

GREG LANDRETTI, SRPA CAE
Valencia Place
7781 Elmwood Avenue, Suite 109
Middleton, WI 53562
608-836-3406

EXPERIENCE:

Jan 2005—Present Landretti & Company, LLC

Partner—Real Estate Appraisal & Assessment

Landretti & Company, LLC offers a full range of services to commercial lending institutions, state, and municipal government.

These services include property appraisal and assessments for commercial and industrial facilities, special studies showing tax impact and incidence, economic analysis for comprehensive planning, property appraisal and assessment training, and econometric analysis for mass appraisal automated valuation modeling.

1974—2005 Wisconsin Department of Revenue

Feb 1987—Jan 2005 Director, Bureau of Assessment Practices

This is an administrative position at the career executive level. This position is responsible for managing several statewide programs. The responsibilities of the position are to: publish standards of professional appraisal practice for Wisconsin assessors; administer assessment appeal processes; manage the assessor certification program; publish the *Wisconsin Property Assessment Manual*; train & educate municipal assessors; conduct research, evaluate policy, propose legislation; and consult with legislators, municipal assessors, municipal officials and property owners on statutory and case law. Serve as chair the State Agency Resource Working Group, which coordinates land-related issues for all of the major Wisconsin state agencies. Serve as DOR's representative to the Wisconsin Land Council and the Wisconsin Land Information Board.

1982—1987 Supervisor of Manufacturing Assessments

Managed industrial property appraisers within the 10-county Southern District. Served as a member of the State Board of Assessors hearing appeals from property owners. Conducted econometric research for property valuation. Developed computer systems for program administration and property valuation.

1978—1982 Supervisor of Assessment Standards

Managed property assessment specialists and appraisers. Developed standards of professional appraisal practice. Administered statewide programs for automated appraisal systems. Appraised property under appeal for the State Board of Assessors. Researched property valuation issues.

1975—1978 Property Assessment Specialist

Appraised properties for the State Board of Assessors. Developed automated appraisal systems. Developed econometric models for real estate appraisal.

1974—1975 Industrial Property Appraiser

Appraised industrial facilities in the Milwaukee District. Assignments included all industrial land in West Allis, Walworth County, General Motors AC Sparkplug facility, and American Motors Body Plant.

1971—1974 James R. Laird Company—Real Estate Appraisal Consultants, Appleton, WI

Staff appraiser & project manager and for ten projects in five states.

EDUCATION:

1967—1969 Gogebic Community College, Ironwood, Michigan
Associate of Science Degree—1969

1969—1971 University of Minnesota, Minneapolis, Minnesota

1976—1992 University of Wisconsin, Madison, Wisconsin
Bachelor of Science Degree—Economics—1992

1971—Present Numerous management and appraisal courses through the University of Wisconsin, the International Association of Assessing Officers, the Appraisal Institute, and the Wisconsin Department of Revenue.

PROFESSIONAL MEMBERSHIP— APPOINTMENTS AND AWARDS:

Wisconsin Department of Regulation and Licensing

Member of the Real Estate Appraisal Application Advisory Committee—2008

The Centre for Advanced Property Economics (CAPE)

Current Assistant Dean of the Publication Board

Chair of the Terminology, Application, & Concept Committee—2003

This project delivered a concise listing of definitions for Standards 1, 2 & 3 of the Uniform Standards of Professional Appraisal Practice (USPAP).

Wisconsin Association of Assessing Officers (550 members)

Distinguished Life Member Award—2005

Most Valuable Member—1985

Past President—1988

Past Member of the Executive Board

Past Chair of the Computer Assisted Appraisal Committee

Past Editor of the Newsletter *Assessors' Voice of Wisconsin*

Past Chair of the Education Committee

Past Chair of the Awards Committee

Recipient of the 1991 Publication Award

Chair of the 1992 Strategic Planning Committee

Co-chair of the 1993 Planning and Management Committee

International Association of Assessing Officers (8,500 members)

