VIRGINIA ASSOCIATION OF ASSESSING OFFICERS

2026 Annual Conference

November 3–6, 2026

Marriott Virginia Beach Oceanfront Resort

4201 Atlantic Ave, Virginia Beach, VA 23451

- **Vendor & Sponsor Showcase**
- **Onsite President's Reception — Wednesday Evening**
- **Over 20 CE Credit Hours Offered**
- **Awards Banquet & Installation of Officers — Friday**
- **Pre-Conference: IAAO Workshop 852, AAS Case Study Review ****

**Schedule subject to change - ** IAAO Workshop 852 is a separate registration fee*

CONFERENCE SCHEDULE*

Tuesday – Thursday

TUESDAY, NOVEMBER 3

8:00am - 9:00am	Continental Breakfast	*Big Band Pre-Function*
9:00am - 5:00pm	AAS Case Study (IAAO Workshop 852) ** *Terry Taylor CAE, RES, AAS, FIAAO & 2026 IAAO President-Elect/Treasurer*	*Kaye*
4:00pm - 6:00pm	Afternoon Conference Registration	*Seaside Pre-Function*

WEDNESDAY, NOVEMBER 4

7:00am - 5:00pm	Conference Registration & Vendor Showcase	*Seaside Pre-Function*
7:30am - 8:30 am	Continental Breakfast	*Seaside Pre-Function*
9:00am - 5:00pm	AAS Case Study (IAAO Workshop 852) ** *Terry Taylor CAE, RES, AAS, FIAAO & 2026 IAAO President-Elect/Treasurer*	*Kaye*
8:30am - 10:30am	Income Approach, Power BI Applications & Defense (Experience Credit for Mass Appraisal Intro: Justin Stanley, CAE, RES) *Tony Siragusa RES, CFE*	*Salon A-C*
10:30am - 11:00am	Vendor Showcase	*Seaside Pre-Function*
11:00am - 12:30pm	Opening Session Welcome - (Lunch Provided) *VAAO President Sponsor Introductions, IAAO, PDP, Keynote Speaker*	*Salon E*
12:45 pm - 2:45 pm	Public Trust Through Clear Communication & Defensible Practice Let's Be C.L.E.A.R. ™: A Communication Framework for Building Public Trust in Mass Appraisal *Erika Cowling* The Income-Method Mandate: Aligning Assessments with LURA and Compliance Standards *Lore DeAstra SRA*	*Salon A-C*
2:45pm - 3:00pm	Vendor Showcase	*Seaside Pre-Function*
3:00pm - 5:00pm	Data Center Alley: An Evolution in Valuation & Panel Discussion Heike Redden RES, Lyndsey Schmidt	*Salon A-C*
6:00pm - 8:00pm	President's Reception - Onsite Oceanfront	*Salon D-E*

THURSDAY, NOVEMBER 5

7:30am - 5:00pm	Conference Registration & Vendor Showcase	*Seaside Pre-Function*
7:30am - 8:30 am	Continental Breakfast	*Seaside Pre-Function*
9:00am - 12:00pm	AAS Case Study (IAAO Workshop 852) ** *Terry Taylor CAE, RES, AAS, FIAAO & 2026 IAAO President-Elect/Treasurer*	*Kaye*
8:00am - 10:00am	Modeling, Variables & Supporting Adjustments *Keith Wolf, SRA, AI-RRS*	*Salon A-C*
10:00am - 10:15am	Vendor Showcase	*Seaside Pre-Function*

*Schedule subject to change - ** IAAO Workshop 852 is a separate registration fee

CONFERENCE SCHEDULE*

Thursday cont. - Friday

THURSDAY, NOVEMBER 5 – cont.

