



King County
Metropolitan King County Council
Committee of the Whole

STAFF REPORT

Agenda Item No.: 3	Date: 13 July 2009
Motion No.: 2009-0398	Prepared by: Nick Wagner

SUMMARY

Proposed Motion 2009-0398 (Attachment 4, pp. 23-24 of these materials) would appoint a county assessor to serve until the November 2009 general election.

BACKGROUND

On 18 June 2009 the King County Assessor, Scott Noble, resigned.

Section 680.10 of the King County Charter and RCW 36.16.110 call upon the Metropolitan King County Council, in the event of a vacancy in the office of county assessor, to appoint a new assessor to serve until a successor is elected and qualified at the next general election, which will be held on 3 November 2009.

In the exercise of its duty under the Charter, the Council by Motion 13017 formed a selection committee to review candidates for assessor and recommend two to five candidates for the Council to consider. The committee consisted of:

Will Ibershof, Mayor of Duvall, Selection Committee Chair;
Tom Bristow, Interim Chief of Staff, Metropolitan King County Council;
Jim Dierst, Managing Broker, Seattle Center Office, John L. Scott Real Estate;
Gary Melonson, Financial Advisor & Second Vice President, Citi/Smith Barney;
Noel Treat, Chief of Staff, King County Executive

THE SECTION COMMITTEE'S RECOMMENDATION

Four persons submitted applications to serve as assessor. The Selection Committee reviewed the written materials submitted by the candidates, checked their references, interviewed the candidates, discussed the candidates' qualifications, and, by a vote of 3-0, with 2 members excused, recommended Lynn Gering and Rich Medved for the Council's consideration. At the Council's request, the Selection Committee also listed what it considered to be the strengths of Ms. Gering and Mr. Medved. They are listed below (in no particular order):

Lynn Gering

- Understands the need for continuity within the Department of Assessments.
- Appreciates the need to build and maintain staff morale within the department.
- Supports transparency in the assessment process and education of the public.
- Has more than 30 years of experience in the department.
- Has a solid understanding of the department and of what the department needs to focus on.
- Has an appropriate skill set.
- Understands the need for communication with taxpayers and municipalities.

Rich Medved

- Understands the need for continuity within the department.
- Appreciates the need to build and maintain staff morale within the department.
- Understands all relevant issues.
- As Chief Deputy Assessor, has been running department operations for the past six and a half years.
- Understands the importance of public outreach and has been engaged in such outreach.
- Has a good grasp of the budget as it relates to the department.
- Has had a wide breadth of experience.
- Recognizes the importance of transparency in government.
- Has been working proactively with municipalities and taxpayers in his role as Chief Deputy Assessor.

The written materials submitted by the candidates are Attachments 2 and 3 to this staff report (pp. 11-22 of these materials). Attachment 1 (pp. 5-10 of these materials) is a table comparing selected information submitted by the candidates.

PROCEDURE IN THE COMMITTEE OF THE WHOLE

The procedure to be followed in the Committee of the Whole, as described by the chair in his email to councilmembers, will be as follows:

- Candidates will wait in the blue room until it is their turn to be interviewed.
- Each candidate will be offered a chance to make a two-minute opening statement and a one-minute closing statement.
- In the remaining time, members, if they desire, will have an opportunity to ask a question.
- Each member will be called on only once, and candidates will have 90 seconds to answer each question.
- It is the chair's plan to pass the motion appointing the assessor out of COW with no recommendation and expedite it to the afternoon for the full Council's consideration.

