

## **AGENDA**

### **NORTH CAROLINA APPRAISAL BOARD**

**Raleigh  
June 24, 2025**

#### **CALL TO ORDER**

#### **CONFLICT OF INTEREST REMINDER**

In accordance with the State Government Ethics Act, it is the duty of every Board member to avoid both conflicts of interest and appearances of conflict. Board members are directed to identify any known conflict of interest or appearance of conflict with respect to any matters coming before the Board at this meeting and to refrain from any undue participation in the particular matter involved. Does any Board member know of any conflict of interest or appearance of conflict of interest with respect to any matters coming before the Board at this time? If one arises during the course of this meeting, please articulate it to the Board.

#### **APPROVAL OF AGENDA**

Consider approving the agenda with items taken in any order as determined by the Chair.

#### **APPROVAL OF MINUTES (Exhibit 1)**

#### **FINANCE**

Review financial report through May 2025 **(Exhibit 2)**

Discuss Proposed Budget for 2025-2026

Approve excess lodging for 2025-2026

#### **LEGAL**

Probable Cause **(Exhibit 3)**

Pending Hearing Report **(Exhibit 4)**

Disciplinary Actions Year-to-Date **(Exhibit 5)**

**AGENDA**  
**June 24, 2025**  
**Page 2**

**LICENSING AND EDUCATION**

Present list of candidates who have been recently registered, licensed, or certified  
**(Exhibit 6)**

Present list of Registered Appraisal Management Companies **(Exhibit 7)**

Examination Reports through May 2025 **(Exhibit 8)**

**PUBLIC FORUM (Exhibit 9)**

**OTHER ITEMS**

Review Operations Manual **(Exhibit 10)**

Review The Appraisal Foundation's report **(Exhibit 11)**

Committee Reports

Staff Report

Election of Chair and Vice-Chair

Closed Session pursuant to N.C. Gen. Stat. §143-318.18(6)

Back to Open Session

## 2025 Disciplinary Actions\*

	Carryover from 2024	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
<b>YTD received</b>	70	1	6	12	16	18							
<b>Pending inquiry</b>	48	49	40	44	36	37							
<b>Hearing pending</b>	6	6	3	3	3	3							
<b>Total Pending</b>	54	55	43	47	39	40							
PC done this mo.		n/a	14	n/a	15	n/a							
-PC found		n/a	1	n/a	1	n/a							
-dismiss		n/a	7	n/a	4	n/a							
-dismiss W/CD**		n/a	6	n/a	10	n/a							
Hearings held		n/a	0	n/a	0	n/a							
Consent orders		n/a	4	n/a	1	n/a							

\*As of the last day of the month

\*\*Dismiss W/CD = Dismiss with warning or conditional dismissal

# NORTH CAROLINA APPRAISAL BOARD

## NEW APPRAISER REGISTER

<u>LICENSE</u>	<u>NAME</u>	<u>CITY</u>	<u>TYPE</u>	<u>DATE ISS</u>	<u>REMARKS*</u>
T7355	JOHN G BEHMKE	CHARLOTTE	T	4/4/2025	ED
T7356	HUNTER C WATERS	YORK, SC	T	4/4/2025	ED
A9478	FRANKLIN C COKER	RALEIGH	G	4/4/2025	EX
A9479	MARK R EVANS	WINSTON-SALEM	G	4/4/2025	EX
T7357	LAUREN D FLEMING	WILKESBORO	T	4/11/2025	ED
A9480	JEREL W BASS	CYPRESS, TX	G	4/11/2025	EQ
A9481	ROBERT C GREEN	PONTE VEDRA BEACH, FL	G	4/11/2025	EQ
A9482	DAVID A PASKE	TALLAHASSEE, FL	G	4/11/2025	EQ
A9483	DANIEL P SCHIAVONI	UPPER ARLINGTON, OH	G	4/11/2025	EQ
T7358	ANDREW D WARD	FERGUSON	T	4/17/2025	ED
A7793	LYNDA A GALLAGHER	ALEXANDRIA, VA	G	4/17/2025	EQ
A7751	JEFFREY T ROUSE	KANSAS CITY, MO	G	4/17/2025	EQ
A9484	JANET SALLANDER	NORTHBROOK, IL	G	4/17/2025	EQ
A7355	PAUL E SIPALA	ATLANTA, GA	G	4/17/2025	EQ
T7359	BRANDON J BAYER	WHITSETT	T	4/24/2025	ED
T7360	BRITTON T TRIPP	DURHAM	T	4/24/2025	ED
A9485	GWENDOLYN L LEWIS	CURRITUCK	C	4/24/2025	EQ
A9486	JARED D SMITH	NASHVILLE, TN	G	4/24/2025	EQ