7:30am - 5:00pm	Conference Registration & Vendor Showcase	*Seaside Pre-Function*
7:30am - 8:30 am	Continental Breakfast	*Seaside Pre-Function*
9:00am - 12:00pm	**AAS Case Study (IAAO Workshop 852) **** *Terry Taylor CAE, RES, AAS, FIAAO & 2026 IAAO President-Elect/Treasurer*	*Kaye*
8:00am - 10:00am	**Modeling, Variables & Supporting Adjustments** *Keith Wolf, SRA, AI-RRS*	*Salon A-C*
10:00am - 10:15am	Vendor Showcase	*Seaside Pre-Function*
10:15am - 12:15pm	**Bridging the Gap: Professional Practice in Property Assessment** A Tax Representative's Perspective on Assessment Appeals *Michael Owen, Ryan* When the Assessment Is Challenged: Is Your Work File Ready? *Tim Lamb, Andrew McRoberts, Tolley Gwinn, Rebecca Powers*	*Salon A-C*
	or Concurrent Option	
10:15am - 12:15pm	**Aerial Imagery, Data Collection & Sketching** Eyes in the Sky: EagleView and Aerial Imagery in Property Assessment *Jonathan Broida* Sketching: Tips, Tools & Aerial Photography Integration *Louis Herndon*	*Salon D*
12:15pm - 1:15pm	Lunch on your own and Visit Vendors	
1:15pm - 3:15pm	**Property Valuation: Construction, Cost Analysis, and Assessment Applications** Implementing Moore Precision Cost Real World Examples *Kelby Moore* Making the Grade: Assessing Quality, Condition, and Effective Age *Sue Cunningham, Billy Butt, RES, AAS, and Greg Daniels, CAE*	*Salon A-C*
2:45pm - 3:30pm	Vendor Showcase with Snack Break	*Seaside Pre-Function*
3:30pm - 5:30pm	**Know Your Boundaries: GIS, Legal Descriptions & Parcel Identification/Exemptions Case Study** *Jamie Timberlake Commissioner of the Revenue Powhatan County* *Lisa Goodwin Senior Survey Project Manager / Vice President Vika Virginia, LLC*	*Salon A-C*

FRIDAY, NOVEMBER 6

7:30am - 8:30am	Conference Registration & Vendor Showcase	*Seaside Pre-Function*
7:30am - 8:30am	Buffet Breakfast	*Big Band Pre-Function*
8:00am - 9:30am	VAAO Executive Board Annual Business Meeting & Directors	*Salon E*
9:30am - 10:00am	Vendor Showcase	*Seaside Pre-Function*
10:00am - 12:00pm	**Updating Stale Residential Valuation Models with Newly Calibrated Market-Driven Models** *Principal, Josh Myers Valuation Solutions*	*Salon E*

**Schedule subject to change - ** IAAO Workshop 852 is a separate registration fee*

CONFERENCE SCHEDULE*

Friday cont.

FRIDAY, NOVEMBER 6 – cont.

12:00pm - 1:00pm	**Lunch on your own and Visit Vendors**	
1:00pm - 3:00pm	**Building the Assessment Workforce: Attract, Develop & Retain**	
	Reflections from the Cup/ Voices of Growth: How Professional Designations Shape Our Careers	
	David Sanford, CAE, Adam Olver RES	***Salon E***
	Recruiting & Retaining Talent in a Shrinking Workforce	
	Sue Cunningham, David Milton, Kevin Prine, Lynda Tubbs & Kayin Rooks.	
6:00pm - 7:00pm	**Banquet Reception**	***Big Band Pre-Function***
7:00pm - 9:30pm	**Dinner, Awards, Installation of Officers**	***Salon E***

CONGRATULATIONS!

Please join us in recognizing our newest IAAO designees

VIRGINIA ASSOCIATION OF ASSESSING OFFICERS – ORGANIZED 1949 – VAAO – UNIFORM ASSESSMENT

AAS

Mark Roberts

Assessment Administration Specialist

Fairfax County Department of Tax Administration

Fairfax, VA

AAS

John P. Alexa

Assessment Administration Specialist

Fairfax County Department of Tax Administration

Fairfax, VA

RES

Patrick Jewell

Residential Evaluation Specialist

Loudoun County Commissioner of the Revenue

Leesburg, VA

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Terry Taylor

CAE, RES, AAS, FIAAO | IAAO President-Elect/Treasurer, IAAO

He has worked in the assessment profession for 34 years and has earned three IAAO's professional designations, Certified Assessment Evaluator (CAE), Residential Evaluation Specialist (RES) as well as the Assessment Administration Specialist (AAS).

