7.5 hours CE credits

Objectives:

- To provide an overview of an assessment mapping system.
- To provide information on the functions of various map types used in the assessment mapping processes, and the statutes that dictate their use.
- To provide training in reading various legal descriptions used in locating parcels of land.
- To provide an overview of the Geographic Information System (GIS) and its use in the assessment process.

Course Schedule:

8:00 a.m.

Introductions

Overview

8:30 a.m.

Mapping System (locate, identify, inventory)

Map Components (components that should be present for a map to be useful)

Map Types & Related Statutes (maps used to split land parcels)

10:00 a.m. BREAK

10:15 a.m.

Sectional Survey System

Legal Descriptions (aliquot parts)

Legal Descriptions (legal lots)

Sectional Survey System (metes & bounds)

Class Exercises

12:00 p.m. LUNCH

1:00 p.m.

Geographic Information System (GIS)

Creating maps using layers (GIS)

GIS for analysis (GIS)

GIS data for assessment (opendoor/web)

3:00 p.m. BREAK

3:15 p.m.

Appraisal use of Maps

CAMA mapping application – Geosync demo

4:30 p.m. Session Ends

Nevada Department of Taxation
Division of Assessment Standards

Property Tax Appraiser Continuing Education

NEW COURSE APPLICATION

A person who wishes to receive contact hours for a course of continuing education that has not been previously approved by the Department must apply to the Department for such approval BEFORE taking the course.

Title of Course: Taxation of Minerals and Mineral Interests Webinar

Delivery Method: Classroom Internet Home study

Sponsoring Organization: IAAO

Address: _____

Street Address City State Zip

Instructor(s) Names: Dr. Calvin Ken

Instructor(s) Qualifications: See attached

Course Objective: On completion of this course, students will be able to:

legal issues related to mineral taxation

Expected completion date: 4-16-15

Subject Classification:

- | | |
|--|--|
| <input type="checkbox"/> Mass appraisal concepts and applications | <input type="checkbox"/> Appraisal & assessment standards of the Nevada Department of Taxation |
| <input type="checkbox"/> IAAO Standards | <input type="checkbox"/> Geographic Information systems, mapping techniques |
| <input type="checkbox"/> Residential appraisal | <input checked="" type="checkbox"/> Laws relating to Real estate, water, or mining |
| <input type="checkbox"/> Commercial/Industrial appraisal | <input type="checkbox"/> Professional Ethics |
| <input type="checkbox"/> Unitary/Centrally assessed property appraisal | <input type="checkbox"/> Administrative procedures |
| <input type="checkbox"/> Principles of Accounting | <input type="checkbox"/> Other |
| <input type="checkbox"/> Principles of Finance | |
| <input type="checkbox"/> Application of Nevada Statutes or Regulations | |

If other, please describe why the course is applicable to appraisal for property tax purposes:

Expected Hours of Instruction: 2

Required Materials to be Submitted with Application:

- Enclosed: Detailed Course Outline or Syllabus
 Books or Course Materials

Signature: Terry E. Rubald
Print Name: Terry E. Rubald

Date: 4-29-15

Applications should be sent to:

Division of Assessment Standards
Nevada Department of Taxation
1550 College Parkway
Carson City, NV 89706
(775) 684-2044

For questions, call:

Nevada Department of Taxation
Division of Local Government Services

Property Tax Appraiser Continuing Education

NEW COURSE APPLICATION

A person who wishes to receive contact hours for a course of continuing education that has not been previously approved by the Department must apply to the Department for such approval BEFORE taking the course.

Title of Course: TFI 2015 Communications Technology Asset Valuation Conference
Delivery Method: Classroom Internet Home study
Sponsoring Organization: Technology Futures, Inc
Address: 13740 Research Blvd, Building C-1 Austin TX 78750
Street Address City State Zip
Instructor(s) Names: Larry Vanston and others
Instructor(s) Qualifications: _____
Course Objective: On completion of this course, students will be able to:
understand valuation of telecommunications assets

Expected completion date: January, 2015 Course is held annually.

Subject Classification:

- | | |
|---|--|
| <input type="checkbox"/> Mass appraisal concepts and applications | <input type="checkbox"/> Appraisal & assessment standards of the Nevada Department of Taxation |
| <input type="checkbox"/> IAAO Standards | <input type="checkbox"/> Geographic Information systems, mapping techniques |
| <input type="checkbox"/> Residential appraisal | <input type="checkbox"/> Laws relating to Real estate, water, or mining |
| <input checked="" type="checkbox"/> Commercial/Industrial appraisal | <input type="checkbox"/> Professional Ethics |
| <input checked="" type="checkbox"/> Unitary/Centrally assessed property appraisal | <input type="checkbox"/> Administrative procedures |
| <input type="checkbox"/> Principles of Accounting | <input type="checkbox"/> Other |
| <input type="checkbox"/> Principles of Finance | |
| <input type="checkbox"/> Application of Nevada Statutes or Regulations | |

