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South Central Kansas



Regional Chapter of IAAO

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July 26th, 2017

Training Room 202 in the
Sedgwick county Appraiser's Office at
4035 E. Harry, Wichita
11:30am-12:00pm –Brown Bag Luncheon
12:00pm-12:15pm- Business Meeting
12:15pm-1:30pm- Guest Speaker

The meeting was called to order by Nancy Delgado, President

Secretary & Treasurer Reports

The minutes of the June 28th, 2017 meeting were reviewed by Laura Williams, Secretary. A motion was made to accept the minutes by Jack Manion and was seconded by Ronald Tidwell.

Treasurer's Report was reviewed by Michelle Adkins, treasurer. A motion was made to accept the minutes by Patrick DeWitt and this was seconded by Chris Morlan.

Committee Reports

Grant Schmidt, 1st Vice President let us know about IAAO course 300 which is to be held in the Sedgwick County training room (202) next week. He reminded us that the drawing for participation in the upcoming IAAO conference will be held on August 1st.

Old Business

There was no old business. You can check the following sites for updates:

Twitter: @sckiaao

Website: www.sckiaao.org

Email: sckiaao@yahoo.com

New Business

Our guest speaker today is Richard Schodorf. An introduction was made by 2nd Vice President, Anna Burson.

Mr. Schodorf has been working as General Counsel for Security 1st Title Company since 2012. He has been the President of Sunflower Title Company and before that worked for the United States Department of Justice as an Assistant Attorney. While there he developed nationally recognized proactive investigations into healthcare, fraud, drug abuse, food stamp fraud and Pell Grant fraud.

He is a recipient of the US Department of Education; Special Achievement Award, US Department of Health and Human Services; Integrity Award and the United States Retirement Board Office of Inspector General; Retired Badge.

He worked for the District Attorney's Office where he was the director of Consumer Fraud and Economic Crime Division and prior to that worked as the Executive Vice President/Manager of Columbia Title Insurance Company.

His earliest work was as history and math teacher with the public school system in Albuquerque, New Mexico and then as a partner for the law firm; Moore, Rapp and Schodorf.

Mr. Schodorf received his B.A. from the University of New Mexico, his Juris Doctorate from Oklahoma City University (1975) and finally his Post Doctorate in Law from the University of Miami (1980)

Mr. Schodorf began by giving some background on tax history in Kansas.

In 1932 Ad valorem taxes made up about 82% of the revenue for the state of Kansas. Once a new uniform tax came along, this amount dropped to 30%.

During the 1960's the county Appraiser was an elected official. Unfortunately because of this, it became common for the Appraiser to lower home values in an effort to garner support from constituents which created inequity and unfairness in property valuation/taxation.

The COD of Sedgwick County was 50% and 70% for Rice County. Commercial appraisals as well as residential appraisals were inaccurate.

During this time, Mr. Schodorf had a segment on the news as well as a radio show in which he dealt with fraud. At one point he invited the governor at the time on his show and questioned him about the unfair circumstances surrounding property valuation. The Governor avoided the question and no clear answer was given.

During the 1980's many people, looking to buy a home qualified who shouldn't have. Mr. Schodorf was involved in a program at that time to help people work towards the financial stability needed in order to get a loan but, this was undermined by the mortgage companies at the time.

Government "back door dealing," continued during this time. Mr. Schodorf finally decided that the best way to handle the situation would be to sue everyone involved. He filed suits involving The Governor, state legislature and all 315 county commissioners.

Court was held at the old court house in downtown Wichita. It was clear from day one that everyone had "lawyered up." He knew at that point that he would not be successful.

At this time the state passed new legislation that if one county had to reappraise, all surrounding counties would be required to reappraise within a certain amount of time of the reappraisal. Because of this new ruling, Mr. Schodorf strategically chose 3 counties on which to focus his energy which could potentially lead to a state-wide reappraisal.

In time, this led to the reappraisal of these three counties and subsequently the reappraisal of the rest of the state. Through this process Mr. Schodorf worked to improve the appraisal process including ensuring high standards and guidelines for appraisal.

History of the House

Mr. Schodorf is currently working on a new book about the evolution of the home. During his presentation he shared many interesting facts about how common sayings about the home came to be. For example, the term “threshold” relates to the barrier that was commonly in front of the doorway long ago. This barrier would keep the thresh flooring inside the home.

Long ago homes were typically only one or two rooms total and were multi-purpose spaces. The family would typically sleep in the same room that they cooked and ate in.

Over time there were more rooms and bedroom areas were separated. There were specific quarters that were occupied either mainly by the lady of the house or her husband. At this time the opposite sex would not visit these rooms (other than the spouse). The building plan at this time was still a series of connected rooms (no hallways).

The living room was originally used for dining as well as recreation but the dining area came about for sanitary reasons (so that the upholstery would not be ruined by dropped food or people wiping their hands). The living room became a place where men retired to after the meal to visit. Later this room was often used by people for their businesses. It was common to have a beauty salon, barber or tattoo parlor in this room. For this reason this room is often called the “Parlor.”

After this presentation Mr. Schodorf opened for questions.

He clarified that Sedgwick County was one of the 3 counties that was chosen for reappraisal. These 3 counties were all chosen because of their advantage of having many connected counties.

In answer to another question he stated that the rail road was not involved in the reappraisal of the 1980’s but that they wanted a different assessment rate at the time.

Meeting adjourned by Nancy Delgado, President