\* Note: EX = EXAM; EQ = EQUIVALENT; ED= EDUCATION

# NORTH CAROLINA APPRAISAL BOARD

## NEW APPRAISER REGISTER

<u>LICENSE</u>	<u>NAME</u>	<u>CITY</u>	<u>TYPE</u>	<u>DATE ISS</u>	<u>REMARKS*</u>
T7361	STEPHEN E ROWLETTE	WAKE FOREST	T	5/1/2025	ED
A9487	KIMBERLY A LORENZ	SMITHFIELD, VA	G	5/1/2025	EQ
T7362	KELLEY E AMBERSLEY RAY	AUTRYVILLE	T	5/8/2025	ED
A9488	MAJADI L HUGHES	MOUNT HOLLY	L	5/8/2025	EQ
A9489	SABRY JANETTE SANDERSON	SUPPLY	L	5/8/2025	EQ
T6699	WILLIAM A WALKER	WINSTON SALEM	T	5/15/2025	ED
T7363	KYA N COOK	GREENSBORO	T	5/22/2025	ED
A9490	KRYSTEN D JACKSON	WINSTON-SALEM	L	5/22/2025	EX
A9491	DAVID W JOHNSON	WAKE FOREST	C	5/22/2025	EX
A9492	MORGAN L CLARY	NASHVILLE, TN	G	5/22/2025	EQ
A9493	LAIN E KRATT	FAYETTEVILLE	G	5/22/2025	EX
T7364	KURT C GELLER	WILMINGTON	T	5/29/2025	ED
A9494	JOSEPH D BEVAN	LYNCHBURG, VA	C	5/29/2025	EX

\* Note: EX = EXAM; EQ = EQUIVALENT; ED= EDUCATION

06/16/2025

**NORTH CAROLINA APPRAISAL BOARD**  
**NEW APPRAISAL MANAGEMENT COMPANIES**

<b><u>LICENSE</u></b>	<b><u>NAME OF COMPANY</u></b>	<b><u>LOCATION</u></b>	<b><u>DATE ISSUED</u></b>
NC-1279	ValuationNEXUS, LLC	CA	05/13/2025



# Exam Performance Summary

PEARSON CONFIDENTIAL

North Carolina Appraisers  
Client Name - Exam Series Code : North Carolina Appraisers  
Yes  
Standard Test Center  
Client Name - Test Center : North Carolina Appraisers  
Candidate Region : VUE Americas  
Custom Date Range (Click Run Below to Enter)  
4/1/2025 12:00:00 AM  
5/31/2025 12:00:00 AM

Printed By: Mindy Sealy  
Report Date: 10-Jun-2025 10:22 AM  
Data as of (CST): 10-Jun-2025 12:01 AM  
Date Range: 01-Apr-2025 to 31-May-2025

Total Appointments : 14  
Total No Shows : 0  
Total Canceled : 0  
Total Graded Exams : 14  
Total Scheduled : 0