If other, please describe why the course is applicable to appraisal for property tax purposes:

Expected Hours of Instruction: 17.5

Required Materials to be Submitted with Application:

Enclosed: Detailed Course Outline or Syllabus
 Books or Course Materials

Signature: Terry E Rubald Date: 8-26-15
Print Name: Terry E Rubald

Applications should be sent to:

Division of Local Government Services
Nevada Department of Taxation
1550 College Parkway
Carson City, NV 89706
(775) 684-2044

For questions, call:

Nevada Department of Taxation
Division of Local Government Services

Property Tax Appraiser Continuing Education

NEW COURSE APPLICATION

A person who wishes to receive contact hours for a course of continuing education that has not been previously approved by the Department must apply to the Department for such approval BEFORE taking the course.

Title of Course: AICPA
Delivery Method: Internet Classroom Internet _____ Home study _____
Sponsoring Organization: American Institute of CPA's
Address: _____
Street Address City State Zip

Instructor(s) Names: Various
Instructor(s) Qualifications: _____

Course Objective: On completion of this course, students will be able to:
understand the appraisal and auditing of oil and gas properties

Expected completion date: 10/7/15 through 10/9/15

Subject Classification:

- | | |
|---|--|
| <input type="checkbox"/> Mass appraisal concepts and applications | <input type="checkbox"/> Appraisal & assessment standards of the Nevada Department of Taxation |
| <input type="checkbox"/> IAAO Standards | <input type="checkbox"/> Geographic Information systems, mapping techniques |
| <input type="checkbox"/> Residential appraisal | <input type="checkbox"/> Laws relating to Real estate, water, or mining |
| <input checked="" type="checkbox"/> Commercial/Industrial appraisal | <input type="checkbox"/> Professional Ethics |
| <input checked="" type="checkbox"/> Unitary/Centrally assessed property appraisal | <input type="checkbox"/> Administrative procedures |
| <input checked="" type="checkbox"/> Principles of Accounting | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Principles of Finance | |
| <input type="checkbox"/> Application of Nevada Statutes or Regulations | |

If other, please describe why the course is applicable to appraisal for property tax purposes:

Expected Hours of Instruction: 20.5

Required Materials to be Submitted with Application:

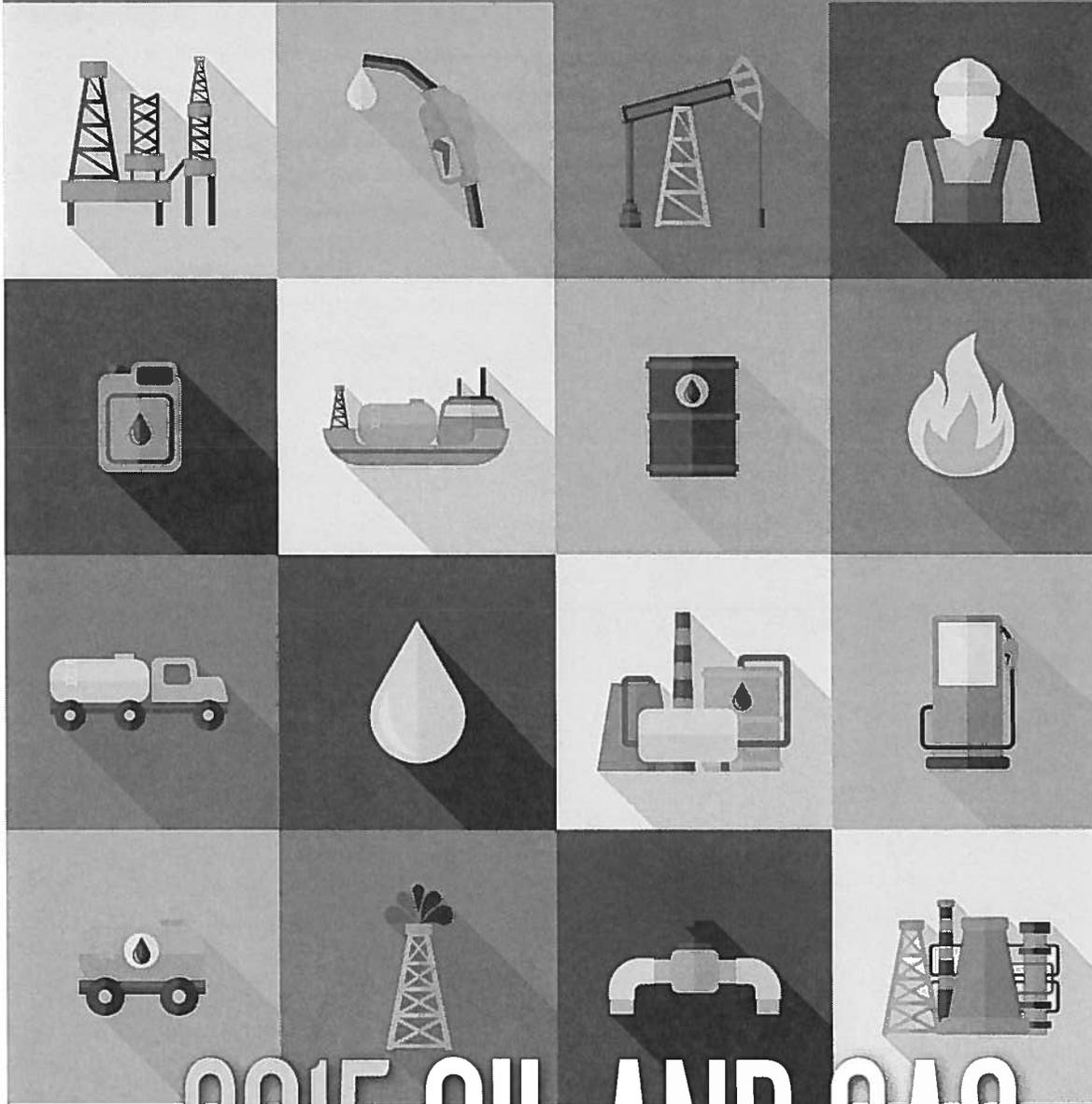
Enclosed: Detailed Course Outline or Syllabus
 Books or Course Materials