INVITEES

- 1. Lynn Gering
- 2. Rich Medved

ATTACHMENTS

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Comparison of Candidate Data¹

DATA	CANDIDATES	Lynne Gering	Rich Medved
Government service – Total		34 yrs	12 yrs
Elected vs. appointed		Appointed	Appointed
County vs. city vs. state		County (34 yrs); State (1 yr)	City (12 yrs)
Government positions held		Chief Appraiser (11 yrs), Chief Deputy Assessor (5 yrs), progressive appraiser positions (17 yrs) – all in King County Dept of Assessments; Property Tax Referee (1 yr), WA State Bd of Tax Appeals	Acting Assessor (1 mo), Chief Deputy Assessor (6 yrs) in King County Dept of Assessments; Public Works Director for Skagit County (5 yrs)
Education		UW, BA 1973; “[o]ver 600 course hours in appraisal and assessment administration”; Int’l Ass’n of Assessing Officers (IAAO) state instructor re income approach to valuation	UW, MA, Business
Non-government employment		Music teacher, Seattle Public Schools (6 yrs) and private (17 yrs); admin. asst, King Conservation Dist (6 yrs)	Partner, JMR Real Estate Development (7 yrs)
Other activities		Int’l Ass’n of Assessing Officers (IAAO): Member of the Year 1994, Exec Bd member 1998-2000, Metropolitan Jurisdiction Council chair 2006-08, several other IAAO positions (1994-2005); “[f]requent speaker and moderator at assessment and appraisal conferences”	Int’l Ass’n of Assessing Officers (IAAO) member; WA State Ass’n of County Assessors member; former member of Nat’l Ass’n of County Officials, Nat’l Ass’n of Homebuilders, WA State Realtors Ass’n
Relevant certifications		Certified General Real Estate Appraiser, WA DOL; Real Property Assessment Accreditation, WA DOL	Former holder of WA State Realtor’s license

¹ The table is a brief and necessarily incomplete summary of information provided by the candidates. Please see the materials submitted by the candidates to the Council for complete information.

DATA	CANDIDATES	Rich Medved
References	<p>Cindy Portmann, Snohomish County Assessor; David Saavedra, Prop Tax Prog Coord, WA DOR; William Severson, attorney; Michael Sinsky, King County Prosecuting Attorney's Office</p>	<p>Mike Sinsky, King County Prosecuting Attorney's Office; Cindy Portman, Snohomish County Assessor; David Quall, WA State Rep, 40th Dist.</p>
Responses to Council questions		
<p>What are the duties of the King County assessor as you understand them?</p>	<ul style="list-style-type: none"> • Value all King County property, real and personal, at its full and equitable value as of January 1 for the purpose of distributing the tax liabilities of property owners for various taxing districts. • Adhere to the Uniform Standards of Professional Appraisal Practice as promulgated by The Appraisal Foundation. • Maintain the assessment roll of the county, listing ownership, description, tax code area, location and assessed value for all property. • Maintaining the "parcel layer" based on these criteria for the County Geographic Information System. • Administer property tax relief programs. • Respond to taxpayer appeals and requests for information. • Certify the assessment roll and establish levy rates based on district levies (budgets) and the tax roll. 	<ul style="list-style-type: none"> • Provide the services necessary for the maintenance and certification of a fair and equitable county assessment roll as mandated by Chapter 84 of the Revised Code of Washington (RCW). This includes subsequent levy rate determination and tax roll established annually for the purpose of administering the property tax system for all real and personal property located within the boundaries of King County.
<p>What do you consider the most important qualifications of an excellent county assessor, and why?</p>	<ul style="list-style-type: none"> • Fairness, accountability, and transparency. • Responsive to all these concerns. • Ensure fairness, equity and reasonableness by adopting professional standards of practice, and make sure the work performed by staff is 	<ul style="list-style-type: none"> • Not only qualified but also experienced. • Intimate knowledge of the complex property tax administration system in Washington State. • Strong educational background and proven ability to lead a large agency.