## Client Name: North Carolina Appraisers

Exam Series Code	Exam Title	First Time Takers				Repeaters				Total			
		Total Graded	Total Passed	Pass Rate	Fail Rate	Total Graded	Total Passed	Pass Rate	Fail Rate	Total Graded	Total Passed	Pass Rate	Fail Rate
22-NC-A	Licensed Residential Appraiser	1	1	100%	0%	2	0	0%	2	3	1	33%	2
22-NC-B	Certified Residential Appraiser	4	2	50%	50%	2	0	0%	2	6	2	33%	4
22-NC-C	Certified General Appraiser	3	2	67%	33%	2	1	50%	1	5	3	60%	2
Total		8	5	63%	38%	6	1	17%	5	14	6	43%	8



## **PUBLIC FORUM**

### **North Carolina Appraisal Board**

<b><u>Name</u></b>	<b><u>Topic</u></b>	<b><u>Time Requested</u></b>
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None.



## Mindy Sealy

**From:** The Appraisal Foundation <news@appraisalfoundation.org>  
**Sent:** Thursday, May 1, 2025 10:34 AM  
**To:** Mindy Sealy  
**Subject:** MAY NEWSLETTER: Introducing the State Harmonization Task Force

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Greetings!

The April showers did indeed bring May flowers, and the newest project in bloom here at The Appraisal Foundation is the State Harmonization Task Force.

This new task force, established by the Board of Trustees, is focused on identifying and assisting states in removing unnecessary regulatory overlays that may be creating unintended barriers to entry into the profession.

Trustee Pete Fontana, who is leading this effort, sent a letter to all state regulators last month outlining the initiative in more detail. Here is an extended excerpt:

"This initiative is rooted in the Foundation's strategic plan, which calls for building a strong new generation of appraisers to further public trust in the profession. By working together to streamline state-level requirements that exceed AQB criteria, the Task Force aims to:

- Expand access to licensure
- Increase the number of qualified appraisers
- Align with the evolving needs of the profession

"We know many states—both large and small—are already leading the way. We want to share their successes, provide resources and tools, and help more states modernize their approaches.

"While the State Harmonization Task Force will ultimately focus on all licensure requirements that exceed the criteria, we are beginning with ad valorem experience and mass appraisal pathways. These areas represent an existing pool of highly

### In This Newsletter

**From the President's Desk:**  
**Introducing the State Harmonization Task Force**

**Exposure Drafts**

**Job Analysis Survey**

**Partner Spotlight**

**Appraiser Talk**

### Upcoming Events

**May 14-16:** [BOT Public Meeting](#)

**June 24:** [Joint Council Meeting](#)

### Contact Us

T 202-347-7722

[info@appraisalfoundation.org](mailto:info@appraisalfoundation.org)

[www.appraisalfoundation.org](http://www.appraisalfoundation.org)

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qualified applicants who are ready to join the profession—and we want to help states recognize and leverage this opportunity.

"Mass appraisers bring skill sets that are well-aligned with the evolving demands of the profession—from the increased use of data and analytics to the technological fluency expected in modern valuation practice. These competencies are especially relevant as the profession adapts to new methodologies and changing expectations. This Task Force isn't just highlighting the issues—we're developing solutions and practical steps to help states take action."

This task force hit the ground running after this letter went out. They have already met with regulators in North Carolina and presented at AARO and have several more conversations scheduled in the coming weeks. I look forward to sharing updates on their progress and seeing where this dedicated group of stakeholders takes this taskforce next.

As a final note, I am looking forward to seeing so many folks at our upcoming Board of Trustees meeting in Cincinnati. We have an exciting few days there where we will dive into our strategic plan, hold committee meetings, and hear from the finalists for our open trustee positions. If you can't join us in person, I hope you'll consider joining the livestreamed portions of the event. Click on BOT Public Meeting under Upcoming Events to learn more and register.

Let's Make it a Great Month!  
Kelly Davids  
President

## Exposure Drafts

Both technical boards currently have exposure drafts available and need your input!