Signature: Terry E. Rubald Date: 8-26-15
Print Name: Terry E. Rubald

Applications should be sent to:

Division of Local Government Services
Nevada Department of Taxation
1550 College Parkway
Carson City, NV 89706
(775) 684-2044

For questions, call:



2015 OIL AND GAS CONFERENCE

OCTOBER 8-9

PRE-CONFERENCE WORKSHOP

OCTOBER 7

CONFERENCE HIGHLIGHTS

- Acquisitions and divestitures in the current environment including:
 - Trends in M&A structures and deals
 - Accounting and financial reporting implications and challenges
 - Post-transaction considerations and integration
 - Key tax structuring considerations
- Deeper dive on the midstream
- Moody's outlook
- Cyberthreats to energy infrastructure

WHO SHOULD ATTEND

- CPAs, financial leaders and U.S. and international professionals involved in the oil and gas industries
- Legal experts, governmental and regulatory officials

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Denton, TX*

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Halliburton, Houston, TX

Linda Castaneda
EY, Houston, TX

Craig Friou
*PricewaterhouseCoopers LLP
Houston, TX*

Dale J. Jensen
Weaver, Dallas, TX

Diane Kirk
EKS&H, Denver, CO

Megan McFarland
Hein & Associates LLP, Dallas, TX

Troy Reisner
Deloitte & Touche LLP, Denver, CO

Harvey Zimmermann
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PDI Staff

Mary Ann Crow
Denton, TX

Ken Robertson
Denton, TX

GUIDE TO THE SESSIONS

Fields of Study

A Accounting **AU** Auditing **P/HR** Personnel/HR **SKA** Specialized Knowledge and Applications **T** Tax

OPTIONAL PRE-CONFERENCE

WEDNESDAY OCTOBER 7

1:00–5:00pm Registration Open

2:00–4:45pm Pre-conference Workshop (Additional Fee)

101. **Deep Dive — Midstream Gas Processing** **SKA**

Alan J. Giehl, Sr. Director Northern Operations, DCP Midstream, Denver, CO

This deep dive will take you on an in-depth financial, commercial and operational review of the gathering of the wellhead gas production through the various processes up to and through the gas processing plant and into the downstream residue and NGL markets. The session will include:

- Focus on gathering and processing contracts, commitments, fracking spreads and downstream NGL/residue markets
- NGL/residue transportation (firm and interruptible), storage and trading

5:00–5:50pm Solution Session (Complimentary)

SS1. **Solution Session: Foreign MLPs/YieldCos** **A** **T**

Greg Matlock, Partner, US MLP Leader, EY, Houston, TX

This session will focus on tax, economic and structural considerations with respect to the emerging trend of U.S.-listed entities with predominantly non-U.S. assets.

Sponsored by:



6:00–7:00pm Reception

MAIN CONFERENCE

THURSDAY OCTOBER 8

7:00am–5:30pm Registration Open

7:00–8:00am Continental Breakfast

8:00–8:10am Welcome Remarks and Introduction
Bob George, Conference Chair

8:10–9:00am General Session

1. **Current State of the Industry** **SKA**

John Felmy, Chief Economist, American Petroleum Institute, Washington, DC

Come hear from John Felmy, chief economist of API, as he discusses the issues on the current state of the industry.