DATA	Lynne Gering	Rich Medved
CANDIDATES	<p>compliant.</p> <ul style="list-style-type: none"> • Performance measures providing equity among and between real estate population groups must be part of the reporting. • Provide effective and responsive service in a cost effective way. • An excellent Assessor will ensure openness and transparency by making all information in the Assessor's office available to the public. • Provide leadership as a taxpayer advocate. • Be knowledgeable about the strengths and weaknesses of a particular system, be able to explain the inequities and propose alternatives. • Serve as a resource to help shape the debate and understand the consequences of proposed policies. 	<ul style="list-style-type: none"> • Know what he or she is doing, fully understand the highly detailed and intricate workings of the King County Department of Assessments and be well versed in the issues facing the department and have a succinct, well defined plan to address them. • Solid knowledge of real estate markets.
What are your qualifications for serving as county assessor?	<ul style="list-style-type: none"> • My entire career has been in property tax work. I began in the mapping area but spent the next 16 years as an appraiser, responsible for downtown Seattle and the industrial area. I am passionate about the appraisal field and became an instructor teaching assessment staff throughout the state how to value commercial properties. I was working as an appointed Tax Referee with the State Board of Tax Appeals in 1992 when I was asked to take the job as Chief Deputy Assessor for King County. It was a fabulous opportunity to transition an under trained staff with no technology into the award winning, nationally recognized department it is today. • I have significant education and experience in all areas of the appraisal and assessment field. I have received recognition nationally for my 	<ul style="list-style-type: none"> • I have been an employee of the department since 2002 and served for six years as the Chief Deputy Assessor, the number two ranking position within the department behind only the elected Assessor. I am currently the Acting Assessor for King County. During my years in the office I have become extremely proficient in managing our assessment operations. I was given authority to build the department in to a nationally recognized and respected model of assessing operations professionalism and efficiency. During my time here the department has been cited for its outstanding work. In September of 2008 the International Association of Assessing Officers (IAAO), the governing body that oversees all assessing operations in the United States, bestowed the "Certificate of Excellence in

DATA	Lynne Gering	Rich Medved
CANDIDATES	<p>achievements and am committed to the Department, the industry and taxpayers of King County.</p>	<p>Assessment Administration” upon King County. This is the highest award that an assessing operation can merit.</p> <ul style="list-style-type: none"> I have a Master's Degree in Business from the University of Washington and have served as the department's chief administrator for the past six years. I am a former developer and held a realtor's license at one time. I have intimate knowledge of the complex work that is performed by the department and am the single best candidate to lead the department and to ensure that the best interests of the citizens of this county are served.
<p>Do you intend to run for the office of King County assessor in the November 2009 general election?</p>	<ul style="list-style-type: none"> No. 	<ul style="list-style-type: none"> Yes, I intend to be a candidate in the November general election. It is in the best interests of the citizens of King County to have the best possible person managing this vital organization and I consider my running to be a serious obligation to the people I serve.
<p>Why are you interested in this temporary appointment?</p>	<ul style="list-style-type: none"> This is an extremely challenging time for the Department of Assessments. We are in the process of finishing the revaluation and still have 400,000 parcels left to post and mail. This has been an unprecedented year with the downturn in the real estate market; taxpayers are unhappy and frustrated to be paying taxes on values they can no longer obtain. Taxing districts are concerned about value reductions impacting their revenues. The staff is very unsettled with the resignation of the Assessor and concerned about the direction a new assessor may take. The current management team remains committed to finishing this revaluation cycle and certifying 	<ul style="list-style-type: none"> I am interested in earning the appointment because I am a strong believer in well planned and orderly transition from one leader to another. I currently serve as the Acting Assessor and for six years prior to that I was the Chief Deputy. I am the single most equipped candidate to ensure smooth and successful continuation of operations during the approximately three and one-half months that this position will be held on an appointed basis. Additionally, this is a critical time of year for the department and a change in leadership could be dangerous. It would have a negative impact on employee morale and may negatively

DATA	CANDIDATES	Lynne Gering	Rich Medved
		the tax roll. Changing leadership and expending funds for a three month position is not warranted.	impact our ability to timely complete our work. The department is facing a huge workload these next few months and it really requires someone who knows the department in order to manage it through.
Council criteria²			
Demonstrated leadership skills		Served for 5 yrs as King County Chief Deputy Assessor.	Has served for 6 yrs as King County Chief Deputy Assessor.
Appropriate education, training, and experience		See above.	See above.
Demonstrated proficiency in problem solving, interpreting statutory and regulatory requirements, conducting good public relations, and maintaining effective group and interpersonal relationships			

² The candidates were not asked to respond to the criteria stated in Motion 13017. Relevant information provided by the candidates is listed. Space is provided here for councilmembers to make their own notes about whether each candidate meets the criteria.