His past IAAO experience includes: Region 3 Director 2021- 2023 and 2025 Vice President. Procedural Rule updates, Certificate of Excellence in Assessment Administration enhancements, International Engagement, Education, Professional Development and IAAO Fellows recognition.

He has been a Florida Chapter IAAO Member since 1993, Real Property Committee 2016-Present, Chair Real Property Committee 2018-Present, Florida Chapter Member of the Year 2019, Professional Designation Advisor 2012-Present, Annual Seminar Presenter 2013, 2015, 2019, Interactive Discussion Facilitator 2017, 2019, 2023, 2024.



Tony Siragusa

RES, CFE | Commercial Assistant Director, Pinellas County Property Appraiser

Anthony "Tony" Siragusa is Commercial Assistant Director at the Pinellas County Property Appraiser's Office and an IAAO Instructor with more than two decades of appraisal and real estate experience. He helps lead the commercial department through the annual assessment cycle, annually calibrates the cost approach across departments, supports complex and special-use property valuation, and defends values through appeals and litigation. Working in a coastal county, he also supports the Emergency Operations Center and post-disaster damage assessment, with experience in floodplain valuation issues and FEMA procedures. Tony has advanced Power BI, GIS, CAMA data, and AI-assisted workflows in everyday assessment practice to improve consistency and defensibility. He serves on IAAO's USPAP and Appraiser Regulatory Committee and is committed to practical, standards-based instruction connecting appraisal theory with real-world application. His credentials include RES, CFE, Florida State-Certified General Real Estate Appraiser, and CAE candidate.



Justin Stanley

CAE, RES | Real Estate Assessment Supervisor, City of Richmond, VA

Justin Stanley is a Real Estate Assessment Supervisor with the City of Richmond, Virginia, where he oversees the valuation of multifamily and other income-producing properties. He is a Certified General Appraiser in the Commonwealth of Virginia and holds the Certified Assessment Evaluator (CAE) and Residential Evaluation Specialist (RES) designations from the International Association of Assessing Officers (IAAO). He has more than 16 years of experience in real estate appraisal, analysis, and leadership and is an IAAO instructor.

Mr. Stanley is passionate about applying innovative methods and data analytics to enhance the accuracy and efficiency of property assessment. He has designed Multiple Regression Analysis (MRA) models using Excel and SPSS for multifamily properties, as well as income models for commercial property. He has also shared his expertise with other jurisdictions and professionals through educational mentoring, teaching, training, and presentations.

Mr. Stanley holds a Bachelor's Degree in Interdisciplinary Studies from Old Dominion University. He is the Past Chair of the Professional Designation Program (PDP) for the VAAO and currently serves as Vice Chair of the IAAO Experience Credit for Mass Appraisal Task Force, which earned a Presidential Citation in 2025. His goal is to contribute to the continued advancement of the real estate appraisal and assessment profession and help incorporate enhanced modeling practices statewide.



Erika Cowling

City Assessor, Colonial Heights, VA

Erika L. Cowling, MBA, is the City Assessor for the City of Colonial Heights, Virginia, with more than 16 years of experience in mass appraisal and local government administration. Erika is an active member of the International Association of Assessing Officers (IAAO) and the Virginia Association of Assessing Officers (VAAO), where she currently serves as Secretary and Chair of the VAAO Alumni Committee. She is also an IAAO designation candidate, working toward her AAS designation. Passionate about strengthening communication within the assessment profession, Erika developed the C.L.E.A.R.™ Framework, a practical communication model designed to promote transparency, enhance stakeholder engagement, and build public trust in property assessment. She is collaborating with colleagues across the United States and Canada to establish a Community of Practice focused on assessment communication. Erika is dedicated to equipping assessment professionals with practical communication strategies that foster understanding, fairness, and confidence in the assessment process. She is committed to advancing excellence in assessment administration through education, leadership, and collaboration.