- Where are we?
- How did we get here?
- What scenarios could occur?

CONFERENCE AGENDA

6. Recent Trends in Oil & Gas Mergers & Acquisitions and Acquisitions & Divestitures Markets A

Shaun Finnie, Senior Managing Director, Evercore, Houston, TX

- Learn about recent trends in oil & gas M&A and A&D markets
- Learn what is currently transpiring in the oil & gas M&A arena

2:00–2:10pm **Change Break**

2:10–3:00pm **Concurrent Sessions (Select One)**

7. Recruiting and Retaining Today's Energy Workforce P/HR

The current market conditions may provide opportunities to upgrade or enhance your workforce. How are companies competing for the real talent in today's market? How is the current pricing environment impacting retention? Attend this session to find out about some tricks and tips to compete and capitalize on opportunities in the energy talent marketplace.

8. Financial Reporting Implications of Acquisitions & Divestitures A

Derek Bradfield, CPA, Partner, Deloitte, Denver, CO

Gain a greater knowledge on the various accounting and reporting considerations associated with the creation, sale or purchase of interests in joint ventures and similar entities. The session will cover topics such as consolidation, business combinations and leasing. Attendees will learn:

- The financial reporting implications of acquisitions and divestitures of interests in joint ventures and similar entities
- The accounting framework for analyzing transactions in the shares of joint ventures and similar entities

3:00–3:25pm **Refreshment Break and Vendor Display**

3:25–4:15pm **Concurrent Sessions (Select One)**

9. Tax Considerations for Non-tax Professionals A T

Judy Cain, CPA, MT, Partner, EKS&H LLP, Denver, CO

This session will address key tax considerations of which the non-tax professional should be aware in current M&A transactions. Acquisitions and divestitures often result in unintended tax consequences if proper structure techniques are not identified. A summary of key GAAP/tax differences for the treatment of industry costs will be discussed. Attendees will also gain executive takeaways of tax issues that impact financial decision-making.

10. M&A — After the Deal Is Done A

Michael Scheller, Principal, PwC, Denver, CO

Hear about practical considerations for planning and executing a successful merger integration: actions to take before the deal closes, during cut-over and immediately after Day 1. Attendees will learn:

- The critical success factors for post-merger integration
- How to identify critical considerations for major functional areas
- Governance structures to oversee integration planning and maximize the chances for success

4:15–4:25pm **Change Break**

4:25–5:15pm **General Session**

11. SEC Update A

Scott A. Taub, Managing Director, Financial Reporting Advisors LLC, Chicago, IL

This session will discuss SEC accounting and financial reporting hot topics related to oil and gas issues. We will discuss recent comment letters that apply to the industry, as well as future considerations, as companies begin to prepare for year-end reporting. This session will:

- Address technical accounting issues from the SEC's perspective related to the industry
- Discuss recent comment letter trends
- Present financial reporting hot topics

5:15–6:15pm **Networking Reception**

CONFERENCE AGENDA

14. Why the PCAOB Matters: The Case of Significant Estimates and Judgments

A AU

Phil Wedemeyer, Director, Atwood Oceanics Inc., Houston, TX

PCAOB activities have created significant changes in the auditing of financial statements, thereby creating significant issues for preparers, managers and directors. This session will discuss these issues with particular emphasis on the recognition and disclosure of significant judgments and estimates involved in the oil and gas industry. Attendees will learn:

- The actual and potential effects of PCAOB activities on the preparation and auditing of financial statements
- An integrated approach to addressing significant estimates and judgments used in preparing and auditing financial statements
- Accounting and auditing issues related to critical estimates and judgments involved in the oil and gas business

9:55–10:15am Refreshment Break and Vendor Display

10:15–11:05am Concurrent Sessions (Select One)

15. Accounting Issues in a Period of Low Commodity Pricing

A

James Bowie, Senior Manager, Assurance Services, EY, New York, NY

Changes in the market and industry are driving changes in accounting priorities. Areas considered low risk in a boom are now key. This session will cover:

- Going concern
- Goodwill impairment
- Proved and unproved impairment
- Liquidity disclosures
- Risk factors

16. The Regulatory Landscape for Unconventional Oil & Gas Development

SKA

David Neslin, J.D., Partner, Davis Graham & Stubbs, Denver, CO

This session will discuss the challenges for unconventional oil & gas development in the U.S. from the proliferation of new federal and state regulatory requirements for well siting and construction, hydraulic fracturing, air emissions, wildlife protection, waste management and other issues. Attendees will learn:

