

Caitlyn McKenzie

2/16/2022

Samatha Pearce
Routt County Commissioners
522 Lincoln Avenue Suite 30
Steamboat Springs, CO 80487
spearce2@co.routt.co.us

Dear Samatha Pearce and other interested parties.

As a Certified Residential Appraiser with multiple years of varied assessment experience, I am a qualified candidate for the advertised position of independent referee for Abatement Hearings.

During the past 20 years in Routt County, I have sat on both sides of the table as an employee of the Routt County Assessors Office representing Routt County and also as a Tax Appeal Specialist representing the taxpayer. This experience gives me the neutral perspective to provide unbiased judgment at the abatement hearings.

I would like to know more about this position as far as requirements, schedule, frequency of hearings and payscale. I look forward to talking to you in more detail.

Sincerely,

Caitlyn Myyeyziy

Attachments: McKenzie Resume_Appraisal_2022 with education

Caitlyn McKenzie

Skills

- Experience at the Routt County Assessors Office; familiar with Abatement process
- Certified Colorado Residential Appraisal license along with commercial appraisal experience
- Honest, trustworthy and reliable with an aptitude for knowledge and new skills
- Mathematical intuitiveness

Experience

MARCH 2015 - PRESENT

Property Tax Appeals Specialist, Steamboat Springs, CO - Self-employed - *Certified Real Estate Appraiser*

- Provide counsel as Agent for residential and commercial property taxpayers
- File appeals with Assessors Office; View and perform a valuation review of Assessor's work

AUGUST 2019 - PRESENT

Pristine Living Co, Steamboat Springs, CO - Self-Employed, *Air & Water Purification Products*

- Procure & install equipment to provide clean, filtered water and air for indoor spaces
- Clients include schools, daycare facilities, restaurants, offices, shuttles, and residential homes

JANUARY 2017 - NOVEMBER 2019

MountainSeed Appraisal Management, Location Neutral - *Commercial Appraisal Procurement Specialist*

- Procurement: Daily ordering of commercial appraisal assignments across the nation
- Communication with banks and appraisers

JUNE 2006 - JUNE 2012

Routt County Assessor's Office, Steamboat Springs, CO - *Certified Real Estate Appraiser*

- Survey, appraise and assess properties around Routt County
- Utilize mass appraisal techniques for biannual reassessment for property tax valuations
- Process real property appeals using individual appraisal methods
- Review new construction and monitor percentage complete annually
- Market Segments
 - Commercial Valuation Assignments * work under Certified General Appraiser
 - (2007-2009) Multi-use Buildings & Apartments in Steamboat Springs
 - (2011 & 2012) Variety of commercial properties in southern Routt County including the towns of Oak Creek & Yampa
 - Residential Valuation Assignments
 - (2007-2009) Steamboat Condominiums, Townhomes & Multiplex properties
 - (2010-2012) Stagecoach, Oak Creek, Phippsburg, Yampa properties including mobile homes, vacant land, single-family homes, multi-unit buildings, subdivisions
- Valuation of personal property & possessory interests, as well as oil & gas, coal mines, gravel pits

Education

SEPT 2017 - MAY 2019

Colorado Technical University - MBA with Accounting Concentration.

SEPT 2006 - CURRENT

Appraisal Institute, McKissock, VanEd, Colorado Association of Tax Assessors - Selection of Real Estate Appraisal Classes to achieve and maintain Certified Residential Appraisal License

- 2021
 - Diversity your Appraisal Practice with Estate Appraisals
- 2020
 - National USPAP Update Course
 - New Construction Essentials: Luxury Homes
 - Fundamentals of Appraising Luxury Homes
 - Evaluations, Desktop and Other Limited Scope Appraisals
 - Supporting your Adjustments: Methods for Residential Appraisers
 - Fannie Mae: Debunking the Myths
- 2018
 - 7- hour USPAP Update Course
 - Appraisal of Self Storage Facilities
 - Appraisal of Owner-Occupied Commercial Facilities
 - Appraisal of Fast Food Facilities
- 2016
 - 7- hour USPAP Update Course
 - Appraising Small Apartment Properties
 - Essential Elements of Disclosures and Disclaimers
 - Dirty Dozen
 - Vacant Land Valuation
- 2013
 - USPAP 7-hour Update Course
 - Green Building
 - Ad Valorem Construction
 - Risky Business
- 2012
 - Planning 101
 - Yield Capitalization
 - Fundamentals of Commercial Real Estate
- 2011
 - Hotel / Motel valuation
 - Rural Structures

* 2017: Certified Residential Appraisal License -- reactivated

**2014-2016: Certified Residential Appraisal License -- inactive

SEPT 1999 -MAY 2003

St. Mary's College of Maryland, St. Mary's City, MD - *Bachelor's degree of Science in Mathematics*

SEPT 2001 -MAY 2002

University College London, London, UK - Year Study Abroad - *Mathematics*

Awards

Certified Residential Real Estate Appraiser: CR 100031855

Leadership Steamboat Graduate 2010

References

Mike Kerrigan, Department of Property Taxation, mike.kerrigan@state.co.us, 970.248.7397