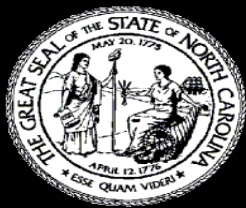


NORTH CAROLINA APPRAISAL BOARD



APPRAISER REPORT

Volume 33

May 2023

Number 1

CONTINUING EDUCATION DUE BY MAY 31, 2023

All registrations, licenses and certificates expire on June 30th and must be renewed before this date to maintain your current status. If you do not renew by June 30th, your registration, license, or certificate will expire. Any person who acts as a trainee, licensed, or certified real estate appraiser while expired shall be subject to disciplinary action and penalties as prescribed by the Appraiser's Act. **All licensees are required to have 28 hours of continuing education, including the 2022-2023 7-Hour National USPAP Update course completed by May 31, 2023, in order to renew on time. The current continuing education cycle is June 1, 2021 – May 31, 2023.** Board approved courses can be found [here](#).

Only licensees **originally** registered, licensed, or certified after January 1, 2023, are exempt from continuing education in this cycle, but not from renewal. Licensees that upgraded will still be required to meet the continuing education requirement.

ONLINE RENEWALS ARE AVAILABLE NOW!

Log in [here](#). If you did not change your password, it is the last four digits of your social security number. Once you have logged in, you may change your password, view your CE, update your contact information, and renew your license (provided you have met the current CE requirements). Click on "Renew Your License" and follow the prompts on the screen. Once you have paid your renewal online, you may print your new license and receipt for payment. **Note:** *Failure to pay the \$60 National Registry fee will prevent an appraiser from performing appraisals on Federally Related Transactions in North Carolina, even if you are registered in other states, and a red stamp will be affixed to your license indicating you are ineligible to perform Federal Related Transactions. Registered Trainees are not eligible to join the National Registry.*

Out-of-State Licensees

If you **reside** in another state and are currently licensed by another appraiser certification regulatory body, you may satisfy the continuing education requirement by having [Board approved course sponsors](#) report the CE directly to us OR by submitting the [affidavit form](#). When submitting the affidavit, you **MUST** show **ALL 28** continuing education hours. Since our online renewal system will not allow you to upload documents at the time of renewal, you must submit your affidavit ahead of time. Once the information has been received and uploaded to your record, you can then renew online between May 1st – June 30th. Affidavits received after June 10, 2023, may result in a delay in being able to renew on time. We will no longer accept a letter of good standing for license renewals.

APPRAISER REPORT

Published as a service to appraisers to promote a better understanding of the Appraiser's Act and Board rules, as well as proficiency in appraisal practice. Information in the articles published herein may be superseded by changes in laws, rules, or USPAP. No part of this publication may be reprinted or reproduced in any other publication without specific reference being made to its original publication in the North Carolina Appraisal Board *Appraiser Report*.

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APPRAISER COUNT

(As of March 31, 2023)

Trainees	797
Licensed Residential	132
Certified Residential	1,864
Certified General	1,377
Total Number	4,170

AMC COUNT

139

APPRAISER

EXAMINATION RESULTS

September 1, 2022 – March 31, 2023

Examination	Total	Passed	Failed
Licensed Residential	12	7	5
Certified Residential	32	21	11
Certified General	7	3	4

Examinations are administered by a national testing service. To apply for the examination, please submit an application which may be downloaded from the Appraisal Board's [website](http://www.ncappraisalboard.org).

AMC Renewal Information

All Appraisal Management Company registrations expire June 30, 2023, and must be renewed before this date to maintain their current status. Each renewal shall post with the Board a surety bond in the amount of \$25,000. The bond must not expire before June 30, 2024. A rider to a current bond is acceptable.

AMCs may log in [here](#) to renew. If you did not change the password, it is the last five digits of the company's EIN.

IMPORTANT - If you plan to renew your AMC registration online, you must send your bond, or bond rider, to the Board prior to renewing online. Please allow time for the bond or rider to arrive and be processed before you renew online.

STAFF UPDATE

Brandy March, MPA, CPM has been employed as the new Deputy Director of the North Carolina Appraisal Board. Prior to coming to North Carolina, she was the Executive Officer of the Iowa Real Estate Appraiser Examining Board and served as a non-voting member of the University of Northern Iowa's Real Estate Education Program Advisory Council. She has fifteen years of experience in state government working with federally regulated programs.