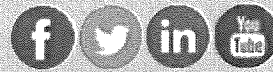
First up, the Appraiser Qualifications Board released their concept paper on additional experience options in March. This is a continuation of their work to conduct a comprehensive review of all qualification criteria. The comment deadline for this paper is May 9th.

The Appraisal Standards Board released their new concept paper focusing on artificial intelligence last month. This follows last fall's artificial intelligence forum and is a continued exploration of the potential impacts artificial intelligence might have on appraisers and the appraisal standards. The public comment deadline for this concept paper is May 31st. The ASB held a webinar on this concept paper last month, and you can catch up on it here.

## Job Analysis Survey

The Job Analysis survey is still happening throughout this month, and your feedback is crucial!

This is earlier than the usual five-year cycle, that has been traditionally followed for this survey, but the AQB has deemed this feedback critical to its comprehensive review of the qualification criteria.



Please take the time to fill out this questionnaire and encourage those in your networks to do the same.

You can play a central role to the AQB's work by completing the [Job Analysis Survey](#).

## Partner Spotlight

### **American Society of Appraisers**

Explore highlighted [Personal Property courses](#) this May and June, including:

- PP166 Contemporary Native American Art Today
- PP204 Personal Property Valuation: The Legal and Commercial Environments
- PP451 Appraising Fine Arts Overview

Additionally, the [2024-2025 15-Hour PP USPAP Update Course PP/GJ/MTS](#) is available. Looking ahead, registration is open for ASA's NEW Property Tax Valuation Conference on June 18 and the 2025 ASA International Conference on October 19-21!

### **American Society of Farm Managers and Rural Appraisers**

The American Society of Farm Managers and Rural Appraisers (ASFMRA) is the premier professional organization for rural property experts—providing leading-edge education, trusted accreditation, and a strong network for farm managers, appraisers, and consultants across the country.

ASFMRA's next major event, Education Week, will be held July 18–26 in Omaha, Nebraska. This week-long experience features a comprehensive lineup of appraisal and farm management courses, industry updates, and peer-to-peer networking opportunities designed to elevate your career.

Learn more at [www.asfmra.org](http://www.asfmra.org)

### **Appraisal Institute**

Classroom offerings of The Appraiser's Guide to the New URAR are coming to your market! Click [here](#) to choose between more than 20 scheduled offerings of this required course for residential mortgage appraisals.

### **Appraisers' Coalition of Washington**

The Appraisers' Coalition of Washington is pleased to be accepted to the Appraisal Foundation as a Partner. We support our appraisers through legislative action and education. We have been at the forefront of the middle housing issue, working with our colleagues at the ASB. We meet monthly with our State Department of Licensing, ensuring AQB requirements are met, and continue to work together on our recent funding issue. We also advise our Real Estate Appraiser Commission.

We are hosting our Annual Spring Conference in Spokane, WA, on May 8th and 9th, with speakers and presentations covering the challenges facing appraisers today.

We will be hosting the 2026 NAA ACTS in Seattle next April.

### **Collateral Risk Network**

The Collateral Risk Network (CRN) is committed to advancing the integrity, transparency, and effectiveness of collateral valuation practices and regulation. We serve as a collaborative forum for industry leaders, including financial institutions, regulators, risk managers and valuation professionals to share insights, develop best practices, and address emerging risks in real estate finance. Through thought leadership, advocacy, and innovation, CRN strives to enhance risk management, promote sound policy, and support a resilient and equitable housing finance system.

### **International Association of Assessing Officers**

IAAO Assessment Advisor Shannon Hiss, RES, RMA, was recently appointed to The Appraisal Foundation State Harmonization Task Force, which will look at licensure requirements for appraisers nationwide, beginning with mass appraisal.