- About new federal requirements, including BLM's hydraulic fracturing regulations, EPA's air rules and USFWS's sage grouse strategy
- About new state initiatives, such as Pennsylvania's unconventional well rules, California's hydraulic fracturing requirements and North Dakota's flaring strategy
- About government and academic studies, including the EPA's pending report on hydraulic fracturing, drinking water and EDF's study of methane emissions
- About conflicts over state vs. local regulation in Colorado, New Mexico, New York, Ohio and Texas

11:05–11:15am Change Break

11:15am–12:05pm Concurrent Sessions (Select One)

17. Accounting and Financial Reporting Update

A

Zachary McGinnis, Director, Transaction Services, PwC, Houston, TX

This session will cover:

- Recent SEC comment letter trends
- Revenue recognition standard
- Leasing standard

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Recommended CPE Credit

This conference was prepared in accordance with the Joint AICPA/NASBA Statement on Standards for Continuing Professional Education (CPE) Programs, effective on July 1, 2012. The recommended CPE credits are in accordance with these standards; however, your individual state board is the final authority on the acceptance of programs for CPE credit.

Conference Fee

The conference fee includes sessions and conference materials, and for on-site attendees, continental breakfasts, refreshment breaks, luncheons and a reception.

Group Registration

Registration for two or more individuals at the same time may qualify for group discounts; additional savings may be available for groups of 10 or more. For more information, please call AICPA Member Service at 888.777.7077 (9am-6pm ET). Program Code: OIL15

Cancellation Policy

You may cancel without penalty if written cancellation requests are received by 8/24/15. Due to financial obligations incurred by the AICPA, a credit voucher less 50% of the registration fee will be issued for written requests received by 9/17/15. No refunds or credits will be issued on cancellation requests received on or after 9/18/15. For further information, call AICPA Member Service at 888.777.7077.

Hotel Information

Contact the hotel directly to obtain their policy on reservations, deposits and cancellations. Rooms will be assigned on a space-available basis only. To receive our special group rates, mention that you will be attending the AICPA conference.

ARIA Resort & Casino

3730 Las Vegas Blvd.

Las Vegas, NV 89158

Hotel: 866.359.7111

Reservation: 866.359.7757

Rate: \$199 Single/Double + \$10 resort fee

Hotel Cutoff Date: 9/15/15

APPRAISER CERTIFICATION BOARD
DRAFT MINUTES

DEPARTMENT OF TAXATION
1550 COLLEGE PARKWAY
LARGE CONFERENCE ROOM
CARSON CITY, NEVADA 89706
July 29, 2015 @ 9:00 a.m.

Board Members Present:

Bruce Bartolowits, Department of Taxation, Member
Jan Kelley, Department of Taxation, Member
Shannon Silva, Chairman

Board Members by Teleconference:

Dorothy Fowler, Mineral County Assessor, Vice Chairman
Jeff Johnson, Humboldt County Assessor, Member
Jeff Payson, Clark County, Member

Staff Members Present:

Terry Rubald, Deputy Executive Director, Department of Taxation
Sorin Popa, Utility Valuation Analyst, Department of Taxation
Bill Schilling, Mining Appraiser, Department of Taxation
Matthew Tomich, Management Analyst, Department of Taxation
Janie Ware, Acting Secretary, Department of Taxation
Keith Baumann, Acting Administrative Assistant II, Manpower

Action will be taken on the following items listed in **Bold**:

1. Roll Call and Opening Remarks
Chairman Shannon called the July 29, 2015 meeting of the Appraiser Certification Board to order at 9:00 a.m. There were no opening remarks.
2. Public Comment
There was no public comment.
3. **FOR POSSIBLE ACTION: Previously Considered Courses; Additional Information for Consideration**
Terry Rubald stated the minutes from the March meeting will reflect that the Board wanted to see more information on this.

Regarding Accounting 201, Jeff Payson stated he did not know enough about Centrally Assessed to know if this course was appropriate. This may not be related enough to appraisal other than basic finance and accounting, etc.

Terry Rubald pointed out Page 302 and read the course description.

Jan Kelley explained that particularly the utility analysts need to understand the documents submitted by the taxpayers, which are most often large corporations. The utility analysts do a cost approach and an income approach.

Sorin Popa explained this is a basic introductory course in accounting, accounting 101. There was further discussion.

Chairman Silva stated that accounting 101 is already approved in other courses.

	SCHOOL OR PROVIDER	COURSE	HOURS
1.	UNIVERSITY OF TENNESSEE AT MARTIN	ACCT 201-Financial Accounting for Decision Making	36
	MOTION TO APPROVE: 1st Jeff Payson 2nd Jan Kelley	Motion Carried	APPROVED

Previously considered on: March 25, 2015 agenda

4. FOR POSSIBLE ACTION: Appeal of Denial of Continuing Education Hours and Request for Reconsideration

Regarding Accounting 710, Sorin Popa stated this course primarily deals with company evaluations, development and cap rates. It deals with understanding the basics of financials and how financials impact the future of a company, the risk, the meaning of beta, which is used in cap rate.