Lore DeAstra

SR/WA, MRICS, SRA | Sr. Property Appraisal Consultant, Office of Tax Policy and Legal Affairs

Lore DeAstra is a dedicated appraisal professional with 30 years of commercial and residential experience, helping Virginia communities better understand and value complex real estate. At the Virginia Department of Taxation, she collaborated with the Property Tax Unit to develop the Affordable Rental Housing (ARH) valuation manual and course, serving as its principal writer to create clear, practical guidance for assessors across the Commonwealth. Outside of work, Lore enjoys walking her dog Faith, who delights in spontaneous selfies with strangers.



Heike Redden

RES | Commercial Supervising Appraiser, Loudoun County, VA

Heike Redden, RES, serves as the Supervising Appraiser for the Commercial Real Estate team in the Office of Robert S. Wertz, Commissioner of the Revenue in Loudoun County, VA.

Heike has 27 years of appraisal experience of those she has worked 10 years in the Loudoun County, Virginia assessment office.

Based in Data Center Alley, Heike specializes in data center valuation.

Currently Heike is focused on assisting the IAAO task force to help other assessors and jurisdictions achieve the goal of identifying the different types of data centers and collaborating on finding a uniform methodology to be used in our profession.

When Heike is not working in the assessor's office, she enjoys spending time gardening.



Lyndsey Schmidt

Commercial Real Property Appraiser, Loudoun County, VA

Lyndsey Schmidt serves as a Real Property Appraiser for the Commercial Real Estate team in the Office of Robert S. Wertz, Commissioner of the Revenue in Loudoun County, VA.

Lyndsey has been with the Commissioner's Office for 13 years. She started in 2013 as a Compliance Officer for the Business Tax Compliance department before moving to Commercial Real Estate as an Appraiser in 2018.

Based in Data Center Alley, Lyndsey specializes in data center valuation and finds the fast-moving industry intriguing to keep up with.

Lyndsey is working towards her AAS certification as well as her MDCR.

When Lyndsey is not working at the Assessor's office, you can find her at a kid's ballfield or a live music venue.



Keith Wolf

SRA, AI-RRS | Founder, Kwolf Valuation Consulting and Education

Mr. Wolf has been an appraiser and Realtor since 1981. He is certified residential credentialed appraiser. He earned the RM designation from the American Institute of Real Estate Appraisers and was awarded the SRA and AI-RRS designations from the Appraisal Institute. Mr. Wolf is a Certified Distance Education Instructor developing several course in data analysis. He has a master's degree in data science and is the founder of a LinkedIn group Real Estate Appraiser Data Analytics.

He was part of the team that developed the first automated underwriting system for residential mortgage in 1993.

He worked Freddie mac for 7 years as part of the Credit Collateral Risk Innovation and Modernization team developing tools that provide transparency in the valuation process mitigating collateral risk using computer vision, LLMs and various data science methods. He authored chapter 8 in Advancing Real Property Valuation: AI, Drone, and Emerging Digital Technologies in Professional Practice and Education demonstrating prompt engineering methods in residential real estate valuation.



Michael Owen

Director-Commercial Property Tax, Ryan LLC

Michael has been involved with commercial real estate assessment reviews, real estate tax planning, and assessment appeals with Ryan LLC for over 16 years. Through his practice he has successfully represented properties in numerous jurisdictions, focusing on the Mid-Atlantic – Virginia, Maryland, and the District of Columbia. While experienced with all property types, his main focus is on hospitality, office, multi-family, data centers, and industrial assets. Before a joining Ryan, he worked on both litigation and transactional matters at a traditional law firm. Michael is a member of the Virginia and D.C. Bars and is a graduate of the University of Richmond School of Law (T.C. Williams). He obtained his undergraduate degree in economics from Wake Forest University. His background provides a unique familiarity with both procedural and analytical matters.



