

May 19, 2014

# QUALIFICATIONS 2014

Professional qualifications for William Roberts

## **PROFESSIONAL QUALIFICATIONS**

### **WILLIAM ROBERTS**

Resident of Kodiak Island, Alaska since August 1976 and is currently the Kodiak Island Borough Assessor. Prior to his current occupation he owned and operated the Kodiak Appraisal Company, Inc. for 23 years. Past non-appraisal work experiences include eight years in the commercial fisheries, owner operator of a landscaping business as well as a navy communications technician.

### **Experience**

January 2010 to Present	Kodiak Island Borough Assessor Implemented a new computer assisted mass appraisal system and a complete re-inspection and re-assessment of all Kodiak properties.
July 1988 to January 2010	Owner/Appraiser of Kodiak Appraisal Company, Inc. Completed approximately 99% of all residential and 75% of all commercial appraisals for the borough of Kodiak
May 1987 to October 1990	Affiliate Appraiser with Dirksen Appraisal, Inc., Anchorage, AK Completed appraisals for FDIC on commercial properties including malls, office buildings, warehouses, industrial properties and large multi-family complexes as well as other assignments
January 1987 to June 1988	Appraiser with Island Valuation Service, Inc. General residential appraiser
January 1983 to April 1987	Appraiser with Kodiak Island Borough Completed individual residential, industrial and commercial assessments as well as participated in a complete re-appraisal of borough properties
May 1989 to January 1995	Member Kodiak Board of Equalization Heard appeals on assessments of both real and personal properties

HUD Appraiser since 1986

VA Approved Appraiser since 1990

Qualified as an expert witness, State of Alaska Superior Court

### **Education**

1963 - 1964 Harpur College (now Binghamton State University), New York majoring in Math

1965 - 1969 U. S. Navy

1972 - 1976 Northern Arizona University majoring in Fine Arts

1983 - Present 300+ hours in Class Appraisal and Assessment course work

Including residential and commercial classes from single-family appraisals to complex commercial properties

## **PROFESSIONAL QUALIFICATIONS**

### **WILLIAM ROBERTS**

#### **Type of Appraisal Experience**

- ☐ Mass Appraisal of both commercial and residential properties
- ☐ Single Family Residences - Form & Narrative
- ☐ Multi-family Two to Four Family - Form & Narrative
- ☐ Multi-family Five Family and Above – Form & Narrative
- ☐ Vacant Land Residential Lots - Form & Narrative
- ☐ Vacant Land Residential Subdivisions - Narrative
- ☐ Commercial Vacant Land - Narrative
- ☐ Rural Land Tracts - Narrative
- ☐ Commercial and Industrial Buildings Including Warehouse, Retail, Office, Processing Plants and Special Use Buildings - Narrative
- ☐ Tidelands - Narrative
- ☐ Right of Way Appraisals

#### **Professional Organizations and Memberships**

- |  |                               |
|--|-------------------------------|
| <input type="checkbox"/> Appraisal Institute                             | 2000-Present                  |
| <input type="checkbox"/> International Association of Assessing Officers | 1983-1987 and 2010 to Present |
| <input type="checkbox"/> International Right of Way Association Member   | 1987-2000                     |
| <input type="checkbox"/> Kodiak Home Builders Association                |                               |
| <input type="checkbox"/> Charter Member/Board of Directors               | 1995-1999                     |
| <input type="checkbox"/> Kodiak Island Realtors Association              |                               |
| <input type="checkbox"/> Associate Member                                | 1994-2010                     |
| <input type="checkbox"/> Kodiak Island Board of Equalization Member      | 1989-1995                     |

**Assessment Review Board**Van Sant, Steve  
State Assessment Review Board**General Information**

Board/Commission and seat you are seeking:  
Assessment Review Board, Chairman

Additional Boards/Commissions of interest:

Preference Order Board

**2) Assessment Review Board**

State Boards/Commissions on which you have served:  
State Assessment Review Board

First Name Steven	Middle Name Lynn	Last Name Van Sant
Mailing Address [REDACTED]	City [REDACTED]	State & Zip [REDACTED]
Home/Message Phone [REDACTED]	Business Phone [REDACTED]	Cell Phone [REDACTED]
Email Address [REDACTED]	Are you a registered voter? Yes	
Date of Birth [REDACTED]	Gender [REDACTED]	Ethnicity White
Military Service National Guard		

**Conflict of Interest**

Certain boards and commissions require full disclosure of personal financial data under AS39.50.010. If required for the board or commission for which you are applying, are you willing to do so?

Yes

Could you or any member of your family be affected financially by decisions to be made by the board or commission for which you are applying?

Yes

Please explain the potential financial benefit

No |

**Employment History**

Employment work history including paid, unpaid, or voluntary.  
Appraiser for a reappraisal company in Texas, 1965-1968  
Appraiser for Fairbanks North Star Borough, 1970-1978  
Assistant State Assessor, State of Alaska, 1978-1980  
Assessor for the Matanuska-Susitna Borough, 1980-1984  
Self Employed and owner and appraiser for Property Analysis Company, 1984-1988  
Assessor for the Municipality of Anchorage 1988-1993  
State Assessor, State of Alaska, 1993-2014

**Education, Training, Experience & Qualifications**

List both formal and informal education and training experiences:

High school diploma

Worked in both the assessment and fee appraisal fields from 1965-2014

Successfully completed educational courses from the Appraisal Institute and the IAAO in Real Estate appraisal, all approaches to valuation including cost, market and income. Taught these same courses for over 30 years.

List any professional licenses, certifications, or registrations and dates obtained that may be used as qualifying criteria:

I taught appraisal and assessment courses for both assessment personnel as well as fee appraisers. I was a state certified instructor by the International Association of Assessment Officers (IAAO) for over 30 years. I was also the primary instructor for assessment classes in Alaska since 1980 until my retirement in 2014.

List any community service, municipal government, and state positions held, and any awards received.  
Assistant State Assessor and State Assessor for State of Alaska  
Served as Assessor for Mat-Su Borough and the Municipality of Anchorage.  
Served on Board of Directors of Alaska Municipal League (AML) for several years  
Volunteered as instructor for Tax Policy for Newly Elected Officials during AML  
President of the Palmer Chamber of Commerce

### Conviction Record

Have you ever been convicted of a misdemeanor within the past five years or a felony within the past ten years?

No

Conviction Circumstances

### Certification of Accuracy & Completeness

By submitting this online application, I swear the information I have entered on this form is true to the best of my knowledge. I understand that if I deliberately conceal or enter false information on the form my application may be rejected, I may be removed from the list of eligible candidates, or I may be removed from the position. I agree that the Office of the Governor may contact present or former employees or other persons who know me to obtain an additional information about my skills and abilities. I understand that the information on this application is public information and may be released through a legal request for such information.

Type "I certify"

"I certify"

Resume Addendum:

### Press Release Wording

Steve Van Sant, 67 of Palmer is the retired State Assessor of Alaska where he served for 21 years. While he does not hold a college degree, he served as assessor for several municipalities and worked in the assessment/appraisal field for over 40 years in Alaska. He also owned several businesses including an appraisal business, a clothing store, land development company and a dance club in Fairbanks.

Submitted: 12/4/2014 2:35:11 AM