Jeff Johnson and Jeff Payson expressed concern about getting too far away from appraisal courses.

Chairman Silva commented that this course seemed to be more along the lines of becoming a CPA for a company.

Bruce Bartolowits stated that we need to understand what companies are doing with cap rates. He does not have a problem with this course but agrees about getting too far away from appraisal courses.

Jan Kelley stated this course would definitely be used in Centrally Assessed.

Terry Rubald stated this is the most contentious area of Centrally Assessed. She suggested adding a caveat that it is only applicable to Centrally Assessed.

It was unsure whether there could be a caveat.

Jeff Payson stated that maybe the NAC needs to be changed or beefed up to broaden what we are allowed to do.

Chairman Silva stated we may need to change the NAC to encompass new positions such as auditors and utility analysts.

Terry Rubald stated the Board has not had any trouble in the past passing GIS classes because it pertains to what some people do at the local level. We do not do GIS at the state level.

Jeff Payson commented that GIS is specifically stated in NAC.

Terry Rubald responded that NAC 361.565(d) also states the subject matter of the course is relevant to understanding the concepts and applications of the appraisal of centrally assessed properties including, without limitation, principles of accounting and finance.

Jeff Payson stated he struggles with the term "principles of accounting and finance," when some of the courses are about finance and making corporate decisions.

Terry Rubald responded that those corporate decisions are reflected in the financial statements, which the Department has to review.

Bruce Bartolowits added that, in the past, we have struggled with being too broad when there are people with accounting degrees who are given 180 hours without any appraisal experience.

1.	UNIVERSITY OF TENNESSEE AT MARTIN	ACCT 710 – Corporate Financial Management	36
	MOTION TO APPROVE: 1 st Bruce Bartolowits 2 nd Jeff Johnson	Motion Carried with 5:1 Vote Jeff Payson Opposed	APPROVED

Regarding Accounting 711, Sorin Popa explained this is a continuation of the previously approved accounting class which focuses more on integrating data that is provided from the accounting department in order to assess the status of the company. This would train someone to prepare documents so the manager will understand what the accountant did.

Jan Kelley stated she believes this is more of an internal, corporate course than actual valuation of the company.

	SCHOOL OR PROVIDER	COURSE	HOURS
2.	UNIVERSITY OF TENNESSEE AT MARTIN	ACCT 711 – Accounting for Managerial Decisions	36
	MOTION TO DENY: 1 st Jan Kelley 2 nd Bruce Bartolowits	Motion Carried	DENIED

Previously considered on: March 25, 2015 agenda

5. FOR POSSIBLE ACTION: Review and pre-approval of continuing education credit hours for classes as follows:

Regarding Economics 710, Jeff Payson commented that this sounds like a high-level economics course which is not on point.

Bruce Bartolowits stated that we were approving macroeconomics but not microeconomics.

Sorin Popa explained this course focuses on microeconomics of a company. However, important portions of the course deal with cost analysis and market structure analysis. Market structure analysis is used in the development of cap rates.

1.	UNIVERSITY OF TENNESSEE AT MARTIN	ECON 710-MANAGERIAL ECONOMICS	36
	MOTION TO DENY 1 st Jeff Payson 2 nd Dorothy Fowler	Motion Carried	DENIED

Jeff Johnson stated he is struggling with Expert Witness for Commercial Appraisers as being too broad and not applicable to appraisals.

Chairman Silva stated that when you go before the County or State Board, you are acting as an expert witness. It gives a background in defending values and how to present those findings.

Jeff Payson stated he was all in on this one.

Bruce Bartolowits stated he agreed with this one because, even if you are not an expert witness, you are up against their expert witnesses.

Jan Kelley stated that if you go before the Board, you must be prepared to go before the court.

2.	McKissock	Expert Witness for Commercial Appraisers	12
	MOTION TO APPROVE 1 st Jeff Payson 2 nd Bruce Bartolowits	Motion Carried	APPROVED

Regarding Practical Accounting I, Jeff Payson stated that we have been consistent in approving general accounting classes.

Terry Rubald stated the agenda quotes 36 hours but the application was revised to 33 hours because this is a quarter system rather than a semester system.

Chairman Silva asked since this is a 10-week course broken up into quarters with three credit hours, if these courses are longer than when taken in a semester.

Terry Rubald responded that NAC 361.567(d) states "if a person completes an approved education course offered by a university or a community college, the Department may award the person 12 contact hours for each semester credit earned." These courses are not semester courses, but quarterly. Upon research, it was discovered that the quarterly hour system is about 2/3 of the semester hour system.

