

# Coalition for a Better Memphis Candidate Questionnaire Shelby County Assessor

The Coalition for a Better Memphis is an independent non-profit organization, made up of Shelby County individuals, businesses and organizations. Its mission is to assist area voters in identifying qualified candidates for public office.

In 2008, CBM's Candidate Assessment Committee is interviewing candidates for the Shelby County Assessor with the intention of publishing a "voter guide" of candidate evaluations.

Completed questionnaires may be emailed to: [peggy@bettermemphis.org](mailto:peggy@bettermemphis.org)

Or mailed to:

**Coalition for a Better Memphis  
7730 Goshawk Cove  
Cordova, TN 38016**

Direct any questions to:  
Peggy Callahan  
[peggy@bettermemphis.org](mailto:peggy@bettermemphis.org)

Please complete this questionnaire and  
return it to

The Coalition for a Better Memphis

**No later than 5 p.m.,**  
**Friday, June 6, 2008**

*Please answer all questions carefully – your responses will be printed on the  
CBM website EXACTLY as they are provided to us.*

NAME: BILL GIANNINI

**1. How does your education and experience in qualify you for this position?**

I am a business owner and a licensed realtor. I have been in business for myself for 15 years. I own a restaurant in Midtown Memphis. I am a licensed Realtor and Sales Director for Morris Auction Group where I appraise and prepare real estate for sale at public auction. The uniqueness of the auction industry and my work in traditional realty has given me a broad knowledge of all types of property and a current understanding of true market value, which is what appraisals and assessments should be derived from.

My civic and political involvement has afforded me the opportunity to work with leaders at the local, state, and national level. I have a proven, verifiable record of leadership.

**2. Based on your awareness of voter concerns, what should be the priorities of the Shelby County Assessor's office during the next four years?**

The top priority of the assessor should be insuring that appraisals are fair & accurate. This can be done by creating a better working relationship with staff, which has been debilitating to the current leadership in the assessors office.

Second, reducing the costs to taxpayers in the Assessor's office by eliminating unneeded appointed positions, reducing litigation brought on by employees, and embracing the latest technology.

**3. What factor(s) will affect the 2009 re-appraisal?**

Foreclosures, the slowdown in commercial and residential real estate, and the overall declining state of the local and national economy coupled with low employee morale under the current administration.

**4. How efficient and up-to-date is the present technology in our Assessor's office?**

The technology in the assessor's office is very antiquated. The website, which was originally cutting edge and innovative, has been neglected and is drastic need of updating. Newer integrated technology applications could provide substantial savings to taxpayers by reducing data input and real-time accuracy and verification.

NAME: BILL GIANNINI

**5. Is the process for appealing an appraisal fair and equitable and if not, how could it/and should it be changed?**

The process is fair, the problem is the excessively high number of appeals. According to Rita Clark, we have the highest rate of appeal in the southeast United States. No taxpayer relishes the idea of having to appeal their appraisal. If we reduce the number of appeals by getting it right the first time, we can reduce the cost of government by being more efficient, and restore confidence in the Assessors office.

**6. The Assessor's office is located on Mullins Station Road which presents a transportation problem for some citizens. How do you plan to address this issue?**

The Assessors office still has a downtown location to serve taxpayers in the western half of the county. My goal is to reduce the need for any taxpayer to visit the Assessors office by reducing appeals and enhancing online transactions.

**6. With the Charter Commission evaluating the merits of appointments versus election of this office, do you have an opinion on which is the better method?**

This office should remain elected, by the people, and independent of the Mayor or the County Commission. 62% of County revenue is generated through property tax. The appraisal of property in Shelby County should always be based only on the true market value of property and not subject to the budgetary needs of county government.