



Bill Ritter, Jr.  
Governor

Colorado Department of Local Affairs  
Susan E. Kirkpatrick  
Executive Director

DIVISION OF PROPERTY TAXATION  
JoAnn Groff  
Property Tax Administrator

## BULLETIN NO. 10

TO: County Assessors  
FROM: JoAnn Groff  
Property Tax Administrator  
DATE: March 18, 2009

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**THE BULLETIN IS AVAILABLE ON OUR WEBSITE**  
New website address: <http://dola.colorado.gov/dpt>

<u>Date</u>	<u>Title</u>	<u>Distribution</u>
3/16/09	Final 2009 Grand Junction USPAP Update	All interested personnel
3/16/09	Supreme Court Decision	All Interested personnel
3/18/09	Telephone Briefing Opportunity	All interested appraisers





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TO: All County Appraisers  
Western Slope County Appraisers

FROM: Curt Settle

SUBJECT: Final 2009 Grand Junction USPAP Update Class

DATE: March 16, 2009

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**M E M O R A N D U M**

The final 2009 USPAP Update class in Grand Junction is scheduled for April 16<sup>th</sup>. With the pending retirement of John Pippenger on May 31<sup>st</sup>, this will be the last opportunity in 2009 to take the USPAP Update class in Grand Junction. If you are interested in attending, please register for this class immediately.

For more details on this class, please go the Division's website at:

[http://dola.colorado.gov/dpt/education/docs/course\\_offerings\\_2009/AS/apr607\\_uspap\\_update.htm](http://dola.colorado.gov/dpt/education/docs/course_offerings_2009/AS/apr607_uspap_update.htm)





COLORADO ASSESSORS' ASSOCIATION  
 DPT EDUCATION REGISTRATION FORM  
 1313 Sherman Street, Room 419  
 Denver, Colorado 80203  
 (303) 866-2371 Telephone  
 (303) 866-4000 Fax

County Name
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- Assessor's Staff
- Commissioner's Staff
- Treasurer's Staff
- Clerk & Recorder's Staff
- Other

*Please submit one registration form for each course title.*

<b>Course Title</b>	
<b>Location</b>	
<b>Course Date</b>	

<b>County Contact Person</b>		
<b>Work Phone Number</b> (Include Area Code & Extension)		<b>E-mail:</b>

NAME	E-MAIL	SOCIAL SECURITY NO. LAST 4 DIGITS ONLY (First-time Students ONLY)	COLORADO APPRAISAL LICENSE NUMBER

For **appraisal** classes e-mail [rebecca.fisk@state.co.us](mailto:rebecca.fisk@state.co.us)  
 For **administrative** classes e-mail [evelyn.hernandez@state.co.us](mailto:evelyn.hernandez@state.co.us)



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Property Tax Administrator

TO: All County Assessors  
FROM: JoAnn Groff  
Property Tax Administrator  
SUBJECT: Supreme Court Decision  
DATE: March 16, 2009

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**MEMORANDUM**

The Colorado Supreme Court issued a decision today upholding a 2007 state law that freezes property tax mill levies in many school districts. The Supreme Court's ruling overturns a decision by a state district court judge.

The full text of this decision can be found on the Colorado Supreme Court's website:  
[http://www.courts.state.co.us/Courts/Supreme\\_Court/opinions/2008/08SA216.pdf](http://www.courts.state.co.us/Courts/Supreme_Court/opinions/2008/08SA216.pdf)

A more detailed write-up of this decision will appear in the Division's Court Case Database soon.





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TO: All County Assessors  
FROM: Curt Settle  
SUBJECT: Telephone Briefing Opportunity  
DATE: March 18, 2009

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**M E M O R A N D U M**

The Division will sponsor a telephone briefing put on by The Appraisal Foundation and the American Bankers Association on Thursday, March 26<sup>th</sup> from 12:00 to 2:00 pm. The topic of this briefing is **Appraisals of Real Property in Distressed Markets**.

The Division office at 1313 Sherman Street will be a host site for this briefing. Because of the limited size of our conference room, the Property Tax Administrator has asked us to conduct this survey to determine the statewide interest in participating in this briefing. **If there is sufficient interest we would be willing to fund additional locations; the only cost to your county would be travel to a host site location.**

Please respond to Rebecca Fisk at [rebecca.fisk@state.co.us](mailto:rebecca.fisk@state.co.us) by end of business on Wednesday, March 18<sup>th</sup> with an estimate of the number of participants from your county.

A copy of the description of this briefing is attached. Additional information is available at [www.aba.com](http://www.aba.com).



## Appraisals of Real Property in Distressed Markets

American Bankers Association/The Appraisal Foundation Telephone Briefing

**This live telephone briefing will provide financial institutions and appraisers with critical information relating to the appraisal of real property in distressed markets.**

In this two-hour program you will be provided with relevant information and guidance in the valuation of real estate in distressed markets. Appraisal experts from a Uniform Standards of Professional Appraisal Practice (USPAP) perspective, as well as from a "best practice" perspective, will join a federal financial institution regulator to discuss industry concerns pertaining to appraising in distressed markets. You will take away valuable insights on the nuances of appraising in this environment. Register today and get your questions answered by industry leaders!

<b>Program Date</b>	<b>Thursday, March 26, 2009 2:00 - 4:00 p.m. EDST</b>
<b>Per Site Fees**</b>	<b>\$255 ABA Members \$255 The Appraisal Foundation Sponsoring Organizations \$255 Appraiser \$255 ABA Service Member \$385 Non-ABA Member</b>
<b>Registration</b>	<a href="#">Register Online (PDF)</a>
<b>Audio CD</b>	<a href="#">Order Online</a>
<b>Credits</b>	<b><i>This program is being reviewed for continuing education credit eligibility.</i></b>

### Participants will learn about:

- Appraising in markets where most or all of the comparables are distressed sales
- Tips for lenders to ensure accurate appraisal orders, and to define adequate scope of work for engaging appraisal services in distressed markets
- Understanding the "decision tree" used by regulators to determine whether a loan should be adjusted downward
- Types and definitions of value used in appraisal assignments
- Effective communication between banks and appraisers on the methodology being used in appraisal assignments.

### Speakers

- **Warren K.K. Luke**, Treasurer, ABA Board of Directors and Chairman, President and CEO, Hawaii National Bank, Honolulu, HI (*moderator*)
- **Robert L. Parson**, Appraisal Policy Specialist, Credit & Market Risk, Office of the Comptroller of the Currency, Washington, DC
- **J. Carl Schultz, Jr.** Vice Chair of the Appraisal Standards Board, Atlanta, GA
- **Alan Hummel**, Forsythe Appraisals, St. Paul, MN

### Who Should Attend

- Compliance Officers and Managers
- Lending Officers
- Bank Counsel
- Senior Bank Management
- Chief Appraisers
- Bank Staff Appraisers
- Real Estate Appraisers