

## Five Year Plan - Who Appraised My Property?

Some of the questions that I get asked as the Assessor include “Who appraised my property?”, “What is the schedule for appraising properties?” and “When will an appraiser be appraising properties in my area?”

Some answers to these questions can be found in the Kootenai County Assessor’s Office (KCAO) Five Year Plan, a document that historically has not been made available to the public. Checking with other counties, I learned that other assessors publish their schedules to let their constituents know if and when an appraiser will be in their area. Starting this year, each June, I have decided to begin sharing the Five Year Plan along with progress updates schedules, via a new page on the Assessor’s website. It will take a little some work to create a new webpage for that purpose, but in the meantime you can view the Five Year Plan from this link: [KCAO’s Five Year Pan 2023-2027](#).

The countywide work of appraisal and assessment is sub-divided into two separate divisions: (1) the Residential Appraisal Division; and (2) the Commercial / Specialized Appraisal Division. Each of these two divisions is then further subdivided as described below. Each Appraisal Division is then further subdivided into specific areas based on geographical location and property similarities (i.e., “GEOs”). Each Appraisal Division then identifies which GEO will be focused on in a given year over the course of the Five Year Plan.

The Residential Appraisal Division further divides the entire county into six separate residential appraisal districts ([Map of Districts](#)) and it has 17 appraisers to divide up the annual work of revaluing residential properties. Each district has a lead appraiser with one manager over all 17 appraisers. The table in Figure 6, below, lists the Residential Division appraisers who are assigned to the various different residential districts.

The Commercial/Specialized Appraisal Division has six appraisers,

with two support staff and a manager, to divide up and perform the annual work of revaluing commercial/specialized properties for this Division. The Commercial/Specialized Appraisal Division is also divided into the following four main categories of specialization and focus: (a) Commercial; (b) Mobile/Manufactured Homes; (c) Timber/Agricultural; and (d) Personal Property. The table in Figure 5, below, lists the appraisers who are assigned to the four commercial/specialized property categories with one Manager overseeing all six appraisers and support staff.

The work of property revaluation (“reval”) is essentially ongoing, but the appraisers generally conduct their field work in the late summer months and into the fall. As the need arises, appraisers can make field visits at other times of the year.

The goal is to translate all of this into an easier to understand ‘schedule’ that will be posted on the Assessor’s page. Stay tuned for upcoming changes.

**Figure 5 - Commercial/Specialized Appraisers & Categories**

<u>Category</u>	<u>Appraiser</u>	<u>Role (Not a Job Title)</u>
Commercial	Terry Jensen	Lead Appraiser III
Commercial	Jason Farris	Comm. Appraiser I
Commercial	Mitchell Carter	Comm. Appraiser I
Mobile/Mfr Homes	David Brazzle	Lead Appraiser I
Timber/Agricultural	Colton Smith	Forester/Ag Appraiser
Personal Property	Alexandria Reichert	PP Appraiser II
All	Scott Larson*	Manager

\* Janice Ball served as Manager from Feb. 2023 until Dec 2023.

**Figure 6 - Residential Appraisers and Assigned Districts 2023** (Click on District No. below to see maps)

<u>District No.</u>	<u>Appraiser Name</u>	<u>Role (Not a Job Title)</u>		<u>District No.</u>	<u>Appraiser</u>	<u>Role (Not a Job Title)</u>
<a href="#">1</a>	Ryan Rouse	District Lead Appraiser III		<a href="#">4</a>	Cori Murrell	District Lead Appraiser III
<a href="#">1</a>	Dustin Huddleston	Appraiser II		<a href="#">4</a>	Megan Yaggi	Appraiser I
<a href="#">2</a>	Bob Scott	District Lead Appraiser III		<a href="#">5</a>	Eric Hart	District Lead Appraiser III
<a href="#">2</a>	Jason Tweedy	Appraiser II		<a href="#">5</a>	Justin Parich	Appraiser II
<a href="#">3</a>	Shane Harmon	District Lead Appraiser III		<a href="#">6</a>	James Labish	District Lead Appraiser III
<a href="#">3</a>	Garrett Kreitz	Appraiser II		<a href="#">6</a>	Mike Winn	Appraiser III
<b>Float</b>	Jeffrey Anstine	Appraiser II		<b>Float</b>	Donald West	Appraiser III
<b>Float</b>	Taryn Hardway	Appraiser II		<b>Float</b>	Brian Wynne	Appraiser I
<b>Float</b>	Evan Oohge	Appraiser I		<b>All</b>	Troy Steiner	Manager