Contact me if you have questions - Mike Ardis, [ardis@iaao.org](mailto:ardis@iaao.org)

### **National Association of Appraisers**

The ACTS conference in San Antonio TX was an outstanding success, with 384 registered attendees. Cathy Harper, MNAA, and Jason Covington, MNAA, were welcomed as new members of the Board of Directors. Additionally, JoAnn Apostol, MNAA, received the prestigious honor of being named NAA's 2025 Appraiser of the Year.

### **North Carolina Professional Appraisers Coalition**

Join SCPAC and NCPAC for a joint Spring Conference in Myrtle Beach on May 8th and 9th! It's two days packed with dynamic speakers, great networking, and a chance to earn 14 hours of CE—all just steps from the ocean. Check out the SCPAC and NCPAC websites for registration links and details on the exciting lineup of events. Don't miss this fun and valuable opportunity to level up your knowledge while soaking in the coastal vibes!

## **Appraiser Talk**

Stay up to date on Appraiser Talk!

You can check out all episodes [here](#).

You can subscribe to Appraiser Talk on Spotify, Apple Podcasts or wherever you get your podcasts. If you have a question you'd like to hear answered on the show, email it to Amy Kaufman at [amy@appraisalfoundation.org](mailto:amy@appraisalfoundation.org).

## **About The Appraisal Foundation**

The Appraisal Foundation is the nation's foremost authority on the valuation profession. The organization sets the Congressionally authorized standards and qualifications for real estate appraisers, and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at [www.appraisalfoundation.org](http://www.appraisalfoundation.org).

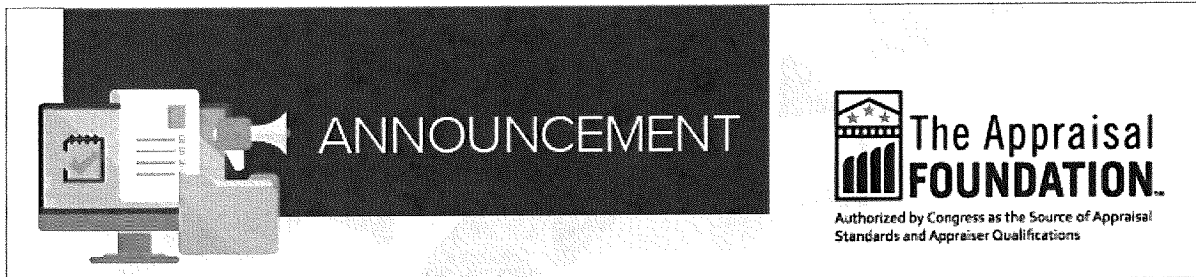
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## Mindy Sealy

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**From:** The Appraisal Foundation <news@appraisalfoundation.org>  
**Sent:** Monday, June 9, 2025 1:20 PM  
**To:** Mindy Sealy  
**Subject:** REMINDER: Temporary Store Closure in One Week

EXTERNAL EMAIL: This email originated from outside of NCAB. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Good afternoon!

The Appraisal Foundation is pleased about the upcoming launch of our new website in early July, which will usher in a wide range of changes to enhance the customer experience. This will include a new and improved webstore, the ability to purchase course bundles, extended licensing offerings, and a new fulfillment center.

We look forward to delivering a better experience to you very soon, but as part of this transition, we will **be closing our webstore for a fifteen-day period from June 17<sup>th</sup>-30<sup>th</sup>**. If you have a course coming up or know that you will need any materials during this window, please order them now. The **store will be closed beginning June 17<sup>th</sup>** and will not reopen until **June 30<sup>th</sup>**.

If you have purchased any digital products through our current store, please log in to your account and ensure all digital products are downloaded to your computer as you will no longer be able to access them otherwise after store closure.

We are so excited about the reimagined customer experience you will be enjoying later this summer. Thank you for your patience as we work to improve our services to continue our mission to build public trust and advance standards of excellence in the appraisal profession.



