WICHITA PROPERTY TAX CONFERENCE

VALUATION & ASSESSMENT TOPICS FOR COMPLEX INDUSTRIES

JULY 26-30, 2026

WICHITA MARRIOTT
WSU METROPOLITAN COMPLEX









WELCOME

Welcome to the 54th annual Wichita Property Tax Conference at Wichita State University!

I'm excited to welcome you back to the WSU Metropolitan Complex for another outstanding year of education, collaboration, and connection. This conference continues to provide a unique forum for property tax professionals from both government and industry to come together, share perspectives, and strengthen relationships. Year after year, that commitment has helped make this event the world's longest lasting and most well-attended conference dedicated to complex property tax valuation and assessment.

The Planning Committee has prepared another exceptional agenda featuring respected speakers, timely topics, and opportunities for meaningful discussion throughout the week. This committee remains essential to the success of the conference, and I want to extend my sincere appreciation to its members for their dedication, thoughtful planning, and hard work in creating an experience that is valuable from the morning keynotes through the evening social events.

I would also like to thank the WSU Conference Office for their continued partnership and support. The attention to detail, coordination, and behind-the-scenes expertise they provide help ensure that every aspect of the conference runs smoothly.

We are fortunate to have the support of wonderful sponsors again this year, and we are grateful for their continued commitment to the conference and the property tax community. Their support enhances the overall experience and provides valuable opportunities for connection, so I encourage you to visit with them and enjoy the events they have generously sponsored.

As you move through the week, I encourage you to take full advantage of everything the conference has to offer—from insightful educational sessions and practical discussions to networking opportunities and evening receptions. Take time to engage, reconnect, build new relationships, and enjoy Wichita.

- LARA INGRANDO
CONFERENCE PRESIDENT

WE VALUE YOUR FEEDBACK!

Thank you for being a part of the Wichita Property Tax Conference. Your insights help us improve future events. Please take a moment to complete our short evaluation by scanning the QR code. Your feedback is important to us, and we truly appreciate your time and input.

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CONTINUING EDUCATION

Attendees in need of CEUs are encouraged to self-submit. To determine if this conference qualifies for CEUs for your profession in your state, contact the appropriate office to obtain forms. The registration staff will be available throughout the conference to sign forms as applicable. Certificates of Attendance will be emailed 45 days after completion of the evaluation.

PLANNING COMMITTEE

EXECUTIVE COMMITTEE

Lara Ingrando, *AT&T*
David Crapo, *Crapo Firouzi PLLC*
Carl Hoemke, *Avalara*
Jenny Freier, *State of Wyoming*

Charles Adams, *Arkansas Public Service Tax Division*
Dustin Barnes , *KS Dept of Revenue*
Greg Bencaz, *Louisiana Tax Commission*
Joe Bolian, *Taxography*
Paul Braden, *Plains All American*
Andrea Campbell, *United Airlines*
Annette Crawford , *Comcast Corporation*
Andrew Davis, *DuCharme, McMillen & Associates*
Yacine Diallo, *Wisconsin Department of Revenue*
Tom Flowers, *Ryan, LLC*
Colton Gruber, *Oregon Department of Revenue*
Erik Hirsch, *Norfolk Southern Railroad*
Carrie Hoogendoorn, *BNSF Railway Company*
Gary Hunter, *AT&T*
Ryan Ivey, *Kroll, LLC*
Travis Liles, *Kroll, LLC*
Allison Mansfield, *Texas Comptroller's Office*
John Mazza, *Enbridge*
Ruben Miranda, *Kroll, LLC*
Breann Robowski, *Pillsbury Winthrop Shaw Pittman*
Melissa Schad, *Avalara*
Fernando Sosa
Patrick Titsworth, *Evergy*
Sri Vivek, *Ernst & Young*
Betsy Welker, *Texas Comptroller's Office*
Greg Wood, *Ryan, LLC*

SCHEDULE

SUNDAY, JULY 26

8:00 AM	Golf Tournament - Sand Creek Station
3:30 - 6:30 PM	Registration | Marriott Banquet Entrance
5:00 - 5:45 PM	Newcomer Orientation | Marriott Atrium Room
6:00 PM	Reception | Marriott Grand Ballroom - Sponsored by Taxography, Inc.