She also serves as the Managing Director for the Association of Appraiser Regulatory Officials (AARO). Prior to becoming the Managing Director of AARO, she served as a Director and was Chair of the Website Taskforce as well as a member of multiple AARO committees.

She graduated Magna Cum Laude from Columbia College where she earned her bachelor's degree in management, Human Resource Management, and Health Care Management. She received her master's degree in public administration with an emphasis in leadership through Drake University. She also received her Certified Public Manager designation through Drake University where she received the George C. Askew Award for her capstone project.

Frequently Asked Questions on Appraiser Renewals

➤ What are the CE requirements this year?

28 hours completed by May 31, 2023. Seven of the 28 hours must be the 2022-2023 7-HR USPAP Update.

➤ I took the USPAP Update last year. Do I need to take it again?

No. The current CE cycle runs from June 1, 2021 – May 31, 2023.

➤ I took the 15-HR USPAP course. Do I still need the 7-HR USPAP Update?

Yes.

➤ Can I use the courses I took to become a trainee towards my CE requirement?

No. Any courses taken before you become registered in NC cannot be used towards your CE.

➤ I took qualifying education courses to upgrade my license. Can I receive CE credit?

Yes, however, you must email your course completion certificate(s) to ncab@ncab.org with a request to apply those hours to your CE.

➤ I just received my license in November 2022. Am I required to take CE?

Yes, any licensee issued prior to January 1, 2023, must meet the full CE requirements.

➤ I took a course that is not approved by the NC Appraisal Board. Can I receive credit?

It depends. You may apply for continuing education equivalency for the specific class by completing the Request for Equivalent Approval form on our website.

➤ When can I renew my license?

Renewals are accepted starting May 1, 2023.

➤ How can I renew my license?

Once you have met the CE requirements and the CE is showing in your record, you can log in under the licensee login section on our website to renew.

➤ I just upgraded my license. Am I still required to meet the CE requirements to renew?

Yes.

➤ I just received my license. When does my two-year CE cycle start?

All licensees are on the same CE cycle. The current cycle is June 1, 2021 – May 31, 2023.

➤ Is the ANSI course required to renew?

No. The only course the Board requires you to take for CE is the most recent version of the 7-HR USPAP Update.

➤ Do I send the Board my certificates when I complete courses?

It depends. If you complete a CE course from a Board approved sponsor, they will notify the Board of your course completion. Course reporting is not in real time. If you are requesting CE credit for a QE course, you will need to send us your certificates requesting we apply the hours towards your CE.

➤ Can I retake a class I took in a previous CE cycle?

Yes. You cannot take the same course twice within the current CE cycle.

➤ I took more than 28 hours of CE in this cycle. Can I carry CE forward to the next CE cycle?

No.

➤ I am a registered trainee but haven't found a supervisor and started working yet. Am I still required to meet the CE requirements?

Yes, if you plan to renew and keep your license current.

➤ What if I don't complete the CE requirements by May 31, 2023?

If you complete your courses after May 31, 2023, the earliest you can renew is July 1, 2023, and you will be required to pay the \$10 per month late fee. The trainee or appraiser may no longer perform any appraisal work while their license is not current.

Trainee Corner

Trainees and Appraising in Other States

In reviewing applications for upgrade, the Board has seen multiple instances where a trainee appraiser has provided significant assistance for work performed in another state without the individual holding a registration, license, or certification in that State. Prior to providing appraisal services or assistance in real property in any state, the trainee appraiser must contact the licensing agency of that State to determine if a registration, license, or certification is required.

Hours reported on a log in an application to upgrade, when a registration, license, or certification is not held and is required by the State where the subject property is located will result in the following actions:

- The Board will disallow all experience hours claimed in the North Carolina upgrade application when a registration, license, or certificate was not active.
- In states that require registration, licensure, or certification of a trainee appraiser, the Board will send the log to the appraiser regulatory body of the State in which experience credit was claimed advising the appraiser regulatory body of a potential violation of their State's laws, rules, and regulations.

