

# ONLINE TRAINING ANNOUNCEMENT:

## Team Consulting, LLC: Collection, Interpretation, & Model-Building of Income & Expense Data

### Dates and Time

Tuesday, October 21 – Wednesday, October 22, 2025  
(9:00 a.m. – 5:00 p.m. Mountain)



### Who's This Workshop For?

This workshop is ideal for either new or experienced assessment personnel who want to either learn about or review the subject of collecting, interpreting, and model-building of income and expense data.

### Required Prerequisite

None. The workshop is open to everyone who's interested in this topic, including those who are new to the material, as well as those for whom the material will be a useful review.

### Agenda

Topics include:

- *USPAP* Review
- The Income Approach to Value
- Forms & Methods for Data Gathering & Additional Sources
- Templates for Storing & Using Data
- Review of Reconstructing Income & Expense Statements
- Extraction & Development of the Capitalization Rate
- Data Analysis, Interpretation, & Model-Building

### Expectations for Online Workshop

- You should have a reliable, high-speed Internet connection.
- You should have access to headphones/microphone. Use of a computer's built-it microphone is discouraged.
- Although the use of a webcam will not be required, students will be strongly encouraged to use one.
- This'll be an interactive online workshop, with the opportunity for students to directly engage with the instructor and ask questions. There'll be discussion questions at the end of each section.

**Instructor**

Brad Eldridge, MAI, CAE, RES

*Brad Eldridge is a Managing Partner with Team Consulting, LLC, which provides consulting and educational opportunities to assessment jurisdictions. Brad has over two decades of commercial real estate appraisal experience, divided between single property appraisal and mass appraisal. Brad is the County Appraiser for Douglas County (KS). Brad is past chair of the IAAO Education Committee, and a Senior IAAO National Instructor since 2012.*

**Education Hours**

14 credit hours.

**Registration**

- [Register online](#) no later than Friday, October 10, 2025.
- Fee: \$260.00 per person.
- Registration fee includes a mailed course binder, prior to the course.
- Minimum registration of 15 students.
- Invoices and certificates will be sent following the course.

**Questions?**

[Jeff Middleton](#), Education Director, Idaho State Tax Commission, (208) 334-7733