DATA	CANDIDATES	Lynne Gering	Rich Medved
Demonstrated ability to respond to public concerns about the policies and practices of the county department of assessments			
A commitment to maintaining the functions and structure of the county department of assessments without disruption during the election of a new county assessor			
A commitment to the immediate business of the county department of assessments that would make it unlikely that the appointee would run for any elective office while serving as appointed assessor.	Does <u>not</u> intend to run for assessor.	<u>Does</u> intend to run for assessor.	

Lynn M. Gering
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Lynn.gering@kingcounty.gov

June 29, 2009

King County Councilmembers
C/o Clerk of the Council
516 Third Avenue, Room W-1039
Seattle, WA. 98104

Dear Councilmembers,

The King County Department of Assessments faces major challenges in the next few months. I am uniquely qualified to lead the department on an interim basis as appointed Assessor through this difficult period.

During my career I held numerous positions that helped me understand the importance of completing the current revaluation and producing a certified tax roll. I also learned what it takes to get these jobs done correctly and on time. As Chief Deputy Assessor from 1992-1997 I led the Department through a difficult time transitioning to an annual revaluation cycle with new technology and a new Assessor.

I have demonstrated my ability to manage issues and implement programs throughout my 30-year career. I have a solid positive record with Department staff, stakeholders and taxpayers for sound decision making, integrity and performance.

I welcome the opportunity to discuss my abilities as a candidate for this position. Thank you for your consideration.

Sincerely,

Lynn Gering
Chief Appraiser, King County Department of Assessments

Lynn M. Gering
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Seattle, WA. 98107
206-784-9345 (home) 206-296-5194 (work)
Lynn.gering@kingcounty.gov

Professional Experience

Chief Appraiser, King County Department of Assessments, 1998-present

Responsible for developing the revaluation plan and overseeing the annual valuation of over 700,000 real and personal property parcels totaling \$340 billion.

Represent the Department to taxpayer and stakeholder groups.

Responsible for litigation, value disputes, legal challenges and formal appeals to the Washington State Board of Tax Appeals.

Manage the Appeals Unit overseeing appeals, caseloads and tax roll corrections including destroyed property claims, assessment reviews and manifest errors.

Establish and maintain compliance of policies and procedures according to state law.

Maintain adherence to professional standards including the Uniform Standards of Professional Appraisal Practice, Standard on Tax Policy and Mass Appraisal Standard.

The Department received the 2002 “Distinguished Research and Development Award” from the International Association of Assessing Officers for our market-based statistical update appraisal program.

Chief Deputy Assessor, King County Department of Assessments, 1992-1997

Directed the Department operations and administration.

Successfully transitioned the Department from a biannual revaluation cycle to an annual revaluation by:

- reorganizing the Department into teams including analysts and appraisers;
- instituting standards of professional practice and published appraisal reports on the web, and;
- developing major technology changes that moved the Department from a paper-driven mainframe environment to a computer assisted mass appraisal system and client server environment.

The Department received “The 1999 Distinguished Assessment Jurisdiction Award” from the International Association of Assessing Officers for instituting these major improvements and programs and was recognized as a model assessment system.

Property Tax Referee, Washington State Board of Tax Appeals, 1992

Progressive Appraiser positions, King County Department of Assessments, 1975-1992

Lynn Gering

Professional Certifications

Certified General Real Estate Appraiser, #110293, Washington State Dept. of Licensing
Real Property Assessment Accreditation, #0541, Washington State Dept. of Revenue

Education

University of Washington, B.A. 1973

Over 600 course hours in appraisal and assessment administration from various sources including IAAO, the Appraisal Institute, colleges and universities.