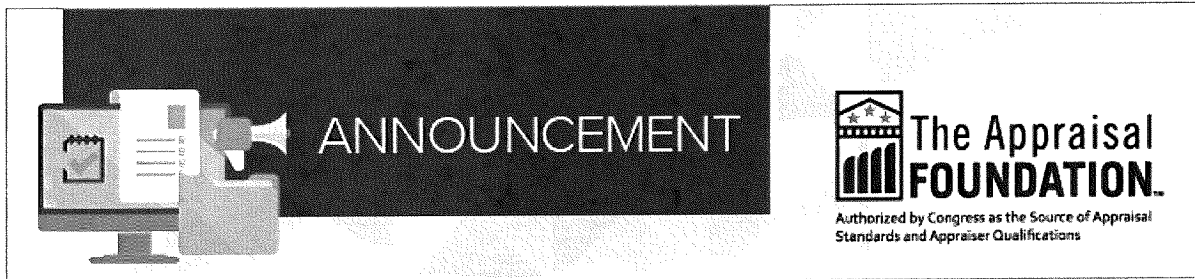


**Mindy Sealy**

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**From:** The Appraisal Foundation <news@appraisalfoundation.org>  
**Sent:** Friday, June 13, 2025 8:42 AM  
**To:** Mindy Sealy  
**Subject:** CALL FOR APPLICANTS: AQB and ASB Applications now open

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## **The Appraisal Foundation Seeks Candidates for the Appraiser Qualifications Board and the Appraisal Standards Board**

**Application Deadline is July 31, 2025**

The Appraisal Foundation is now accepting applications for its annual selection of new members to serve on the Appraiser Qualifications Board (AQB) and the Appraisal Standards Board (ASB). Individuals appointed through this process will begin their term on January 1, 2026. Each appointment may be for a one-, two-, or three-year term, depending on the needs of the board.

For this selection cycle, there are up to four open seats on the AQB and up to five open seats on the ASB that are eligible for appointment or reappointment.

“The ASB and AQB play a critical role in upholding public trust in the appraisal profession,” said Kelly Davids, President of The Appraisal Foundation. “This is a unique opportunity for individuals committed to the profession’s future to help shape its standards and qualifications at the highest level.”

### **Background and Qualifications:**

The **Appraiser Qualifications Board (AQB)** is responsible for establishing the minimum education, experience, and examination requirements for real estate appraisers to obtain and maintain state licensure or certification. The AQB also sets minimum qualifications for personal property appraisers, which must be met by Foundation Partners that confer personal property designations.

Serving on the AQB requires a strong understanding of what it takes to enter and succeed in the appraisal profession — including the skills, knowledge, and practical competencies expected of new appraisers. While holding an appraiser credential is not required, AQB members must bring relevant expertise, sound judgment, and a willingness to engage deeply with the *Real Property Appraiser Qualification Criteria*.

The **Appraisal Standards Board (ASB)** is responsible for developing, interpreting, and amending the *Uniform Standards of Professional Appraisal Practice* (USPAP). ASB members are expected to have a strong working knowledge of USPAP, the ability to think critically about its structure and intent, and the judgment to determine when and how new guidance should be issued.

Each Board holds two in-person, two-day work sessions annually, along with additional virtual work sessions as needed. Meetings are typically held in Washington, DC, but may occasionally take place in other locations in conjunction with Foundation events. Boards also convene for two to three virtual public meetings per year (half-day sessions) and monthly two- to three-hour conference calls. Board work between meetings is ongoing and varies by project.

Members are compensated for their service and reimbursed for travel expenses. Individuals appointed to the AQB or ASB in this cycle will begin their terms on **January 1, 2026**, with an initial term length of one, two, or three years depending on Board needs.

The **Boards Nominating Committee of the Board of Trustees** seeks applicants from a range of disciplines and professional backgrounds who bring deep thinking, collaborative decision-making, and a commitment to advancing the appraisal profession in the public interest.

### **How to Apply:**

Click here to apply for the [Appraisal Standards Board \(ASB\)](#).

