

Samuel A. Walker,

MBA • MSML • AAS • RES • CPM



PROFESSIONAL SUMMARY

Experienced municipal City Assessor and property tax professional with over 20 years of progressive leadership in assessment administration across Wisconsin, Indiana, and Arkansas. Demonstrated expertise directing valuation operations, managing staff, and defending assessments before review boards. Holds Wisconsin Assessor 2 and 3 certifications and a proven track record building equitable, compliant, and transparent assessment programs. Skilled in cross-departmental coordination, policy development, statutory compliance, and public-facing service.

CORE COMPETENCIES

- Property Tax Assessment
- Assessment Roll Administration
- Budgeting & Accounting
- Project Management
- Real Estate Market Modeling
- Team & Personnel Management
- Cross-Departmental Coordination
- Human Resources Management
- Statistical Ratio Studies
- Government Policy & Compliance
- Change Management
- Community Engagement

PROFESSIONAL EXPERIENCE

City of Waukesha — Waukesha, WI

August 2020 – Present

City Assessor

- Directs valuation, assessment, and recording of residential, commercial, and mobile home properties across the city's assessment district.
- Prepares and maintains the assessment roll and statement of assessment; certifies assessment ratios for full value, accuracy, and equitableness.
- Prepares the annual assessment report, municipal assessment report, and TID assessment reports.

- Defends and substantiates assessments before the Board of Review; participates in complex appraisal preparation and assists the City Attorney in property tax cases.
- Reviews new plats, surveys, certified surveys, annexations, and attachments to determine values; updates assessment maps for all real estate parcels.
- Develops and implements Department policy per applicable Wisconsin statutes; coordinates with the DOR on TIF District reporting and utilities property use.
- Allocates property to exempt and non-exempt categories; reviews appraisers' reports and resolves complaints of over-assessment.
- Processes all statutory and legislative reports required by the Department of Revenue.

Pulaski County Government — Little Rock, AR

November 2015 – August 2020

Director of Reappraisals

- Directed the valuations department encompassing appraisal supervisors, fieldworkers, and quality control staff.
- Coordinated across reappraisal, GIS, real estate, and data processing departments to ensure readiness for implementing county-wide reappraisals.
- Established and approved market models; planned and directed all fieldwork activities.
- Maintained neighborhood delineations and established guidelines for assessment ratio studies; conducted ratio analyses.

Allen County, Indiana — Wayne Township

January 2007 – October 2015

Chief Deputy Assessor

- Implemented state mandates, laws, and statutes per the Indiana Code and Department of Local Government Finance.

- Supervised and directed office personnel; managed payroll, accounts payable, and general fund budget.
- Developed and gained state approval for a cyclical reassessment plan requiring physical inspection of every property class every four years.
- Successfully completed the 2012 General Reassessment, physically inspecting every property in the jurisdiction.
- Led complete overhaul of office organization to improve uniformity and consistency; built customer service standards including public forums and neighborhood association meetings.
- Processed personal property audits to determine under- or over-reporting of taxable assets.

EDUCATION & CERTIFICATIONS

Western Governors University

- Master of Science in Management & Leadership (MSML)
- Master of Business Administration (MBA)
- Bachelor of Science in Business Management

Certifications

- IAAO Assessment Administration Specialist Designation - 2011
- IAAO Residential Evaluation Specialist Designation - 2012
- Certified Public Manager - 2020
- Wisconsin Assessor 2 & 3 - 2020

PROFESSIONAL ACHIEVEMENTS

- IAAO Emerging Professional Award - 2015
- IAAO Professional Designee of the Year Award - 2015