The amount of contact hours was discussed.

Chairman Silva does not have a problem approving it for 33 hours based on the information Terry Rubald has provided.

Dorothy Fowler asked to approve all four courses from Linn Benton Community College.

Chairman Silva stated she wanted to approve them separately.

Terry Rubald stated that courses 5 and 6 are actually Southwestern Oregon Community College.

Chairman Silva stated she did not have a problem taking courses 3 and 4 together. They both have the same issue with credit hours.

	SCHOOL OR PROVIDER	COURSE	HOURS
3.	Linn Benton Community College	Practical Accounting I	33
4.	Linn Benton Community College	Practical Accounting II	33
	MOTION TO APPROVE 1 st Jeff Payson 2 nd Jan Kelley	Motion Carried	APPROVED

Regarding Math 101 and 102, Chairman Silva stated college algebra has been approved in the past. The only issue with this course may be the credit hours.

Terry Rubald asked why algebra and trigonometry have been approved courses.

Chairman Silva responded that algebra classes have been approved in the past because a math background is needed. Math courses have been approved prior to her being on the Board.

Jeff Johnson stated they use a little bit of algebra and less trigonometry. He did not recall math courses being approved. Bruce Bartolowits did not recall either.

There was some confusion over the course hours, and the course was looked up. Terry Rubald clarified that there are two courses, College Algebra 101 and College Trigonometry 102. Each course is 4 hours. Three semester hours are equal to 12 hours. The Department is recommending 12 hours for these two courses, 6 hours each.

Chairman Silva stated pre-algebra has been approved in the past, but not college algebra.

Jeff Johnson asked how much trigonometry is used in Clark County.

Jeff Payson stated they do not use it, but algebra skills are good to have.

Terry Rubald stated Purdue University was approved for algebra and trigonometry for 36 hours. It was a combination class.

5.	Southwest Oregon Community College	Math 101, 102: College Algebra and Trigonometry	12
	AMENDED MOTION TO APPROVE 1 st : Jeff Johnson 2 nd Jeff Payson	Motion Carried with 5:1 Vote Jan Kelley Abstained	APPROVED

Terry Rubald clarified Item 6 is 6 hours per course.

Chairman Silva stated she was not in favor of this because we have denied calculus classes in the past.

Dorothy Fowler stated these courses are much more involved than ordinary geometry.

	SCHOOL OR PROVIDER	COURSE	HOURS
6.	Southwest Oregon Community College	Math 200, 201, 202, 203: Calculus with Analytic Geometry	24
	MOTION TO DENY 1 st Dorothy Fowler 2 nd Jan Kelley	Motion Carried	DENIED

Regarding Statistical Auditing Part I, Jan Kelley asked, since this is a Department class, if it is being offered outside of the Department.

Chairman Silva stated this is related to sampling the new changes to the ratio study, such as how to find findings. This is part 1 of 3. We are trying to change the way the ratio study is being conducted.

Jeff Payson asked if this is a course regarding auditing the assessors.

Terry Rubald clarified that the concepts of this course are very similar to a ratio study course.

Bruce Bartolowits stated that much of it is statistical. Terry Rubald added it includes the coefficient of dispersion and the coefficient of variance.

7.	Department of Taxation	Statistical Auditing Part I	6
	MOTION TO APPROVE 1 st Jeff Johnson 2 nd Dorothy Fowler	Motion Carried	APPROVED

Regarding the 2014 Tahoe Litigation Conference, Bill Schilling stated this conference was previously approved for all licensed appraisers in the states of Nevada and California. It is a very detailed conference on litigation of presentation of evidence and testimony before a federal court. He believes you must be able to defend against the courts because one day you will be appearing before the courts. It was an extremely educational program. There were attorneys from the Internal Revenue Service, a member of the federal bench and another member of the federal court system who participated in the presentation. There was actual testimony on a previous case which was held before the judge.

Jeff Payson asked if Nevada law was involved or just federal. Bill Schilling did not have an answer for this question.

Terry Rubald stated this course is about how an appraisal is presented and involves appraisal concepts. This body has already approved the McKissock course on presenting appraisals, which is an online course. This course has real lawyers and judges giving explanations.

8.	Appraisal Institute	2014 Tahoe Litigation Conference	16
	MOTION TO APPROVE 1 st Bruce Bartolowits 2 nd Dorothy Fowler	Motion Carried	

9.	Appraisal Institute	Residential and Commercial Valuation of Solar	16
	MOTION TO APPROVE 1 st Jeff Payson 2 nd Jan Kelley	Motion Carried	

6. FOR POSSIBLE ACTION: Per NRS 361.224, Report regarding appraisers failing to meet requirements for continuing education

Terry Rubald stated this is a report from the Department. In April, there were 9 individuals on the list that had not met their continuing education requirements. We notified them on April 20th that they had a shortfall. The list was then narrowed down to the 3 individuals in the report. Ms. Rubald prefaced each person with a description of the situation followed by the notice which was sent and the transcript. She showed how the audit was undertaken. They are supposed to earn 180 hours within 5 years, 36 hours every year.