MONDAY, JULY 27

7:15 AM	Shuttle Bus Departs Marriott for Metropolitan Complex (MX)
7:30 - 8:30 AM	**Registration | MX Room 180** **Breakfast | MX Room 180** - Sponsored by Regulated Capital Consultants
8:00 - 8:30 AM	**Welcome Announcements | MX Lowe Auditorium**
8:30 - 10:00 AM	**Keynote | MX Lowe Auditorium** Economic Update - Matthew Slaughter
10:00 - 10:25 AM	**Break | MX Room 180** - Sponsored by Atmos Energy Corporation
10:30 AM - 12:00 PM	**Tracks**

MX LOWE AUDITORIUM	MX ROOM 132
Property Tax Reform: The Good, The Bad, and The Ugly Abir Mandal, Tax Foundation	**Course Introduction and Objectives** Andrew Davis, DMA; Tom Flowers, Ryan **Cost Approach - Part 1** Jim Stegeman and Tom Coffey, CostQuest Associates

12:00 - 1:00 PM	**Lunch | MX Room 180**
1:00 - 2:00 PM	**Tracks**

Cost of Capital: Current Environment & Latest Size Premium Research Anas Aboulamer, Kroll LLC	**Cost Approach - Part 1, Continued** Jim Stegeman and Tom Coffey, CostQuest Associates

2:00 - 2:25 PM	**Break | MX Room 180** - Sponsored by DuCharme, McMillen & Associates, Inc.
2:30 - 3:30 PM	**Tracks**

Advanced Topics - Income Approach Identifying and Valuing Intangibles Carl Hoemke, Avalara and Keith Roper, Kroll LLC	**Cost Approach - Part 2** Jim Stegeman andTom Coffey, CostQuest Associates

3:40 - 4:40 PM	**Tracks**

Hot Topics of Renewable Valuation and Beyond Jim Nutter, Stout	**Cost of Capital - Part 1** Dr. Hal Heaton, BYU

4:45 PM **Shuttle Bus Departs for Marriott | MX Door N**

5:45 PM **Meeting of State Participants | Marriott Atrium Room**

6:00 PM **Reception | Marriott Grand Ballroom** - Sponsored by Kroll

TUESDAY, JULY 28

7:15 AM **Shuttle Bus Departs Marriott for MX**

7:30 - 8:30 AM **Breakfast | MX Room 180** - Sponsored by PowerPlan

8:00 - 8:30 AM **Welcome Announcements | MX Lowe Auditorium**

8:30 - 10:00 AM **Keynote | MX Lowe Auditorium**
Political Trends & Policy Changes - Beth Sanner

10:00 - 10:25 AM **Break | MX Room 180** - Sponsored by Appraisal Economics Inc.

10:30 AM - 12:00 PM **Tracks**

MX LOWE AUDITORIUM	MX ROOM 132
Legal Update Breann Robowski, Pillsbury Winthrop Shaw Pittman LLP and David Crapo, Crapo | Firouzi PLLC	**Cost of Capital - Part 2** Dr. Hal Heaton, BYU **Income Approach - Part 1** Ruben Miranda, Kroll

12:00 - 1:00 PM **Lunch | MX Room 180**

1:00 - 2:00 PM **Tracks**

Advanced Topics - The Market Approach – Challenges in Application to Complex Tangible Assets Dr. Hal Heaton, BYU	**Income Approach - Part 2** Ruben Miranda, Kroll

2:00 - 2:25 PM **Break | MX Room 180** - Sponsored by CSC

2:30 - 3:30 PM **Tracks**

Advanced Topics - Impact of Increasingly Severe Weather on Utility Valuation Jon Sperring, Jason Hoot, and Yoon Hui Kim, PwC	**Income Approach - Part 2, Continued** Ruben Miranda, Kroll **Market Approach Sales Comparison & Stock & Debt - Part 1** Ryan Ivey, Kroll

3:40 - 4:40 PM **Tracks**

Advanced Topics - 3 is 2; 2 is 1; 1 is 0: Correlating the Three Approaches to Value Shaun Kalscheur, Kroll	**Market Approach Sales Comparison & Stock & Debt - Part 2** Ryan Ivey, Kroll

4:45 PM **Shuttle Bus departs for Marriott | MX Door N**

6:00 PM **Reception | Marriott Grand Ballroom**

9:00 PM - 1:00 AM **Join T-Mobile and Kroll for Pickleball After Dark! @ Chicken N Pickle**
Complimentary shuttle service to and from the event! Shuttles will run continuously between Chicken N Pickle (1240 N Greenwich Rd) and Wichita Marriott (9100 E Corporate Hills Dr).