IAAO State Instructor: Income Approach to Valuation, Income Approach to Valuation II

Professional Achievements

International Association of Assessing Officers:

Member of the Year 1994

Executive Board Member, elected, 1998-2000

Metropolitan Jurisdiction Council, Chair, IAAO, 2006-2008

USPAP and Appraiser Regulatory Advisory Committee, Chair and member, IAAO, 2001-2005

Appraisal Foundation Representative, IAAO 2002-2003

Legal Committee, Member, IAAO, 2000-2001

Bylaws, Planning and Project Coordination Committee, Member, IAAO, 1994-2000

Frequent speaker and moderator at assessment and appraisal conferences including:

“King County’s Program of USPAP Compliance”, Policy and Standards of Best Practices, IAAO Annual Conference, Milwaukee, WI., October 2006

“USPAP and the Assessor”, IAAO Spotlight, IAAO Annual Conference, Boston, MA. 2004

References

Hon. Cindy Portmann, Snohomish County Assessor
3000 Rockefeller Ave.
Everett, WA 98201
425-388-3678

David Saavedra, Property Tax Program Coordinator
Washington State Department of Revenue
PO Box 47471
Olympia, WA. 98504
360-570-5861

William C. Severson, Attorney at Law
999 Third Ave. Suite 3210
Seattle, WA. 98104
206-838-4191

Michael Sinsky, Senior Deputy Prosecuting Attorney
King County Prosecutor
206-296-9038

Lynn Gering

Questions

What are the duties of the King County Assessor?

The King County Assessor is required by State law to value all King County property, real and personal, at its full and equitable value as of January 1 for the purpose of distributing the tax liabilities of property owners for various taxing districts. King County is on an approved annual revaluation cycle requiring at least one-sixth of all real property to be physically inspected by field appraisers. The remaining five-sixths are updated by statistical analysis using computer assisted mass appraisal methods. Personal property is a self-reporting system requiring a system of audits for compliance.

The King County Department of Assessments adheres to the Uniform Standards of Professional Appraisal Practice as promulgated by The Appraisal Foundation. These standards assure proper and ethical work resulting in appraisal reports. The appraisal reports are published on the Assessor's website.

The Assessor maintains the assessment roll of the county, listing ownership, description, tax code area, location and assessed value for all property. The King County Assessor is responsible for maintaining the "parcel layer" based on these criteria for the County Geographic Information System.

The Assessor is responsible for administering property tax relief programs including senior citizen exemptions, current use programs, home improvement, government and historic property exemptions. Responding to taxpayer appeals and requests for information are also duties of the Assessor.

Annually the Assessor is responsible for certifying the assessment roll and establishing levy rates based on district levies (budgets) and the tax roll.

What are the most important qualifications of an excellent assessor?

The well being of local government and the viability of the property tax system are dependant on the fairness, accountability and transparency of how the Assessor carries out his/her duties. While the property tax system is the only tax system existing in each of the United States, it is unpopular and personal to taxpayers. Each year more property tax proposals are introduced to relieve property taxes. At the same time, taxing districts throughout the County rely on property tax revenues to deliver services. The Assessor must be responsive to all these concerns.

An excellent Assessor will ensure fairness, equity and reasonableness by adopting professional standards of practice, such as the Uniform Standards of Professional Appraisal Practice, and making sure the work performed by staff is compliant. Performance measures providing equity among and between real estate population groups must be part of the reporting. Adherence to these standards and performance measures ensures to the public a fair and equitable process.

An excellent Assessor must be accountable by providing effective and responsive service in a cost effective way. The Department's workload grows each year with increased parcels, programs and recent appeals. However, the number of staff has decreased. The Assessor is

responsible for planning, setting objectives and deploying resources to meet the most critical needs. An excellent Assessor strives to provide staff with the tools needed to accomplish their work and constantly reviews priorities to best serve the public good.

An excellent Assessor will ensure openness and transparency by providing maximum access to assessment information and services. The Internet has significantly impacted the ability to provide data and information to the public. All information residing in the Assessor's office should be available to the public.

