

July 13, 2024 to Ms. Sparker's Soapbox/  
Supplement with 8-items Updated changes to make functioning this office an A grade:

1.) Problem: to "Abraham Skinner's attorney letter " There is no obligation on the part of the Property Appraiser Office to answer questions." (since 2016 election)

Remedy I would provide professional written answers to written questions.

2.) Problem: to "Chief Deputy Woods in answering Naples Greater Fire District Supervisor question on appraised value that charges him \$80,000/quarter tax. Ms. Woods had no back up appraisal to discuss this charge.

Remedy: Show the work or else one did not do the work.

3.) Problem: Missing is the strapped down mobile home and 2-barns. Off the tax roll at 700 Big Cypress Road. Source My appraisal for Coconut Grove Bank with bank witness. If this occurred for 20-years on this property there are others.

Remedy With no assessed values, no sketch of buildings to show work done it was not done. Conventional appraisal practice is to list/sketch all "as is" property. If no value say no value. In this case for 20-years of use there was apparent value.

4.) Problem: did not portal over vested homestead/save our homes in same gated community, home blocks from other. From Umberto Court to Alessandria Court.

Remedy Apply the law & portal it over. Both homes were existing & livable.

5.) Problem: Office run like a business with web page [www.collierappraiser.com](http://www.collierappraiser.com).

Remedy It is public service [www.collirappraiser.org](http://www.collirappraiser.org). It is to be treated as same.

6.) Problem: Public published web page "Summary of Values for Collier County" particularized for all prior years "market value. The public purpose of this office is assessed/just value. The difference is "willing seller verses unwilling seller. A fifteen percent difference that misleads users of web page to misrepresent public records by manipulation and falsification.

Remedy: change market value to assessed/just value.

7.) Problem: Staff is untrained and left to their own devices. i.e. I asked Abraham Skinner to put the sizes of old condominiums on the property record card. He said Condo Don's office is in charge of that. Job not done. New condo are sized.

8.) I offer in-person staff field/office training not to 100-percent delegate for the \$177,244/year paid to serve, no to do nothing or little or no work.

Remedy: Remember with no knowledge to the office holder there can be no honest public service. An enemy to registered voter taxpayers(RVT).

Sparker's Soapbox Candidate Questionnaire-Property Appraiser, Aug. 2024 Election.

Email receipt 7/1/24 not having received the June 22, E-mail as Abraham Skinner has 24/7 sabotaged my phone & electronic mail & with physical comings & goings, bribes to journalists, Newspaper editors & influential others, at issue in claim pending SCOTUS.

Your name: (R.C. "Rick" (Richard) Lussy

Your email address: [ricklussy@yahoo.com](mailto:ricklussy@yahoo.com) (the same that got your request to me)  
Your phone number: (239) 263-5413  
Your age: 73 (July 29, 2024)  
Today's date: July 2, 2024

**What year did you move to Southwest Florida, and where were you living previously?**

Answer. From: Anaconda Montana Deer Lodge County, (1953-1976) To: Property Appraiser Seattle (1976-1988). To Southeast Florida: Martin County Deputy Property Appraiser Appeals (1988-1998). Then to Southwest Florida Naples (1998-to-present).

**Where did you go to high school? In addition, if you received any post-secondary education, please include the name(s) of the institution(s), city and state, and the degree(s) and year(s) earned.**

Answer High School at Anaconda Central (Montana) 1964-68. College oriented  
Mont School of Mines & Technology aka Montana tech (Butte) 1968-1971 Engineer  
University of Montana, Missoula (After trip to Europe) 1971-1973

The full four years at college: I averaged 16-credit hours (12-credits are a full ride) for a Bachelor of Science Diploma: Business, Finance, Personnel Management, Real Estate & General Business. owned 3-living units (co-owned 1-unit) with no college debt. This academic background assures all voters of my ability to critical-&-abstract think. The best for understanding & to correct the current 33-year office holder's Web Page "Tax Roll Summary Information." False claims of: "Market value" (willing seller) to be corrected: Assessed/just value (unwilling seller). This is a typical fifteen percent difference. As office is run as business by 100-percent delegation: [www.collierappraiser.com](http://www.collierappraiser.com) for correction to [www.collierappraiser.org](http://www.collierappraiser.org) a public service. Result is malicious, deceit-by-fraud on all property owners as web page is published.