Member of the 1988-89 Computer Assisted Appraisal Committee
Chair of the 1989-90 Computer Assisted Appraisal Committee
Member of the 1989-90 Long Range Planning Committee
Member of the Publication Editorial Board
Presidential Citations—1989, 1990, 1991, 1992
Member of the 1991 Infrastructure Review Committee
Member of the 1992 Infrastructure Implementation Committee
Professional Development Advisor 1991-1994
Member of the 1992-94 Executive Board
Chair of the 1994 Special Committee on Councils

PUBLISHED ARTICLES AND RESEARCH:

“Computer Assisted Commercial/Industrial Property Appraisal System- CAMPAS” *Revenue Administrator*, 1978

“Microcomputer Emulation of Mainframe Assessment Systems” *The Assessment Digest*, March/April 1985, International Association of Assessing Officers

“Annual Economic Adjustments and the Special-Purpose Industrial Property” *The Assessment Digest*, Sept/Oct 1986, International Association of Assessing Officers

“Commercial/Industrial Property and the Sales Comparison Model - Selection, Adjustments, Confidence & Stability,” Dec. 1986, *The Property Tax Journal*, International Association of Assessing Officers

“Electronic Communication in the Assessment Profession”, *CAAS News*, Summer 1987, International Association of Assessing Officers

“The Role of Automation in the Pursuit of Full Value”, *The Property Tax Journal*, March 1988, International Association of Assessing Officers

“Model Building Revisited”, *CAAS News*, Winter 1989, International Association of Assessing Officers

“The Use of Computers to Value Industrial Property in Wisconsin”, *CAAS News*, Spring 1990, Volume 7, Number 1, International Association of Assessing Officers and *Journal of Property Tax Management*, A Panel Publication 2:1, New York

Authored the Sales Comparison Approach Chapter in the IAAO textbook *Property Appraisal and Assessment Administration* published in 1990.

“Economics, The Real Estate Process, and Appraisal Models”. *The Assessment Digest*, July/August 1991, International Association of Assessing Officers

“The Three Pillars Revisited”, *IAAO Update*, December 1991, Volume 13, Number 12, International Association of Assessing Officers

TEACHING AND PRESENTATION EXPERIENCE:

I have developed curriculum, instructed, delivered presentations, or given speeches to the following groups on property appraisal and assessment administration.

- The National Association of Tax Administrators
- The Wisconsin Association of CPA's
- The Lincoln Institute of Land Policy
- The Wisconsin Department of Revenue
- The Wisconsin Department of Transportation
- The Wisconsin Association of Assessing Officers
- The League of Wisconsin Municipalities
- The North Central Regional Assessors Association
- The International Association of Assessing Officers
- The International Tax Program of Harvard Law School
- The University of Wisconsin Department of Urban and Regional Planning
- The 1987 Wisconsin Property Tax Relief Commission
- The Wisconsin Vocational School System
- The City of New York Assessors Office
- The Illinois Institute of Property Assessment
- The University of North Carolina Institute of Government

SYSTEMS DESIGNED, DEVELOPED, AND IMPLEMENTED:

Developed, managed a team to develop, or played a key role in a developing the following computer systems.

- CAMPAS*—Computer Assisted Mercantile/Manufacturing Property Appraisal System—1976
- CAMA*—Computer Assisted Mass Appraisal—1978
- MicroCama*—Microcomputer Assisted Mass Appraisal—1981
- MVS-HD*—Market Valuation System for Hard Drive based systems—1987
- CamaLot*—Computer Assisted Management and Appraisal System Using *Lotus 123*—1990
- Wis_CAMA*—Wisconsin Computer Assisted Assessment System for Residential Property--2007

In addition to the above specific applications, I have used computers for word processing, budgeting, data management, knowledge management, publishing, communications, work scheduling, employee evaluation, statistical analysis, econometric modeling, project planning, and quality improvement.

CERTIFICATIONS AND DESIGNATIONS:

Certified Wisconsin Assessor—Levels 2 and 3

Certified Wisconsin Appraiser—General Level #145

Certified Assessment Evaluator (CAE)—International Association of Assessing Officers

Senior Real Property Appraiser (SRPA)—The Appraisal Institute