Terry Rubald stated, regarding Ms. BB, the Department recommends waiving any further requirement to make up the missed years because Ms. BB was never notified by the Department in those years. She is now earning the 180 hours and now goes to once every three years. Ms. Rubald reviewed the guidance letter, and now believes Ms. BB needs to earn the next 36 hours by July 1, 2017. Ms. Rubald did not want to pursue suspension. Ms. Rubald will send a letter to Ms. BB.

Terry Rubald stated Ms. SK needed to earn 36 hours by July 1st and still needs to earn 11.5 hours. The Department did send a notice but did not tell her how many hours she needed to earn.

Jeff Payson stated that he worked closely with Ms. SK on this, and according to the information received from Leona, she fulfilled the requirement. Mr. Payson will submit this information.

Terry Rubald stated that she does not recommend suspension. The list that Leona created stated she needed 29 hours. There was possibly a miscalculation. Ms. Rubald reviewed the transcript and will send Ms. K a copy of this transcript.

Terry Rubald stated Ms. SS was 35.5 hours short of the 180 hours that she needed by July 1st. With the approval of Expert Witness for Commercial Appraisers today for 12 hours, this will give her 12 hours. Ms. SS will now be 23.5 hours short. Again, the official notice did not tell her how many hours she needed to earn.

Chairman Silva stated there may have been some courses submitted that we did not approve.

Terry Rubald stated she will update Ms. SS's transcript and send it to her, asking if anything is missing. Ms. SS will need the next 36 hours by July 1, 2017.

Bruce Bartolowits recommended she be given 6 months to complete the 23.5 hours.

Chairman Silva stated the transcripts need to show when they passed the General.

Terry Rubald stated the other individuals on the list have met their requirements.

7. FOR POSSIBLE ACTION: Request by the Department to reconsider and possibly rescind Board decision dated June 16, 2010 to give 36 hours of credit for courses having certificates showing only 30 hours

Terry Rubald referred to the NAC on Page 122 of the exhibits. In reading NAC 361.567 1(b), we forgot to read a caveat in the main paragraph of 1(b), which says "unless otherwise noted on the certificate of completion..." We do not change what is written on the certificate. Terry Rubald's recommendation is to rescind the motion, so that whenever there is a certificate with the actual completion hours on it, that

is what we use. If there are not completion hours on the certificate, then we go to NAC 361.567 1(a) through 1(d).

Chairman Silva stated IAAO does not give credit for taking the test. She asked if some classes give a grade and not a certificate, whether we would run into a problem not giving equal treatment.

Terry Rubald stated she was not familiar with any class that did not provide a certificate.

Jeff Payson stated IAAO, in the past, did not put the hours on their certificates.

Terry Rubald stated they do now. We will be applying the hours going forward.

Chairman Silva asked if someone starts working now but has a certificate from prior years when IAAO did not put hours on the certificate whether they would get 36 hours credit versus someone currently taking the course that would get 30 hours.

Terry Rubald responded that, yes, they would be treated according to this regulation. The person who took the course in prior years would have a 6 hours advantage.

It was determined that the Board would need to make a new motion and not rescind the old one.

Jeff Payson moved that pursuant to NAC 361.567, Section 2, which states that unless otherwise noted on the certificate of completion for an approved course, contact hours may be awarded as follows, since we have hours listed on certificates, from this point forward, we begin crediting the number of hours listed on the certificate. Jeff Johnson made the 2nd motion. The motion carried.

Jeff Payson will investigate how IAAO comes up with their hours.

8. FOR POSSIBLE ACTION: Approval of minutes for: March 25, 2015

Jeff Payson moved that the minutes be approved as submitted with a second from Dorothy Fowler. The motion carried.

9. FOR POSSIBLE ACTION: Schedule Date and Review Agenda Topics for the Next Meeting

Chairman Silva stated we need to vote in a new Chairman and Vice Chairman.

Jeff Payson stated we need to approve the mapping class. Jana Seddon is putting on a new class that has not been approved yet. The class is the week of September 14th through September 18th. He also suggested talking about re-opening the regulations.

Tuesday, September 1st was suggested for the meeting. The Board agreed this was a good day, with a start time of 10:00 a.m.

10. PUBLIC COMMENT

There was no public comment.

11. ADJOURNMENT

The meeting adjourned at 10:44 a.m.