Andrew McRoberts

Shareholder, Sands Anderson PC

Andrew McRoberts provides specialized legal counsel to local governments and public officials throughout Virginia. A member of the firm's Government Group and Leader of its General Local Government Team and its Tax Assessment Defense Team, Andrew is a long-time litigator and Virginia local government attorney. His work spans a wide range of matters, including governance, land use and zoning, tax assessment defense, real estate, economic development, and litigation in state and federal courts. He brings deep experience helping clients navigate complex legal issues affecting local government operations and decision-making.



Rebecca Powers

Counsel, Sands Anderson PC

Rebecca Powers is counsel in Sands Anderson's Government practice, where she provides legal guidance to Virginia municipalities on governance, compliance, tax assessment and risk management matters. Her work includes advising on land use and planning, reviewing real property and easement documents, resolving property disputes, managing municipal litigation, and assisting leaders with legal and operational decision making. Prior to joining the firm, Rebecca served in the Suffolk City Attorney's Office, where she provided day to day legal counsel across municipal operations and led litigation involving tax assessment appeals, eminent domain, land use, employment, and right of way issues.



Tolley Gwinn

Counsel, Sands Anderson PC

Tolley Gwinn is counsel at Sands Anderson and a member of the firm's Government group. He counsels local government clients on general and administrative law issues, including tax assessments, public procurement and contracting, open meetings and public records compliance, conflicts of interest, and records management. Tolley also represents public entities in litigation and administrative proceedings before state and federal courts and agencies. His background includes experience with federal procurement and grant law, as well as prior service as an infantry officer in the United States Army, which informs his work advising mission driven organizations.



Jonathan Broida

District Manager for Government Sales, Eagleview

Jonathan Broida is a District Manager for Government Sales at Eagleview, supporting local and state government customers throughout Virginia. He works closely with assessors and GIS professionals to help them leverage high-resolution aerial imagery and geospatial technology for property review, change detection, validating property characteristics, and improving the efficiency and safety of assessment workflows. Jonathan currently resides in Chester, Virginia.



Louis Herndon

Supervising Appraiser, Albemarle County

I was born in Richmond in 1973 and raised in Mathews County, Virginia. I began my appraisal career in 2004 in fee appraisal and transitioned to mass appraisal in 2009. My first locality was the City of Hampton as an Appraiser, then Gloucester County as an Appraiser II and now Albemarle County as a Supervising Appraiser. Over the course of my career and life, I have learned to appreciate Virginia for all it offers - from the scenic waterways of Hampton Roads to the gorgeous mountains of the Blue Ridge, small-town life to the energy of more urban areas. It’s diversity at its finest. I try to approach my work with humility, understanding that no matter how much I think I know, there is always more to learn. My family and I enjoy hiking and especially trying new restaurants in our great Commonwealth.



Kelby Moore

Principal, XTR Consulting

With more than 25 years of Property Assessment industry experience I've worn many hats including real and personal property appraisal, assessment administration, integrating GIS and mapping tools and working with a host of products including ProVal and the Aumentum platform. Product design, management, sales and implementation activities with direct and indirect experience with hundreds of implementations.

More recently I've started a new adventure with XTR Value Services providing a host of implementation solutions within the same market. XTR is also working closely with Moore Precision Cost to build cost model calculator alternatives for this market. Its an exciting and challenging opportunity!



Sue Cunningham

Assessor of Real Estate, City of Virginia Beach, VA

Sue Cunningham serves as the City Real Estate Assessor for Virginia Beach, overseeing the city's real estate assessment office and leading a dedicated team of 34 professionals. With more than thirty years of experience in public service and real estate appraisal, Sue is responsible for ensuring fair and equitable property assessments that support the city's growth and fiscal health.

Sue's role includes managing department operations, training staff, and preparing annual property valuation schedules.

Before becoming City Assessor, Sue held key positions in both Virginia Beach and Hampton, including Acting Assessor, Assistant Real Estate Assessor, and Manager of Real Estate Assessments. Sue's experience also extends to software design and business analysis, contributing to the development of industry-leading property valuation tools.

