Best Practices in U.S. Assessment

William Healey (USA)

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SUMMARY

Title: Best Practices in U.S. Assessment – IAAO Technical Standards

Presenter: William Healey, RES (2026 IAAO President)

Overview

The presentation explains the U.S. property assessment system, emphasizing IAAO standards, legal frameworks, data collection, valuation methods, oversight responsibilities, and appeals processes.

Key Sections

1.IAAO Background

- Founded in 1934, with 8,000+ members globally.

- Provides standards, courses, workshops, and resources for property assessors.

2.Legal Framework

- Grounded in state constitutions and statutes.

- Core principles: Uniformity, Equity, Market Value, Due Process.

- Defines taxable vs. exempt property, assessor roles, and taxpayer

protections.

3.Data Collection

- Regular property reviews every 4–6 years.

- Use of digital reinspection, AI-based change detection, permits, and sales data.

4. Valuation Approaches

- Cost Approach: Land value + Replacement Cost New – Depreciation.

- Sales Comparison Approach: Often automated via AVMs for residential properties.

- Income Approach: Capitalizes net operating income for investment properties.

5. Standards & Testing

- Ratio studies ensure accuracy and equity.

- Metrics include Sales Ratio, Coefficient of Dispersion (COD), and Price Related Differential (PRD).

6. Oversight Responsibilities

- State agencies monitor compliance, provide education, and handle taxpayer complaints.

7. Appeals Process

- Three levels: Informal review → Local/Regional board → State board.

- Judicial review available after administrative appeals.

Conclusion

IAAO promotes fair and equitable property valuation through technical standards, education, and networking opportunities.