WEDNESDAY, JULY 29

7:15 AM	Shuttle Bus Departs Marriott for MX
7:30 - 8:30 AM	**Breakfast	MX Room 180**
8:00 - 8:30 AM	**Welcome Announcements	MX Lowe Auditorium**
8:30 - 10:00 AM	**Keynote	MX Lowe Auditorium** Experience the Extraordinary - Craig Karges
10:00 - 10:25 AM	**Break	MX Room 180** - Sponsored by Pillsbury Winthrop Shaw Pittman LLP
10:30 AM - 12:00 PM	**Tracks**

MX LOWE AUDITORIUM	MX ROOM 132
Who Pays for It: A Look at Large-Load Customers and the Data Behind the Narrative Shelby Mann, American Electric Power and Scott Mitchell, DMA	**Case Study - Calculation of Unitary Valuation** Annette Crawford, Dr. Hal Heaton, Ruben Miranda, Jim Stegeman, Tom Coffey, Ryan Ivey Moderator: Gary Hunter

12:00 - 1:00 PM	**Lunch	MX Room 180**
1:00 - 2:00 PM	**Tracks**

MX LOWE AUDITORIUM	MX ROOM 138	MX ROOM 132
Passenger Airline Industry Update Doug Kelly, AVITAS	**Beyond the Balance Sheet: Valuing What You Can't Touch** Bryan Cane and Daniel Kistler, KE Andrews	**Case Study - Reconciliation of Final Unitary Valuation & Appraisal** Chris Olmsted, Federal Appraisal Moderator: Gary Hunter

2:00 - 2:25 PM	**Break	MX Room 180** - Sponsored by Avalara
2:30 - 3:30 PM	**Tracks**

Navigating the 4 R Act: Keeping Railroad Property Taxation on Track Misty Kelley and John Phillips, Baker Donelson	**$42 Billion BEAD Broadband Program Update** Jim Stegeman and Tom Coffey, CostQuest Associates	**Unit Principle Valuation Demonstration Report** Chris Olmsted, Federal Appraisal

3:40 - 4:40 PM	**Tracks**

Tariffs, Tax Credits, and Their Impact on Property Valuation Kevin Reilly, evcValuation LLC and Jay Dobson, Elias, Books, Brown & Nelson, P.C.	**Practical Valuation Applications of AI** Carl Hoemke and Alex Volakis, Avalara	**Preparing for Legal Proceedings** Johnny Deeds, Utah State Tax Commission

4:45 PM **Shuttle Bus Departs for Marriott | MX Door N**

6:00 PM **Reception | Marriott Grand Ballroom** - Sponsored by Avalara & Ryan



THURSDAY, JULY 30

7:30 - 8:30 AM **Breakfast | Marriott Grand Ballroom**

8:00 - 10:00 AM **Industry Roundtables**

Electrics | Marriott Salon D - Patrick Titsworth, Dustin Barnes

Transportation | Marriott Salon E - Erik Hirsch, Greg Bencaz

Pipeline | Marriott Salon F - Betsy Welker, John Mazza

Communication | Marriott Atrium Room - Gary Hunter, Charles Adams

KEYNOTE SPEAKERS



MATTHEW SLAUGHTER is the Paul Danos Dean of the Tuck School of Business at Dartmouth, where in addition he is the Earl C. Daum 1924 Professor of International Business. He is also a member of the American Academy of Arts and Sciences, a life member of the Council on Foreign Relations, a Research Associate at the National Bureau of Economic Research; a member of the academic advisory board of the International Tax Policy Forum; and an academic advisor to the McKinsey Global Institute.

BETH SANNER is a leading expert on intelligence and geopolitics, with more than 30 years at the center of U.S. national security decision-making. As former Deputy Director of National Intelligence and senior intelligence briefer to President Donald Trump, she directed the President's Daily Brief and advised top White House officials on global threats and strategy. Sanner has held senior roles at the CIA, Office of the Director of National Intelligence, State Department, and National Security Council, advising multiple presidents on regions including Russia, South Asia, and Europe. Today, she offers audiences rare insight into global security dynamics as Director of Geopolitics and Strategy at International Capital Strategies, a senior fellow at Harvard's Belfer Center, and a CNN national security contributor.





CRAIG KARGES is an award-winning entertainer, speaker, and author who blends magic, psychology, and intuition to create unforgettable performances that challenge audiences' perceptions of what is possible. With more than 5,000 appearances in all 50 states and 27 countries, over 40 national television appearances, and multiple one-hour TV specials, Karges is widely recognized as a pioneer in modern mystery entertainment. A six-time NACA Entertainer of the Year, Campus Legend, and inductee into the National Campus Entertainment Hall of Fame, he is equally respected in the corporate and speaking worlds for his ability to entertain, inspire, and empower. Through his Ignite Your Intuition presentations and books, Karges encourages audiences to tap into their own extraordinary capabilities and embrace limitless possibilities.