In addition, an excellent Assessor will provide leadership as a taxpayer advocate. An Assessor must be knowledgeable about the strengths and weaknesses of a particular system, be able to explain the inequities and propose alternatives. The property tax system in Washington State is very complex and the Assessor should serve as a resource to help shape the debate and understand the consequences of proposed policies.

Taxpayers deserve an informed Assessor to provide leadership on their behalf.

What are my qualifications to serve as County Assessor?

My entire career has been in property tax work. I began in the mapping area but spent the next 16 years as an appraiser, responsible for downtown Seattle and the industrial area. I am passionate about the appraisal field and became an instructor teaching assessment staff throughout the state how to value commercial properties. I was working as an appointed Tax Referee with the State Board of Tax Appeals in 1992 when I was asked to take the job as Chief Deputy Assessor for King County. It was a fabulous opportunity to transition an under trained staff with no technology into the award winning, nationally recognized department it is today.

I have significant education and experience in all areas of the appraisal and assessment field. I have received recognition nationally for my achievements and am committed to the Department, the industry and taxpayers of King County.

Why am I interested in this temporary position?

This is an extremely challenging time for the Department of Assessments. We are in the process of finishing the revaluation and still have 400,000 parcels left to post and mail. This has been an unprecedented year with the downturn in the real estate market; taxpayers are unhappy and frustrated to be paying taxes on values they can no longer obtain. Taxing districts are concerned about value reductions impacting their revenues. The staff is very unsettled with the resignation of the Assessor and concerned about the direction a new assessor may take. The current management team remains committed to finishing this revaluation cycle and certifying the tax roll. Changing leadership and expending funds for a three month position is not warranted. I would like the opportunity to lead the management team until the next Assessor is elected.

I do not intend to run for the office of King County Assessor

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To: Honorable King County Council Members

From: Rich Medved, Acting Assessor

Date: July 3, 2009

Re: Interim Assessor appointment

I am interested in being appointed the interim King County Assessor and in fulfilling the duties of that position until the voters have their opportunity to elect the next Assessor on November 3rd. My appointment to the position is the only sure way that the best interests of both the Department of Assessments and the citizens of King County can be protected during the next approximately three and one-half months. I respectfully ask for your support and for your vote to appoint me interim Assessor.

In appointing me you would be keeping with past good practices of appointing Chief Deputies to finish serving out the unexpired terms of departing elected officials. That is what happened in the instances of the King County Sheriff, the King County Prosecuting Attorney and, most recently, the King County Executive. It is imperative that continuity, orderly transition and stability remain in the Department of Assessments during the weeks leading up to the election. A loss of this continuity could be very detrimental to the citizens of King County as well as the 160 taxing authorities for whom the Assessor works. This is a crucial time of the year for our department and continuity is critical, especially in today's environment of reduced budgets and diminished resources.

There has been talk that an appointed Assessor running for the elected position might create an unfair advantage for the appointee. That argument is flawed for at least two reasons. First it suggests that the appointments of both Sue Rahr and Dan Satterberg as interim appointees who then went on to run for and win the elective office was a failure. I do not think any of us believe that to be true. Secondly, the last time there was an interim Assessor appointed it was in 1992. The interim Assessor appointee that year did run for the elective office. He was defeated by a little known political newcomer who had never held public office-Scott Noble. There was no advantage to the appointee.

Once again I respectfully ask each of you for your support and approval in appointing me the interim King County Assessor. Thank you.

Rich Medved
1320 Alki Ave SW, Seattle, WA 98116
206-402-5856 (home)
206-335-6919 (cellular)
206-296-5113 (office)

Goals: To hold a leadership position in a professional and respected public service organization and to continue my pursuit of pursuing changes that positively the citizens who I serve.