Sue holds a Certified Residential Appraiser license in Virginia and is the current President of the Virginia Association of Assessing Officers (VAAO).

On a personal note, Sue resides in Kempsville, remains somewhat active in the volleyball community and takes great pride in her two adult children. She remains committed to supporting them, even though her financial advisor has expressed concerns!



Holt (Billy) Butt

RES, AAS | Assessor of Real Estate, City of Suffolk, VA

Billy was born and raised in Portsmouth, Virginia and was educated in Portsmouth Catholic schools. He completed his education with a degree in Finance from Old Dominion University. Billy did not enter the assessment profession until 2011, when he became a Commercial Appraiser in the City of Portsmouth. Billy's introduction into the assessing side of the business came on the heels of a 20+ year career in the fee appraisal world. Billy left the appraisal business and ventured out into the political world in 2001, when his good friend Earle Mobley was elected Commonwealth's Attorney and asked him to be his Office Administrator. He worked in that capacity for two terms, but in the middle of that time frame, Billy ran for office himself trying to become Portsmouth's Commissioner of the Revenue. He was defeated in a fairly close election by VAAO's very own Frankie Edmondson. Billy and Frankie have become very close friends. Billy credits this lost election, and Frankie's friendship, as the reason he is in the assessment business today.

Billy spent two years as an Appraiser in Portsmouth before being moved into the role of Deputy City Assessor there. After 3 years as Deputy Assessor, he was appointed City Assessor in November of 2017. In February of 2021, he was appointed City Assessor in Suffolk, Virginia where he continues his service.

Billy holds the RES and AAS designations from IAAO and serves as the current President of VAAO.

Billy has been married to his high school sweetheart, Valerie, for 38 years. They have 2 children, Stephen an Airline Pilot with American Airlines and Jessica who is in her second year of medical school at EVMS. He is also dad to his beloved blood hound Koda and his 6 month old Anatolian Shepperd Kronk



Greg Daniels

CRE | Assessor of Real Estate, City of Chesapeake, VA

Greg has worked in real estate appraisal since 1988 and brings more than 30 years of experience in property assessment and local government leadership. Greg began his assessment career as an appraiser for the City of Chesapeake for 7 years before becoming Deputy Assessor for James City County, serving for five years, then becoming Assessor for the City of Lynchburg, a position held for 15 years. For the past decade, Greg has served as Assessor for the City of Chesapeake.

Greg earned a Bachelor's degree in Real Estate and Finance from Old Dominion University in 1988 and a Master's degree in Public Administration in 2000. In 2014, Greg completed the Senior Executives in State and Local Government executive education program at Harvard Kennedy School.

With decades of experience leading assessment operations across Virginia, Greg offers a wealth of knowledge and perspective on property assessment, public service, and local government administration.



Jamie Timberlake

Commissioner of the Revenue Powhatan County

Born and raised in Powhatan County

Choose Powhatan to live with his beautiful wife Anne and their have 5 children Evelyn, Trey, Asher, Mason and Clayton. Five grandchildren- Sophia, DJ, James B IV, Adrianna and the newest addition at 5 months old Bo.

Graduated High School from PHS and then Va Tech. Elected as Commissioner in 2007. In 2015 he earned his Master Commissioner of the Revenue. He is also a graduate of the United States Sergeant Major Academy class of 5-16.

Retired from the National Guard after almost 25 years of service and two deployments to Iraq.

Owner of Dynamic DJ Services, small local business that provides sound for many of the local charities but specializes in outdoor wedding ceremonies and receptions

Owner of small farming operation- horse hay and grass fed Angus beef

Served Powhatan County for 28 years. He is Past President of the Central Virginia Commissioners Association. Past President of the State Commissioners Association (CRAV) and on the Disabled Veteran committee, education committee and the legislative committee. IAAO and VAAO member since 2008. Currently serves as the VAAO liaison for the CRAV. Been involved with real estate assessment since 2008. Served Powhatan as the Chief Assessing Officer from 2014-2021 overseeing assessment contractors. Then appointed again in 2022 as Powhatan transitioned to annual inhouse assessments.