Trade School Each appraisal organization consisted of one to two week course work.

The Appraisal Institute (HQ Chicago) Urban Appraisal challenged & passed; Principles of Appraisal 101-102-103; Income Capitalization, Residential Appraisal, Rural Property, Ranch & Cattle, Special Purpose Properties, Highest & Best Use Analysis, Subdivision Analysis & others 1973 to present as required continuing education.

Certified Commercial Investment Members (CCIM) courses A-B-C-D; Hollywood CA, Seattle, Boise Idaho & Denver Colorado (from 1973 to 1976).

American Right of Way Association of four (1-week courses) for Senior Right of Way Agent Designation. (land for public use) Billings, Great Falls, & Helena (1973-76).

Farm Managers & Rural Appraisers (ranch appraisal) Salt Lake City UT. (1974).

International Association of Assessing Officers Principles & Income Valuation (1973-75), Bozeman & Helena.

Montana Department of Revenue: Metal Buildings" (Bozeman) (1976)

**Please summarize your work experience, including employers and dates.**

I have been appraising all my life, I like it, am good at it, and understand what I am looking at good eyesight. Property appraiser since graduation from University of

Montana in 1973 (51-years). Since graduation (First post graduate employment): Deer Lodge County (Property Tax) Appraiser in Montana. To the present: I have appraised in 15-Florida Counties and in 13-states. Current Principal: Richard C. Lussy & Associates et al appraisal firms.

- Anaconda-Deer Lodge County Appraiser (property tax) Office in Montana (1973-1976). Turned down Helena Montana Department of Revenue, District Supervisors job to relocate to commercial appraisal firm in (1976-1983): Shorett Riely & Vance with offices in Seattle, San Jose California & Anchorage Alaska.

Lussy & Associates (1983) formed at birth of daughter for self-employment.

Washington Mutual Savings (1987-88) hired as Bank Portfolio Dept officer after acceptable fee appraisal contract completions in Florida, Arizona & Texas.

Hired as Deputy Property Appraiser Stuart-Martin County Florida (1988) where the office-staff mutinied (1988) against that elected officer. I resigned.

Hired by Ted Transue SRPA Fort Lauderdale (1989).

For lack of Florida Appraisal work (1989) relocated to Carr Appraisal Albany NY to be Director of Residential Appraisals.

Industrial Broker Jack Welch (1990) on 800k sf industrial plant in Amsterdam NY & (name to come to mind) MAI & Associates 1<sup>st</sup> National Bank Bldg., Albany NY & for Marcia Spada Real Estate: Instructed Realtors for CE licensing Albany & North Westchester County NY.

Appraisal work: moved to Naples Richard Armalavage & Associates, then for more work: Criteria Appraisal Commercial with Paul Hoy MAI. Paul died & the firm dissolved. Offered commercial appraisal with Coastal Engineering Appraisal Department with Doug Dane MAI Director. Dissolved due to "sand on the beach" contract cancelation. Continued thereafter: Richard Lussy & Associates Appraisal.

**What professional certifications and designations have you received related/relevant to the position you seek? Please include the name of the institution, city and state, and in what year each was completed.**

The Appraisal Institute (1980) SRPA & SRA Chicago IL & MAI (1991-present)

New York State Certified Instructor #I-40 (not renewed).

Florida State Certified Real Estate Appraiser #RZ1564.

Florida Real Estate Sales Person #SL531638.

**What professional organizations are you currently a member of, and how have you benefitted from that involvement?**

I am a 40-year+ lifetime member of Appraisal Institute. This benefits all registered voter taxpayers (RVT). Assists in voter understanding the subject property with those comparable properties for equalization. Purpose to mutually verify the property record cards as correct & to avoid blind sight use of *two untrained eyes*. Reasoning is so one not knowing what they don't know, will better know more of what they don't know.