Work Experience:

December 2002-Present: King County Department of Assessments

I have been employed as the Chief Deputy Assessor for the majority of the time that I have worked for King County. I have recently become the Acting Assessor and am seeking both the interim appointment and the elective office currently. As the Chief Deputy I was given the authority to build the King County Department of Assessments in to one of the most respected and professionally run assessing operations in the United States. I have deep and intimate knowledge about the very complex Washington State Property Tax system and I work successfully in a very technical industry. The work done by the King County Department of Assessments is crucial in providing operating revenue (over \$3.4 billion in 2009) to the 160 taxing districts operating and serving the citizens in King County.

I have gained national recognition as a professional in the assessing field and am a frequent national speaker on assessing administration and operations. I also am involved in creating and pursuing changes to our property tax system that are designed to benefit the citizens who I serve.

May 1995-December 2002: Partner-JMR Pacific Real Estate Development

With my partners Marc Wilson and Jim Howton I was co-owner of a real estate development company. I developed housing sub-divisions, primarily on the Pine Lake plateau, and neighborhood shopping centers. My company was the developer of the 1997 Seattle Street of Dreams project known as Blakely Woods and located just off the Redmond-Fall City road in east King County.

As a partner in this firm I searched for, negotiated on, and purchased land designed for development. I managed multi-million dollar budgets and oversaw many construction projects. I also negotiated the final disposition of these projects.

November 1990-May 1995: Skagit County Public Works Director

As the Director of Public Works for Skagit County I had full authority over five divisions within the county. They included roads, surface water management, waste management, engineering and public administration. I also managed and maintained the entire Skagit County vehicular fleet, including all of the Sheriff's vehicles.

As the Public Works Director I was heavily involved in local, state and national legislative efforts. I testified before numerous legislative bodies and worked to write and lobby for legislative changes. I also spoke to community groups and appeared at many town hall, rotary, chamber of commerce and similar events.

During my tenure as Public Works Director I oversaw the largest budget in the county, with my department equaling approximately 45% of the total Skagit County Budget for all agencies.

Education and background:

- Master's Degree in Business-University of Washington
- Member: International Association of Assessing Officers
- Member: Washington State Association of County Assessors
- Former holder of Washington State Realtor's license
- Former member of Rotary International
- Former member of the National Association of County Officials
- Former member of the National Association of Homebuilders
- Former member of Washington State Realtor's Association
- Former member of the Urban Land Institute
- Former member of the Japan America Society of Seattle

Personal:

- Married-wife Teresa
- 4 adult children
- 6 grandchildren
- Avid reader and water sports enthusiast
- Former stadium announcer: Mount Vernon High School football (20 years), girls basketball (15 years) and boys basketball (10 years).

References:

- Mike Sinsky-King County Prosecuting Attorney's Office: 206-296-9038
- Cindy Portman-Snohomish County Assessor, 425-388-3411
- Honorable Dave Quall, State Representative-40th Legislative District: 360-708-3353

Rich Medved
Response to five questions
July 2, 2009

1. What are the duties of the King County Assessor as you understand them?

The primary purpose of the Department of Assessments is to provide the services necessary for the maintenance and certification of a fair and equitable county assessment roll as mandated by Chapter 84 of the Revised Code of Washington (RCW). This includes subsequent levy rate determination and tax roll established annually for the purpose of administering the property tax system for all real and personal property located within the boundaries of King County.

2. What do you consider the most important qualifications of an excellent assessor, and why?

The King County Assessor must not only be qualified but also experienced. Qualifications include intimate knowledge of the complex property tax administration system in Washington State, strong educational background and proven ability to lead a large agency. Experience means that the person serving the citizens of King County as Assessor must know what he or she is doing, must fully understand the highly detailed and intricate workings of the King County Department of Assessments and must be well versed in the issues facing the department and have a succinct, well defined plan to address them. An excellent Assessor must also have solid knowledge of real estate markets.

This is important for many reasons. To begin with the King County Assessor does not just serve King County, but also each of the 160 taxing authorities operating within King County as well as all of the citizens residing in the county. The work undertaken by the Assessor contributes to the collection of property tax revenues that are vital for the operations and survival of each of these 160 districts. For that matter King County cannot afford to risk having the wrong person in control. Other assessing operations in the United States have made the mistake of bringing in the wrong person (Philadelphia, PA for example) as assessor and are now suffering dire consequences. The most important reason that these qualifications cannot be overlooked is because we have a deep obligation to serve and protect the citizens of King County.