Trainees and Documentation of Significant Assistance in Appraisal Reports

In order for a trainee appraiser to be eligible to claim experience credit, the following must occur:

- The hours must have been reported during the time that the supervisor/trainee relationship was approved by the Board through the Supervisor/Designation form and subsequent communication of approval from the Board.
- The supervisor must have accompanied the trainee appraiser on the first 50 assignments or for the first 1,500 hours (whichever comes first) any time the trainee appraiser performs more than 75 percent of the work.
- The supervisor shall accompany the trainee on all inspections of subject properties that are located more than 50 miles from the supervisor's primary business location, regardless of the statement above.
- The trainee must have assisted in/and or completed at least 75% of the work.
- Only one trainee may receive credit for providing real property appraisal assistance on an appraisal report.
- The trainee appraiser is listed in the report as providing significant assistance and/or has signed the report.

Trainee Corner Cont'd

- An applicant shall obtain the required experience by performing or reviewing appraisals using appraisal methods and processes that are employed by real estate appraisers and shall comply with the edition of the USPAP in effect at the time of the appraisal.
- If a trainee performs a demonstration appraisal, the trainee's supervisor shall sign the appraisal in order for the trainee to receive experience credit for it.

Common Log Deficiencies and/or Concerns That Require Extra Support or Explanation

Below are some of the more recent log deficiencies or concerns. The list is not all inclusive.

- Missing data fields.
- Improper addresses (no state listed and/or no city).
- Trainee appraiser inspecting the subject property on their own before permitted by rules.
- Higher than the typical hours claimed compared to appraisal reports submitted by peers on similar assignments.
- Inconsistencies in the description of work performed vs. the assignment type (for example, claiming the cost approach was completed on a condo).
- Claiming drive time when outside of your immediate location (commuting hours to subject).
- Claiming experience credit when the Board has not approved the supervisory designation form linking the trainee appraiser to the supervisor.
- Claiming experience credit for work outside of North Carolina when no registration, license, or certification is obtained when required by the other jurisdiction.

Last year, the Board began having what we are referring to as Trainee Town Halls. These are sessions that are scheduled via WebEx to go over specific topics and answer questions that trainees may have on the rules and requirements necessary for them to upgrade to a licensed or certified appraiser. Information regarding these sessions is emailed to all current Trainees and posted on our website once they are scheduled.

On our website we have added a tab for Supervisor/Trainee Info. Here you will find forms specific to trainees/supervisors (Log, Declaration Form, Request for 3rd Trainee) as well as instructions and frequently asked questions about the upgrade process.

AQB Q&A

The Appraiser Qualifications Board (AQB) of The Appraisal Foundation establishes the minimum education, experience, and examination requirements for real property appraisers to obtain a state license or certification. The AQB Q&A is a form of guidance issued by the AQB to respond to questions raised by appraisers, enforcement officials, users of appraisal services and the public to illustrate the applicability of the Real Property Appraiser Qualification Criteria and Interpretations of the Criteria in specific situations and to offer advice from the AQB for the resolution of appraisal issues and problems. The AQB Q&A may not represent the only possible solution to the issues discussed nor may the advice provided be applied equally to seemingly similar situations. AQB Q&A does not establish new Criteria. AQB Q&A is not part of the Real Property Appraiser Qualification Criteria. AQB Q&A is approved by the AQB without public exposure and comment.

Question: I am a Certified Residential appraiser and I have been asked to appraise a home on 40 acres. The zoning requires a minimum lot size of 5 acres, and I have confirmed with the local planning department that the lot could be subdivided into eight 5-acre parcels. In addition, my preliminary research confirms the highest and best use of the property would be for an eight-lot subdivision. Does my Certified Residential credential permit me to appraise this property?

Response: If the appraisal report will be utilized to support a real estate related financial transaction, then you may not appraise this property with your Certified Residential credential. Since the highest and best use of the site is for something greater than a 1-4 unit residential property, the appraisal must be prepared by (or, at a minimum, co-signed by) a Certified General appraiser. If the appraisal is not for a real estate related financial transaction, and you can do so in compliance with the COMPETENCY RULE and all other provisions of USPAP, then check with your state appraiser regulatory agency to see if the state permits you to value a property with these characteristics.

Question: I am a Licensed Residential appraiser and I have been asked to appraise a home on 40 acres in a marketplace where there are no other home sites larger than 5 acres. The appraisal is being requested by a federally-regulated bank in order to evaluate the subject property as collateral for a \$1.5 million mortgage loan. Does my Licensed Residential credential permit me to appraise this property?

