Kathy's Korner

**Kathy Bridges, Linn County, KCAA President**

Change is inevitable, and many Kansas county appraisers are dealing with their fair share. Counties are dealing with retirements, the loss of “seasoned” appraisers, staffing issues, ongoing struggles with the appraisal cycle/compliance and the challenges over the past several years due to COVID-19, along with this crazy real estate market that has occurred.

The market challenges we faced in 2021 ­— and now in 2022 as we set market values — are real and can be stressful. Low mortgage rates, bidding wars and material shortages (just to name a few) have been making it a huge challenge for all of us to meet statistical compliance. With that being said, that brings home the importance of really paying attention to your 2021 Preliminary Ratio Study stats. As Pete Davis with PVD Ratio Study Section has indicated, market trends may be necessary for many counties to submit to PVD this year and most likely for 2022 as well. As we have seen in both 2020 and 2021, the Jan. 1 effective date of our appraisals has become quickly outdated.

As KCAA past presidents have written and preached over the past several years: “We are better together,” and I wholeheartedly agree! As we forge forward with this next valuation year, remember that networking is so important and with the number of new county appraisers, we ‘seasoned’ appraisers should make ourselves available and help when we can. Share information, network and continue to mentor.

Being a person who has moved and changed counties multiple times throughout my life and career, I have appreciated everyone along the way. The many different perspectives, different ways of doing things and new ideas that I would never have thought about previously have come from reaching out, asking for assistance and asking the question of ‘How does your office handle a certain situation?’, etc.

In Kansas, all counties have common goals, deadlines, statutes we must follow… and the list goes on. There is no reason to reinvent the wheel in most cases (unless it does need to be reinvented!) So, I encourage everyone to continue to mentor and share their ideas — we are all in this together!

As we embark on this new year, I am looking forward to 2022 being a very productive year for KCAA membership that will most likely fly by very quickly. Right around the corner, we will host another Legislative Reception from 5 to 8 p.m., Tuesday, Jan. 25, in Topeka at The Cyrus Hotel. This is a very important event and the KCAA Legislative Committee is working to put together information for the reception and to share with legislators in your jurisdictions.

Speaking of the committees, I am very excited about the KCAA Committees and what various committees are already working on, as several have begun to meet. A big thank you goes out to all those who agreed to chair a committee and also everyone who is serving on a committee. For example — have you noticed the new look to our newsletter! Big shout out to Heather Poore and Brad Eldridge, as well as the other Public Relations & Newsletter Committee members on getting this accomplished.

I am also looking forward to the 2022 KCAA Annual Conference that will be held June 5 to 8 in Wichita at the Drury Hotel. Plans are already in the works on putting together classes/workshops and a great time for all. Conference is a time to learn, build relationships and have fun.

As mentioned in the PVD Orion Conference call on Dec. 16, I would like to thank all counties who have already contributed to the Orion Enhancement Fund, as it had been reported at that time that 61 counties (and I’m sure that count has changed) had contributed, which will ensure that the KCAA Orion Enhancement Committee can continue to work with Tyler and PVD on making enhancements to the Orion system for years to come! This is truly an example of ‘we are better together!’

Lastly, a very special thanks to this year’s KCAA Board, to Cindy Brenner our executive secretary and also to each of you as we embark on 2022 together, as the strength of our association is due to each of you individually!

May this year be filled with peace, happiness, love and a time to create new memories.