PRINCIPLES COURSE



Tom Coffey
Assistant Vice President,
CostQuest Associates



Annette Crawford
Director Property Tax,
Comcast Corp.



Andrew Davis
Managing Director,
DuCharme, McMillen &
Associates



Johnny Deeds
Commissioner, Utah State
Tax Commission



Tom Flowers
Director of Complex
Property Tax, Ryan



Hal Heaton
PhD, Retired Professor,
Brigham Young University



Ryan Ivey
Director Property Tax,
Kroll LLC



Ruben Miranda
Managing Director,
Property Tax, Kroll LLC



Chris Olmsted
MAI, AL-GRS, Federal
Appraisal LLC



Jim Stegeman
President & CEO,
CostQuest Associates

ADVANCED COURSE



Anas Aboulamer
Director of Valuation
Digital Solutions, Kroll LLC



Bryan Cane
Valuation Consultant, KE Andrews



Jay Dobson
Partner, Elias, Books, Brown & Nelson, P.C.



Carl Hoemke
GM, Property Tax, Avalara



Shaun Kalsheur
Managing Director, Kroll



Doug Kelly
CEO, AVITAS



Tom Coffey
Asst. Vice President, Valuation Systems, CostQuest Associates, Inc.



David Crapo
Partner, Crapo | Firouzi PLLC



Hal Heaton
PhD, Retired Professor, Brigham Young University



Jason Hoot
Partner – Property Tax, PwC



Misty Kelley
Shareholder, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC



Yoon Hui Kim
Partner, Deals and Impact Modeling, PwC



Daniel Kistler
Vice President - Energy Services, KE Andrews



Shelby Mann
Counsel, American Electric Power



Jim Nutter
Managing Director, Valuation Advisory, Stout



Kevin Reilly
Managing Partner, evcValuation LLC



Keith Roper
Director, Valuation Services, Kroll, LLC



Jim Stegemen
President & CEO, CostQuest Associates, Inc.



Abir Mandal
Senior Policy Analyst, Tax Foundation



Scott Mitchell
Managing Director, Property Tax, DuCharme, McMillen & Associates, Inc.