He is member of many local organizations: Community Action Agency, American Legion, Veterans of Foreign Wars, Chamber of Commerce-treasurer, Powhatan Volunteer Fire Department, Junior Emergency Technician program, Powhatan Republican Committee-treasurer, YMCA, NRA, Better Business Bureau, Farm Bureau-producer member, Friends of the Library, and Friends of the Powhatan State Park just to name a few.



Lisa Goodwin

Senior Survey Project Manager, Vika Virginia

Lisa Goodwin is a licensed land surveyor and Vice President of VIKA Virginia, a Tysons-based civil engineering, surveying, and planning firm that has worked across the Washington, DC, Maryland, and Virginia region for more than four decades. Her path into the profession is anything but typical: she joined VIKA in 1997 as an administrative assistant in the Survey Department with no prior surveying experience, then built her career from the ground up, earning her LS license and advancing into project leadership. She was named Vice President in 2024.

Lisa is equally committed to the profession beyond her own firm. She has served as President of the Virginia Association of Surveyors after rising through its officer ranks, and since 2018 she has taught in VAS's John Foster School, helping candidates prepare for the Principles and Practice of Surveying licensing exam. She continues to teach there today.

Having learned the profession from the inside out, Lisa is passionate about mentorship, technical education, and creating pathways for the next generation of surveyors, especially those who, like her, come to the field without a traditional background.



Joshua Myers

Consultant, Josh Myers Valuation Solutions

Josh is a mass appraisal consultant with Josh Myers Valuation Solutions which offers various consulting solutions in the mass appraisal field, including valuation model development and ratio studies. He is an IAAO Fe low, an IAAO Award Winner, and a current member of the IAAO Research and Standards Committee. He started his career in the City of Norfolk Assessor's Office, and has now served dozens of clients as a consultant for the last 13 years. His research interests focus on advanced mass appraisal models and technical ratio study issues. Josh holds a Master's Degree in Statistics from the University of Virginia. He is a proud husband to Sarah and father of Abigail, Annalise, Gabriel, and Liberty.



David Sanford

CAE | Deputy Assessor City of Chesapeake

David Sanford has been an IAAO member for thirty-eight years since his initial employment with the City of Chesapeake's Assessor's Office, where he currently serves as the Deputy Real Estate Assessor. Before joining the City of Chesapeake, David worked as an independent fee appraiser specializing in mortgage related valuation assignments.

David earned the RES (Residential Evaluation Specialist), and the CAE (Certified Assessment Evaluator) designations from the IAAO in 1995. (He obtained the SRA designation from the Appraisal Institute in the same year). In addition, he is licensed as a Certified General Real Estate Appraiser in the Commonwealth of Virginia and has been qualified as an expert witness in Chesapeake Circuit Court.

Throughout his career, David has been actively engaged in professional leadership at the Local and State levels. He is a Past President of both the Virginia Association of Assessing Officers (VAAO), and the Hampton Roads Chapter of the Appraisal Institute. His professional involvement extends to the International Association of Assessing Officers (IAAO) as well. He has been active as a member and Chair of numerous committees. Also serving on the Board of Directors, 2020-2021, representing Region #3. Additionally, he is honored to be recognized as a an IAAO "Fellow." These roles reinforce how professional designations not only deepen technical competency but also open doors for meaningful leadership, collaboration, advancement and influence across the industry.



Adam Olver

RES | Appraiser City of Norfolk

Adam is a Senior Commercial Appraiser with the City of Norfolk Assessor's Office, where he has served for seven years in both the residential and commercial divisions. Prior to joining the City of Norfolk, he worked as a residential fee appraiser for three years. He is a Certified Appraiser in Virginia, holds the RES designation from the International Association of Assessing Officers (IAAO), and currently serves on the IAAO USPAP and Appraiser Regulatory Committee.

