

## **Tim Reynard**

**Email:** treynard@tampabay.rr.com

**City:** Hernando **Length Of Time At Residence:** 5 years

**Url:** <https://www.reynard2020.com/>

**Office Sought:** Citrus County Property Appraiser

**Have You Run For Office Prior To This Election:** No

**Have You Held Other Elected Office:** No

**Detail Your Educational Background:** Ohio State University, Columbus, Ohio  
Franklin University, Columbus, Ohio – Bachelor of Science degree in Business Administration  
Xavier University, Columbus, Ohio Campus – Graduate level studies in management and finance  
Institute for Financial Education, Chicago, Illinois

Appraisal Institute – 5 years of appraisal courses along with 5,000 hours of accredited work experience to obtain the MAI designation in 1994; the highest designation in the field of appraisal. Much of that appraisal education paralleled the requirements to becoming a Florida State-Certified General Real Estate Appraiser RZ1969 that same year.

Over 1,200 hours of appraiser continuing education courses and seminars since becoming a MAI and State-Certified, obtained through the Appraisal Institute, Society of Real Estate Appraisers, Association of Eminent Domain Professionals (AEDP), Appraisal University, and other appraisal organizations.

Additional courses on assessment administration through the IAAO (international Association of Assessing Officers) after joining the Property Appraiser's office to obtain the CFE (Certified Florida Evaluator) designation from the Florida Department of Revenue.

That degree of educational and experience is considered at a doctorate level in appraisal.

**List Your Community Involvement:** My family and I have supported and actively participated in the Citrus County Blessings Programs and Events.

**List Any Endorsements From Organizations You Have Received:** I have been endorsed by the current Property Appraiser, Les Cook.

**What Are The Top Three Priorities Of Your Campaign:** I want to:

- 1) Ensure a smooth transition at the Property Appraiser's office from the retiring Les Cook to the new administration, while maintaining the knowledgeable and experienced leadership that it takes to value the \$18 billion property tax roll, generating \$156 million in tax revenue, in Citrus County fairly and equitably.
- 2) Continue fighting to protect the residents and small businesses of Citrus County from needless

tax increases at the Value Adjustment Board and in appraisal litigation due to a reduction in assessed values sought by the powerhouse corporations, like Duke Energy, Walmart, Walgreens, CVS, and others. That's critical since 66% of the tax revenue to Citrus County comes from outside of the county. They try every trick in the book to get their assessments lowered below what we think is fair. If their assessments are reduced, the taxes for the rest of us go up. It's not enough to develop a fair value, you have to be able to defend it in court. It's going to become even more critical to discern any true value reductions next year, as I expect a sizable increase in valuation appeals due to the 2020 shutdowns.

3) Continue to encourage our staff to improve their professional qualifications and administrative skills, promote a pleasant office environment so that everyone enjoys coming to work, while staying transparent, helpful and informative to the residents of Citrus County.

**What Differentiates You From Your Opponents:** I am a MAI designated professional appraiser with 34 years of residential and commercial experience. I am currently the Deputy of Appraisal at the Citrus County Property Appraiser's office where I have been for 6 years working with senior assessment management and defending \$200 to \$300 million of our assessed values each year at the Value Adjustment Board and in appraisal litigation against the powerhouse corporations that seek to have their values reduced below what we believe is fair. None of my opponents are registered, licensed, or certified as an appraiser in Florida. None have ever issued an appraisal report on their own in Florida. None have ever performed an appraisal of commercial property. None have ever worked with senior assessment management. None have ever defended an appraisal in court. None are employed at the Citrus County Property Appraiser's office and don't know the issues we deal with nor our staff. My opponents are not free from contributor influence or business conflicts, as I am. So as not to be misled, Mr. Dalton was a field data collector in Sumter County (even though they call the position a field appraiser, it's not) for 3½ years. During that time, he had a trainee license for 17 months, all ending 12 years ago. Mr. Tessmer had a trainee license for 2 years, ending 6 years ago. The State of Florida does not recognize any prior credits after the license has been inactive for more than 4 years. It's like they once had a learner's permit, now they want to drive our \$18 billion race car in the Daytona 500.

**What Are Your Sources Of Information On Local Policy Issues:** The office of the Property Appraiser is a technical position, not a policy-making position like most political offices. We are legally bound to "Professionally Accepted Appraisal Practice" followed by experts in the appraisal field, which includes a myriad of Florida statutes, case law precedents, and standards of commercial appraisal practice. These elements take years and years to learn and understand. In implementing those standards, I am also guided by: Current Property Appraiser Les Cook, Senior Management at the Citrus County Property Appraiser's office, Florida Department of Revenue – Property Tax Oversight division, & Citrus County Chronicle for local conditions affecting values.

**Party Affiliation:** Republican

**Occupation :** Currently the Deputy of Appraisal at the Citrus County Property Appraiser's office where I have been for 6 years. My highest priority has been in using my extensive knowledge,

legal and appraisal experience to defend our assessments in court. About 14 years of my 34-year appraisal career has been defending appraisals in legal proceedings in eminent domain road right-of-way takings.

**Prior Two Jobs:** Vantix Realty Advisors as Appraisal Director for 4 years and Colliers International as Appraisal Director for 6 years

**Have You Ever Been Arrested:** No

**Have You Ever Been Sued:** No

**If You Have Been Sued Please Explain:** No, but I do have about 20 years' experience defending appraisals in litigation in eminent domain proceedings and in Value Adjustment Board appeals.

**Have You Ever Had Property That Has Been Foreclosed On:** No

**Have You Ever Declared Bankruptcy:** No