John Phillips
Shareholder, Baker, Donelson, Bearman, Caldwell & Berkowitz, PC



Breann Robowski
Partner, Pillsbury Winthrop Shaw Pittman LLP



Jon Sperring
Principal PwC - Specializing in California Tax Controversy



Alex Volakis
Senior Product Manager, Valuation, Avalara

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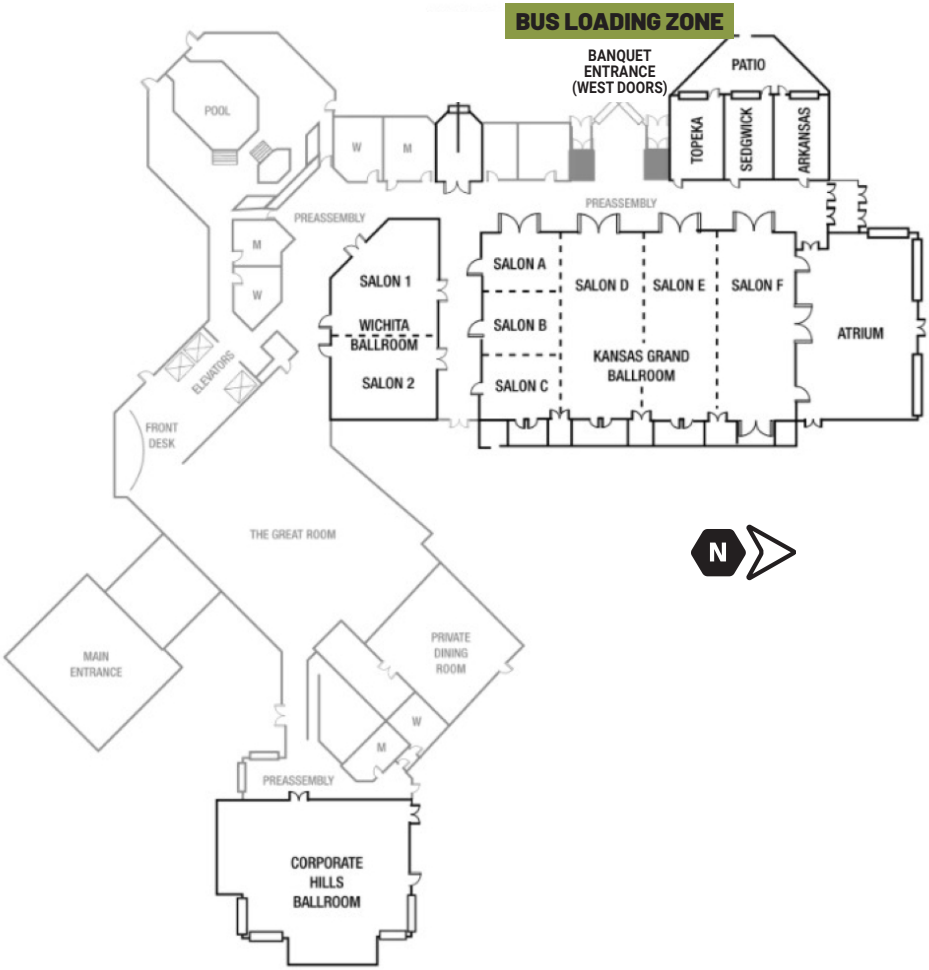
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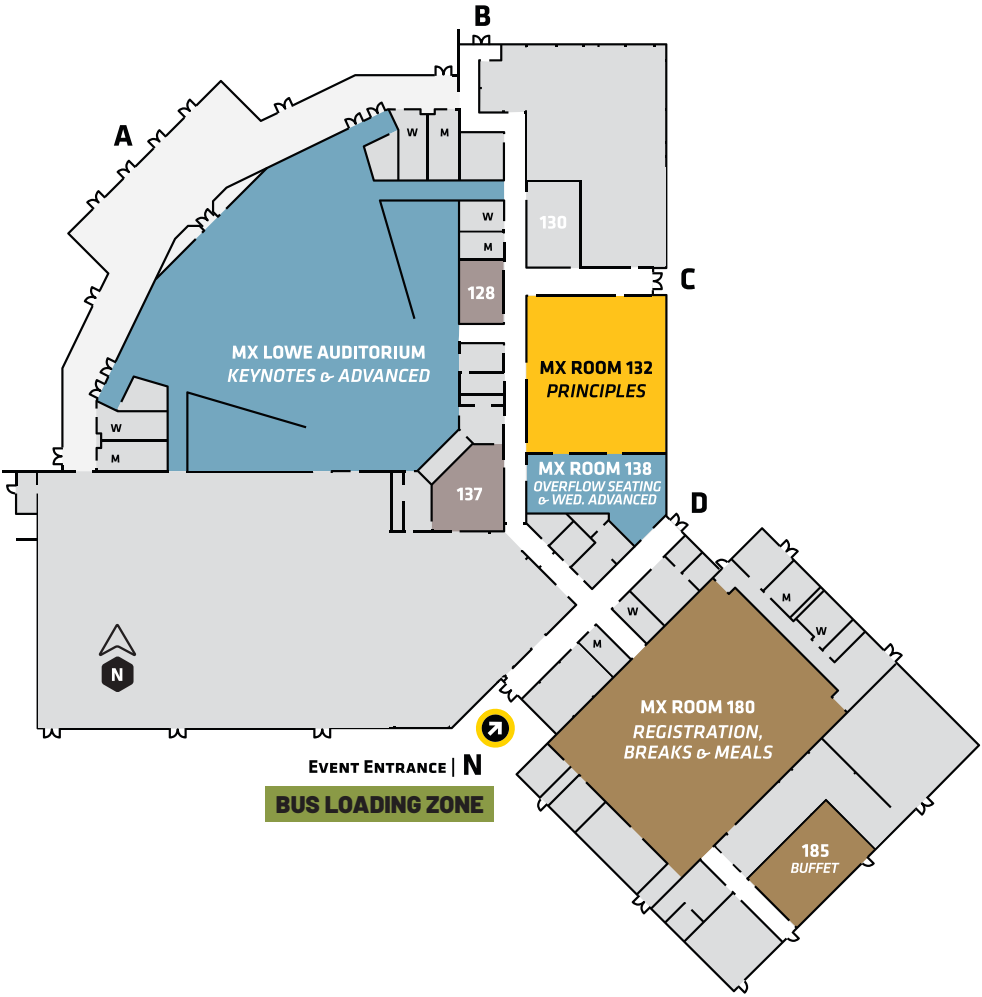
Avalara

MARRIOTT HOTEL



METROPOLITAN COMPLEX

WSU Eugene M. Hughes Metropolitan Complex
5015 East 29th St N, Wichita, KS 67220



SHUTTLE BUS TIMES

Departs Marriott
7:15 AM

Departs Metropolitan Complex (MX)
4:45 PM