Response: No. The scope of practice for the Licensed Residential classification allows for appraisals of “complex” 1-4 unit residential properties up to a transaction value of \$400,000, and it appears this assignment would qualify as “complex.” However, even if it does not qualify as “complex,” the Licensed Residential classification only allows for appraisals of “non-complex” 1-4 unit residential properties up to a transaction value of \$1 million. Therefore, this property could not be appraised by a Licensed Residential appraiser to support a real estate related financial transaction. If this appraisal was not being performed for a real estate related financial transaction, and you could do so in compliance with the COMPETENCY RULE and all other provisions of USPAP, then check with your state appraiser regulatory agency to see if the state permits you to value a property with these characteristics.

Question: I am a Trainee Appraiser working towards my license. If I do not sign an appraisal report due to my company’s policies or a client’s assignment conditions, what verbiage is required in the report in order for the time I spent on the appraisal to count toward the experience requirements in the Criteria?

Response: If you provide significant real property appraisal assistance to a Supervisory Appraiser but do not sign the report certification, your Supervisory Appraiser must disclose that you provided significant real property appraisal assistance within the certification of the report. In addition, the Supervisory Appraiser must describe the extent of your assistance in the report (refer to the Uniform Standards of Professional Appraisal Practice (USPAP), Standards Rules 2-2 and 2-3, as well as Advisory Opinion 31, Assignments Involving More Than One Appraiser, for additional details). Furthermore, the experience log you submit to your state appraiser regulatory agency must describe the work you performed in support of the hours of experience you claim for each assignment. Documentation in the form of reports, certifications, file memoranda, or other evidence that the time you spent on the appraisal process is compliant with USPAP must be provided as part of the state experience verification process to support the experience claimed.

Question: I am a Trainee Appraiser and originally had Supervisory Appraiser A, who co-signed my appraisal reports. However, I also performed appraisals that were co-signed by a Certified appraiser who was not my designated

Supervisory Appraiser. Can I count experience obtained under a Certified appraiser who is not my designated Supervisory Appraiser?

Response: No. The Criteria states in the Supervisory Appraiser Requirement section I(A)(2):

“Supervisory Appraisers shall be responsible for the training, guidance, and direct supervision of the Trainee Appraiser by...reviewing and signing the Trainee Appraiser reports.” Therefore, for experience credit to be awarded, the appraisal must be signed by the Supervisory Appraiser.

Question: I am a Supervisory Appraiser and hold a Certified General credential in two states: State A and State B. One of my Trainees has a Trainee Appraiser’s credential in State A only. I have an assignment in State B, and plan to take my Trainee with me to work on the assignment. Will State A grant experience to my Trainee Appraiser for work performed in State B?

Response: The Criteria specifies experience must be gained under the supervision of the Supervisory Appraiser and the work must comply with USPAP. Thus, the Criteria would not prohibit State A from granting the Trainee Appraiser credit in this case. However, be sure to check with the state appraiser regulatory agency in State A to confirm the state’s requirements, which could be more restrictive. Additionally, the Trainee should check with State B to determine if State B requires the Trainee to be credentialed in State B in order to work with the Supervisory Appraiser.

For a complete list of the AQB’s additional criteria Q&A’s, please click [here](#).

CAN LICENSED APPRAISERS BE SUPERVISIORS?

Question: I have been a Licensed Appraiser for five years and am interested in becoming a Supervisory Appraiser. Am I eligible to become a Supervisory Appraiser at this time?

Answer: An individual that holds a Licensed Residential credential is not eligible to become a Supervisory Appraiser. According to the Criteria, one of the requirements for a Supervisory Appraiser is they “shall be state-certified and in ‘good standing’ for a period of at least (3) years prior to being eligible...” Therefore, the appraiser must be “state-certified,” meaning credentialed as a Certified Residential or Certified General appraiser for a period of three years before supervising.

2023 Board Meeting Dates

May 16 (Virtual)
June 20 (Live)
August 8 (Virtual)
September 19 (Live)
October 31 (Virtual)
December 12 (Live)

All in person meetings are conducted at the North Carolina Appraisal Board building located at 5830 Six Forks Road, Raleigh.

Disciplinary Actions:

The following is a summary of recent disciplinary actions taken by the Appraisal Board. This is only a summary; for brevity, some of the facts and conclusions may not have been included. Because these are summaries only, and because each case is unique, these summaries should not be relied on as precedent as to how similar cases may be handled.