Adam earned a Bachelor of Business Administration from James Madison University and a Master of Education and Human Development from The George Washington University. He resides in Virginia Beach with his wife, Brittany, their children, Lincoln and Eleanor, and their two dogs, Remington and Mabel.

David Milton

Assessor of Real Estate, City of Charlottesville VA

David Milton has built his career in property assessment through his work in local government in Virginia. He began his appraisal career in Albemarle County, where he worked for one year before joining the City of Charlottesville. David has been with the City of Charlottesville for eight years and currently serves as City Assessor.

David earned his Bachelor's degree in Business from Averett University in 2012. Through his experience in appraisal and municipal assessment, he brings valuable insight into property valuation and local government assessment practices.



Kevin Prine

MPA, CAE, RES, AAS, RAA, GAA, MNAA | Deputy City Assessor, City of Suffolk VA

Kevin Prine, MPA, CAE, RES, AAS is the Deputy City Assessor in Suffolk, Virginia. He has been with the city for over five years and has been in the mass appraisal profession since 2009. He holds the CAE, RES, and AAS Designations from the IAAO. He is also a licensed appraiser in Virginia since 2004. Mr. Prine holds a Bachelor's Degree in Finance and a Master's Degree in Public Administration from Old Dominion University. He is the former President of the Virginia Association of Assessing Officers (VAAO-2023) and is a 3rd year member on the IAAO Board of Directors (Region 3). He received the Most Valuable Member Award from the VAAO in 2015 and 2018, as well as the Emerging Professionals Award (2017), the Professional Verne W. Pottorff Designee of the Year Award (2020), the Clifford B. Allen Most Valuable Member Award (2022), and the Matylda Zurowska Hudak Member of the Year Award (2023) from the IAAO. He has contributed to three different jurisdictions earning the Certificate of Excellence in Assessment Administration (CEAA). Mr. Prine lives in Chesapeake with his wife of 16 years, Stacie, and two children, Carson (13) and Payton (10).

Lynda Carter-Tubbs

Commercial Appraiser Supervisor, Henrico County

Lynda Carter Tubbs is an accomplished commercial appraisal leader with extensive experience in real estate valuation, assessment administration, and mass appraisal practices. As the Commercial Appraiser Supervisor for Henrico County, she oversees the valuation of commercial, industrial, and multifamily properties, ensuring accuracy, equity, and compliance within one of Virginia's most dynamic real estate markets. In this capacity, she leads a team of appraisers, directs reassessment programs, advises on rezoning and development initiatives, and represents the County before the Board of Real Estate Review and Equalization.

With more than a decade of experience across residential construction, property management, and public utility appraisal, Lynda brings deep industry knowledge and a strong analytical foundation to her leadership roles. Her prior positions include Senior Real Estate Appraiser for Henrico County and Property Appraisal Consultant for the Virginia Department of Taxation, where she valued complex public service properties statewide and contributed to methodologies impacting billions of dollars in assessed value.

Lynda holds a Bachelor of Science in Business with a concentration in Real Estate and Urban Land Development from Virginia Commonwealth University. She has completed extensive professional coursework through the International Association of Assessing Officers (IAAO) and has successfully completed the IAAO Commercial Case Study, further demonstrating her mastery of advanced commercial valuation practices.



Kayin Rooks

Residential Appraiser, Henrico County

Kayin Rooks is a second-year Residential Real Estate Appraiser with Henrico County Government, where he appraises residential properties in the county's East End. He earned a bachelor's degree in Finance from James Madison University and entered the appraisal profession immediately after college following two summer internships. Beginning his career at an early stage has given him a unique perspective on the opportunities and challenges facing new professionals entering the appraisal industry. As one of the profession's newer appraisers, Kayin values continuous learning and is committed to professional growth while contributing a fresh perspective to the field. He is honored to participate in the Virginia Association of Assessing Officers Conference and looks forward to engaging with appraisal and assessment professionals from across the Commonwealth.