My 51-years of appraising, review and instruction is best suited to be this public official. Two of the four Property Appraiser Candidates are blind to location, location, location & design is to proportion for professional application in this public office.

Member of Appraisal Institute (MAI) & Senior Residential Appraiser (SRA) international appraisal designations are the most rigorous property appraisal designations. Both require 4-year college degree, two demonstration narrative appraisal reports, a difficult comprehensive exam, 10-years real estate experience and with selective oversight of 5-years varied field experience approval from other MAI's. All years of field variety experience are rarely approved. I follow the three mentor partners from Seattle Appraisal Firm Shorett Riely & Vance moniker: "No Flair to Fair."

**What are the three most important functions of the Property Appraiser's Office? For each, how would you rate the current operation (D = failing, A = exceeding expectations), and why?**

#1-Accurate record public service by trained staff. "As is" subject property vertical improvements necessary to value appraisal for assessed/just value. Rating: D= failing

**Why So:** Untrained field-staff. As per my: Miami Coconut Grove Bank appraisal. Missed earth tethered-real property, bound mobile home with two barns. Missed 20-years of Collier County property taxes: 700 Big Cypress Road; Higginbotham; ID#00370600004 is one example. Other additional examples are claims in public legal records ongoing.

#2-Constituant service to property owners Rating: D = failing. **Why So:** Denied petitions for portability of homestead/save our homes from Marco island property owner to make new law. The Lee County Property Appraiser did it. Not in Lee Cty jurisdiction.

#3-Staff in office & staff in field competence. D = failing. **Why So:** Untrained in office staff. Refused to Portal (blocks away) Over-Vested Homestead Exemption from 7901 Umberto Court to 8603 Alessandra Court in Form DR-501T "Transfer of Homestead Assessment difference" Fla. State 193.155(8) in new Fla. Constitution 27<sup>th</sup> Amendment.

**What specific changes would you make to get each of those functions to an A?**

Add competence by new office holder holding 51-years of appraisal-review-supervision experience such as Rick Lussy Candidate Collier County Property Appraiser.

**All the candidates agree on the importance of updating the website, implementing mobile solutions, and improving public access to information. What is the most important specific change you would make that is not currently underway?**

Answer: Purchase Dept. of Revenue computerware used to certify the tax roll. Eliminating trial & error, time waste between incompatible soft ware programs for human skilled oversight by personal verification.

**Roughly how much will it cost? How long will it take? How will you pay for it?**

Answer: The Dept. of Revenue Director is best positioned to answer these questions. Intergovernmental relations: state to county will decide for public interest. If the capital cost is large; required to meet with the County Commissioners to accommodate.

**What changes, if any, would you like to make to the Property Appraiser’s Office policies and/or procedures?**

Problem: Skinners 33-years policy was to delegate everything requiring each department head to 100-percent make all management policies. And not bother him. His common daily remedy reply: “fix it” as he was clueless on how to do it himself.

Answer: I as office holder will supervise-train-discipline department holders-W-2 IRS status employees.

**Roughly how much is the Property Appraiser’s Office budget?**

Answer: (2023-2024) Approved \$11,184,360. (source: Web Page)

**How big is the staff?** Answer: Current 56 employees with room to grow to 64 as they are presently hiring. (source: Patti Hisler (sp?)).

**Are either of them too high, too low, or just right, and what do you base your answer on?**

Answer: Without physically administering this office I cannot either, adequately or properly answer this question with credibility.

This Collier County Property Appraiser Candidacy challenges others “record of experience & accomplishments emphasizing my ability to teach in the field & review in the office while incorporating appropriate electronic technology to upgrade the office. The 100-percent missing improvements the previous 33-years (59-years) is proof. Fairness & equality of the entire county tax base from these past 33-years is a yearly requirement.