In many cases, appraisers are required to complete additional education as part of a consent order. Please check with the Board office if you have questions regarding an individual's current license status.

Richard Bryson A5470 (Greensboro)

By consent, the Board voted that effective March 29, 2023, Richard Bryson's certification as a residential appraiser is inactively suspended for a period of twelve months. No later than October 1, 2023, Respondent shall complete the 30-hour residential sales comparison and income approach course with exam, and a continuing education course in residential property inspections for appraisers. If Respondent fails to successfully complete the courses by October 1, 2023, Respondent's license shall be actively suspended until Respondent completes the coursework.

Respondent performed an appraisal to determine market value on a subject to multi-family residential property located in North Carolina. Respondent submitted four appraisal reports on the property and committed a series of errors in each of his appraisal reports, which detracted from the credibility of his opinion of value. Respondent misrepresented the gross living area of the proposed improvements and other physical characteristics; Respondent did not use adequate due diligence in completing the assignment; Respondent did not correctly employ those recognized methods and techniques necessary to produce credible results; and Respondent did not communicate the analysis, opinion, and conclusions in the sales comparison and income capitalization

approaches in a manner that was not misleading. Respondent's workfile did not include all four appraisal reports that were submitted to the client, which Respondent is required to maintain as part of his workfile to be compliant with the RECORD KEEPING RULE of the Uniform Standards of Professional Appraisal Practice (USPAP). Respondent's conduct in performing the appraisal assignment is not in compliance with the assignment conditions and scope of work. Specifically, Respondent did not include land sales supporting site valuation, primary photographs of the subject site, and market conditions addendum. As a result, Respondent failed to develop and execute an appropriate scope of work necessary to achieve a credible opinion. Respondent's conduct is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

Jeannine Underdown Collins A193 (Boone)

By consent, the Board voted that effective February 1, 2023, Jeannine Underdown Collins' certification as a residential appraiser is voluntarily surrendered. No later than December 14, 2022, Respondent shall not accept any new appraisal assignments.

Respondent performed an appraisal on a residential property which was subsequently used for the purpose of settling an estate. One of the

parties to the estate proceedings complained to the Board, alleging that Respondent's appraisal was in violation of USPAP, the North Carolina Appraiser's Act, and Board Rules. Respondent denied the allegations. Respondent has retired and has not appraised real property since September 2019. To resolve the related investigation, and not as an admission of wrongdoing, Respondent has elected and requested to voluntarily surrender her license, which she understands constitutes disciplinary action by the Board.

Phillip Case A5045 (Lenoir)

By consent, the Board voted that effective February 1, 2023, Phillip Case's certification as a residential appraiser is suspended for a period of six months ending on August 4, 2023; of which the first month shall be an active suspension and the remaining five months shall be an inactive suspension. The active suspension shall be from February 4, 2023, through March 5, 2023. Respondent shall complete the 15-hour Uniform Standards of Professional Appraisal Practice (USPAP) course, including the exam, and a continuing education course in ethics and Respondent shall provide certificates of completion for all courses to the Board office. If Respondent fails to successfully complete the courses by August 4, 2023, Respondent's license shall be actively suspended until Respondent completes the coursework. Respondent has agreed and the Board orders that he

shall not supervise any registered trainees in the future.

Respondent appraised the subject property, which is a single-family residential dwelling, to determine market value. In the appraisal report, Respondent signed the certification that he personally inspected the property that is the subject of the appraisal report, when he did not inspect the property or the comparable sales, instead his trainee inspected the property and comparable sales. Respondent contends that he mistakenly signed the report in this manner. In addition, Respondent failed to check a box identifying an accessory unit and in one place on the appraisal made an error regarding the zoning (it was correct in another portion) that, although individually did not significantly affect the results of an appraisal, in the aggregate affected the credibility of the appraisal report. Although the above conduct constitutes violations of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board rules, the Board finds no evidence of any intentional misrepresentation.

Melissa Martin A5654 (Atlantic Beach)

By consent, the Board voted that effective February 1, 2023, Melissa Martin's certification as a residential appraiser is reprimanded. No later than August 1, 2023, Respondent shall complete three continuing education courses: one course in supporting adjustments, one course in Fannie Mae guidelines, and one course in inconsistencies, and Respondent shall provide certificates of completion for all courses to the Board office. If Respondent fails to successfully complete the courses

within the required time frame, the reprimand will be vacated, and a suspension shall be activated in its place.