Click here to apply for the [Appraiser Qualifications Board \(AQB\)](#).

### **Questions or More Information?**

If you have questions, please feel free to contact Arika James at: [arika@appraisalfoundation.org](mailto:arika@appraisalfoundation.org) or via phone at 202-624-3072.



## Mindy Sealy

**From:** Don Rodgers  
**Sent:** Monday, June 16, 2025 1:31 PM  
**To:** Mindy Sealy  
**Subject:** FW: STATE REGULATOR NEWSLETTER: Getting involved with the Foundation

**From:** The Appraisal Foundation <news@appraisalfoundation.org>  
**Sent:** Monday, June 16, 2025 10:20 AM  
**To:** Don Rodgers <don@ncab.org>  
**Subject:** STATE REGULATOR NEWSLETTER: Getting involved with the Foundation

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Good morning,

As the Appraiser Qualifications Board continues its full-scale reassessment of the Criteria, including education, experience, and the exam, this is a pivotal moment to hear directly from those of you who work with these requirements every day. That's why I want to take a moment to thank the regulators who participated in our recent one-on-one interviews conducted throughout May and June. Your insight is already shaping how the board is thinking about the path forward.

These weren't short check-ins or high-level surveys. Each interview lasted about an hour and was conducted with Foundation staff, a member of the AQB, and a regulatory writing expert from The Regulatory Group. We asked participants to walk us through exactly how the Criteria play out in real regulatory work: where they're clear, where they cause confusion, and how they affect day-to-day operations. Nearly a dozen regulators from across the country took part, and many came to the interviews well-prepared with specific examples, perspectives, and experiences to share.

As a result, we've gathered a significant body of detailed, practical feedback, and consistent themes have emerged that are already informing the board's discussions. The AQB currently anticipates

### In This Newsletter

**From Lisa's Desk: Getting involved with the Foundation**

**A Q&A Clarification**

**Appraiser Talk**

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releasing an exposure draft by the end of this year, pending the necessary reviews. The AQB chair will be providing an update at this fall's AARO conference, where you can hear more about the direction of the project and the role this input has played.

If you weren't able to participate but have something to share, an issue with how the Criteria function in practice, a process that's harder than it needs to be, or simply an observation from your day-to-day experience, we want to hear it. You don't have to wait for a public comment period. If it impacts your work, it matters to us.

Sincerely,

Lisa Desmarais  
Vice President of Appraisal Issues

## A Q&A Clarification

At the recent AARO conference, AQB Chair Jerry Yurick presented several sessions that included discussion of the Fair Housing and Valuation Bias course requirement. Following those presentations, we received a few questions that made us realize the terminology used in our slides—specifically the phrase "CE cycle"—was causing confusion.

To help clarify, we've [updated the presentation slide deck](#) to remove that term where it was referenced in connection with the valuation bias course requirement. If you attended AARO, the version you were provided has been edited. For those who were not in attendance—or if you'd like to review the corrected version—please see the updated document linked [here](#).

## Applications Open for Technical Boards

Applications are now open to join the Appraiser Qualifications Board and Appraisal Standards Board! We ask that you please share these with your networks and encourage those who are interested in upholding public trust by advancing standards and qualifications of excellence to apply.

Applications are due July 31st.

Click [here](#) to apply to the [ASB](#).

Click [here](#) to apply to the [AQB](#).

## Appraiser Talk

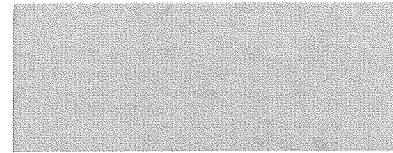
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You can subscribe to Appraiser Talk on Spotify, Apple Podcasts or wherever you get your podcasts. If you have a question you'd



like to hear answered on the show, email it to Amy Timmerman at [amy@appraisalfoundation.org](mailto:amy@appraisalfoundation.org).



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The Appraisal Foundation  
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