3. What are your qualifications for serving as county assessor?

I have been an employee of the department since 2002 and served for six years as the Chief Deputy Assessor, the number two ranking position within the department behind only the elected Assessor. I am currently the Acting Assessor for King County. During my years in the office I have become extremely proficient in managing our assessment operations. I was given authority to build the department in to a nationally recognized and respected model of assessing operations professionalism and efficiency. During my time here the department has been cited

for its outstanding work. In September of 2008 the International Association of Assessing Officers (IAAO), the governing body that oversees all assessing operations in the United States, bestowed the "Certificate of Excellence in Assessment Administration" upon King County. This is the highest award that an assessing operation can merit.

I have a Master's Degree in Business from the University of Washington and have served as the department's chief administrator for the past six years. I am a former developer and held a realtor's license at one time. I have intimate knowledge of the complex work that is performed by the department and am the single best candidate to lead the department and to ensure that the best interests of the citizens of this county are served.

4. Do you intend to run for the office of King County Assessor in the November 2009 general election?

Yes, I intend to be a candidate in the November general election. It is in the best interests of the citizens of King County to have the best possible person managing this vital organization and I consider my running to be a serious obligation to the people I serve.

5. Why are you interested in this temporary appointment?

I am interested in earning the appointment because I am a strong believer in well planned and orderly transition from one leader to another. I currently serve as the Acting Assessor and for six years prior to that I was the Chief Deputy. I am the single most equipped candidate to ensure smooth and successful continuation of operations during the approximately three and one-half months that this position will be held on an appointed basis.

Additionally, this is a critical time of year for the department and a change in leadership could be dangerous. It would have a negative impact on employee morale and may negatively impact our ability to timely complete our work. The department is facing a huge workload these next few months and it really requires someone who knows the department in order to manage it through. Here are some of the critical issues and items we are presently working on:

- 2010 budget: the department has again been asked to take significant budget reductions. Coupled with last year's reductions it will take extreme skill and knowledge of the department to manage through this crisis.
- Post and mail over 680,000 revaluation notices to King County property owners.
- Prepare special levy estimates for taxing districts in King County as they prepare for the upcoming budget year.
- Prepare annual DOR reports and complete ratio study.
- Certify the tax roll for purposes of billing and collection 2010 property taxes.

- Complete the 2009 revaluation cycle using recalibrated models and done in a very shaky real estate market.
- Finish identifying and adding new construction to the tax rolls.
- Complete work with the Board of Appeals.
- Complete specialty property valuations (major office buildings, apartments, hotels, etc.)
- Complete revaluation of all personal property accounts including leasing companies, home office, mobile homes, floating homes, and the auto valuation of non-reporting entities.
- Continue to work to defend pending litigation.
- Research, validate and process refund requests (including Amazon, Starbuck's, Nucor, The Gap, WAMU, and Microsoft to name a few).



Signature Report

July 13, 2009

Motion

Proposed No. 2009-0398.1

Sponsors Ferguson

1 A MOTION appointing _____ as King
2 County assessor, in accordance with Section 680.10 of the
3 King County Charter and RCW 36.16.110.

4
5 WHEREAS, on June 18, 2009, the metropolitan King County council received
6 notice of the resignation of King County assessor Scott Noble, effective June 18, 2009;
7 and

8 WHEREAS, in accordance with Section 680.10 of the King County Charter and
9 RCW 36.16.110, the council shall appoint a new assessor to serve until a successor is
10 elected and qualified at the next general election, which is November 3, 2009.

11 NOW, THEREFORE, BE IT MOVED by the Council of King County:

12 The metropolitan King County council hereby appoints _____

Motion

13 to serve temporarily as King County assessor, until the successor to the office has been
14 elected and qualified at the general election on November 3, 2009.

15

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

ATTEST:

Attachments None