In January 2022, Respondent appraised a single-family residence. In Respondent's appraisal report, Respondent did not adequately follow the FNMA 1004MC instructions and did not adequately proofread the appraisal report resulting in reporting contradictory information. The lack of explanation and inconsistent data in the report detracted from the credibility of the appraisal report. Respondent did not analyze or explain the property's significant value increase, which took place within the 32-month period prior to Respondent's appraisal. Respondent's current value estimate is forty-six percent above the prior sale price, which Respondent provided without analysis or explanation of the conditions that led to the significant increase in value. Respondent's appraisal report also did not include necessary data to support market conditions analysis. Respondent reported that the subject property and all comparable properties were in similar locations but did not adequately explain how the subject property and comparable property amenities affected the opinion of value of each property. In addition, Respondent's report included several misstatements due to a lack of proofreading. Respondent's conduct is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

James Moseley A7377 (Charlotte)

By consent, the Board voted that effective February 1, 2023, James Moseley's certification as a residential appraiser is reprimanded.

No later than August 1, 2023, Respondent shall complete three continuing education courses: one course in supporting adjustments, one course in Fannie Mae guidelines, and one course in appraiser liability, and Respondent shall provide certificates of completion for all courses to the Board office. If Respondent fails to successfully complete the courses within the required time frame, the reprimand will be vacated, and a suspension shall be activated in its place.

In January 2021, Respondent appraised a single-family residence. In Respondent's appraisal report, Respondent did not accurately report the physical characteristics or improvements of the subject property. Respondent did not follow the Fannie Mae Selling Guide in selecting comparable sales nor did he provide an explanation justifying the use of comparable sales. Respondent's adjustments to the comparable sales did not accurately reflect market reaction to the differences between the subject property and the comparable sales. In addition, Respondent did not provide support for his adjustments, he did not make necessary adjustments, and he reported an opinion of market value that was not supported by market data. As a result, Respondent did not comply with the assignment conditions or scope of work for the appraisal assignment, which detracted from the credibility of the appraisal report.

In March 2021, Respondent appraised another single-family residence. In Respondent's appraisal report, Respondent inaccurately reported the quality and condition of construction for two of the comparable sales. In addition, Respondent used inappropriate comparable sales that

had significant differences in age, when similar comparable sales were available. These errors detracted from the credibility of the appraisal report. Respondent did not maintain his original appraisal report after he revised it, which resulted in a lack of supporting data in his workfile. Respondent's conduct is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

**William T. Secrest A6476
(Winston-Salem)**

By consent, the Board voted that effective November 2, 2022, William Secrest's certification as a residential appraiser is Reprimanded. No later than May 2, 2023, Respondent shall complete a 15-hour Uniform Standards of

Professional Appraisal Practice (USPAP) course, including the exam; two continuing education courses; one course in appraiser liability, and one course in sales comparison approach, and Respondent shall provide certificates of completion for all courses to the Board office. If Respondent fails to successfully complete the courses within the required time frame, the Reprimand will be vacated, and a suspension shall be activated in its place.

Respondent's appraisal report included a series of errors that constituted a failure to collect and verify information and detracted from the credibility of the appraisal report. In addition, Respondent employed a hypothetical condition with regard to the condition of a comparable sale in his appraisal report and misrepresented the

condition of the sale in his report. The use of the hypothetical condition was inappropriate to the analysis and detracted from the reliability of Respondent's opinion of value. Respondent failed to properly identify the basement level of a comparable sale in his appraisal report. Respondent did not provide sufficient support or analysis in his appraisal report to support the Gross Rent Multiplier (GRM) reported and utilized within the income approach, which detracted from the credibility of his report. Respondent's conduct is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

Mission Statement

The mission of the North Carolina Appraisal Board is to protect consumers of real estate services provided by its licensees by assuring that these licensees are sufficiently trained and tested to assure competency and independent judgment. In addition, the Board will protect the public interest by enforcing state law and Appraisal Board rules to assure that its licensees act in accordance with professional standards and ethics.

The North Carolina Appraisal Board believes that the appraisal profession should reflect the diversity of our State. To further this mission, the Board is dedicated to expanding diversity and inclusivity in the profession by removing barriers that limit the opportunities of any qualified individual to become an appraiser.

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