

Artificial Intelligence in Assessment

Tools, Trends & What's Actually Working

Moderated by Danny Hagen · Skagit County Assessor



LET'S SET THE STAGE

AI won't replace assessors.

Assessors using AI will replace those who aren't.

72%

of county offices report exploring AI tools
in 2024

3.4×

faster comp selection with ML-assisted
CAMA tools

\$0

cost of doing nothing — until your neighbor's AV ratio is all
over the news

** stats are illustrative — your panelists will give you the real ones*

MEET THE PANEL

Today's Panelists



Dan Childress

Clallam County

Assessor's Office



Nick Deathridge

Clark County

Assessor's Office



Falon Hoven

Whatcom County

Chief Deputy Assessor

Moderator: Danny Hagen · Skagit County Assessor · President, WSACA

WHY IT MATTERS

The Case for AI in Assessment

Volume & Velocity



Thousands of parcels, one revalue cycle. AI scales where humans can't.

Equity at Scale



Catch vertical & horizontal inequity before the appeal — not after.

Smarter Adjustments



ML-calibrated time, location & condition factors beat gut instinct every time.

Data You Already Have



CAMA data + sales + permits = a model that learns your market.

Tools in Our Space

CAMA-Integrated AI

- **Tyler Technologies**

AI comp selection, regression modeling

- **Aumentum / PACS**

Integrated ML valuation modules

- **Patriot Properties**

Mass appraisal with automated adjustments

- **Megabyte**

SPSS-backed statistical modeling

Standalone / Emerging

- **TrueRoll**

Ownership change & exemption detection

- **Cyclomedia**

Street-level & oblique imagery analytics

- **EagleView**

AI-powered aerial measurement & condition

- **ChatGPT / Claude**

Your new research assistant (hi there 🤖)

What We're Getting Into

AI & CAMA Integration



How AI tools connect with existing assessment systems — and what's still missing

Mass Appraisal & Modeling



ML in valuation, gradient boosting, and equity analytics in the real world

Equity & Public Trust



Using AI responsibly when assessment errors land on the front page

What's Coming Next



3D analytics, automated sketching, LLM-assisted appeals — the near future

Great Models, Great Responsibility



AI amplifies bias in your data — garbage in, biased AV out



Vertical equity metrics need to be part of every model review



Explainability matters: you have to defend this at the BOE



Community trust is built assessment by assessment — AI doesn't change that

"The model doesn't go to the appeals hearing. You do."

WHAT'S COMING NEXT

The Near Future of Assessment AI



Automated sketch & permit integration — CAMA updates itself



3D oblique + street-view analytics for condition scoring at scale



LLM-assisted appeals research & comp narrative generation



Real-time market indexing between revalue cycles



AI-flagged equity drift alerts before appeals season hits

Let's Dig In

Questions for the panel?

Dan Childress · Clallam

Nick Deathridge · Clark

Falon Hoven · Whatcom

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