



Alabama Real Estate Appraisers Board

VOLUME 16 NO. 1

THE APPRAISER BULLETIN

SUMMER 2013

NEW BOARD MEMBER CONFIRMED



Inside this issue:

License Renewal	2
Trainee/Mentor Orientation	3
Disciplinary Report	4-6
Approved Education	7-19
New Continuing Education Option	20
Important E-mail Address Notice	20

During the 2013 Regular Session Governor Bentley appointed and the Alabama Senate confirmed Mr. Edmond G. Eslava, III to represent the 1st Congressional District. Mr. Eslava is a Certified General Real Property Appraiser and owner of The Appraisal & Consultant Group (ACG) in Daphne, Alabama. In addition to being a certified appraiser Mr. Eslava is also an active instructor with the International Right of Way Association. Along with having over 40 years of appraisal experience Mr. Eslava holds MAI and SRA designations with the Appraisal Institute.

LICENSE RENEWAL

Annual license renewal post cards will be mailed to all licensees the first week in August 2013 for the licensure year, which begins 10-1-13. The colored renewal forms will not be mailed as we encourage all licensees to renew online. Blank renewal forms can also be obtained from our website at www.reab.state.al.us after August 1, 2013. All renewals should be submitted online or by mail to reach the Board office no later than September 30, 2013 to keep your license valid and avoid payment of late fees. September 30 postmarks will be honored.

Allow one week for the renewal process if received at the Board by August 30, 2013, two weeks if received between that date and September 16, 2013 and three weeks if received later. Your current license certificate reflects an expiration date of September 30, 2013. You will receive a new certificate with an expiration date of September 30, 2015.

Continuing education will be due with this license fee renewal. As before, 28 hours of continuing education taken after October 1, 2011 will be required. Please remember 7 of the 28 hours must be the National USPAP Update, the 15-hour USPAP will not substitute. Also, if you are a NEW Trainee or Mentor you must have taken the Trainee/Mentor Board Meeting/Orientation since October 1, 2011 in order to renew your license.

*****TRAINEE/MENTOR ORIENTATION REQUIREMENTS*****

At their January 21, 2011 meeting the Board voted to amend the continuing education requirements for Trainees and Mentors. Since the Board feels the current orientation information has become very outdated and uninteresting we have put a new spin on things.

The Board is requiring **ALL NEW** Trainees and **ALL NEW** Mentors to attend a Board meeting. During this meeting you will see how the Board operates and handles business, which directly affects appraisers. After the regular meeting is adjourned Board members will stay and conduct an orientation session that will consist of demo appraisals that include some of the most common errors that our Board sees in reviewing appraisal reports.

After **ALL** Trainees and Mentors have attended one of these new orientations **ONLY** new Trainees and Mentors will be required to attend.

The first Board Meeting/Orientation dates are May 16, 2013, July 18, 2013 and September 19, 2013. The Board staff will send notices to all Trainees/Mentors in advance of all Board Meeting/Orientations. The Orientation fee will remain \$50. Trainees and Mentors will receive 7 hours of CE credit to attend this Board Meeting/Orientation.

REMEMBER...attendance is required in order to renew your license by September 30, 2013.

DISCIPLINARY REPORT

The Alabama Law requires the Board to regulate the conduct of appraisers in Alabama. The Board's Administrative Rules outline the procedure for handling complaints. The Uniform Standards of Professional Appraisal Practice provide the basic ethical standards for which appraisers must comply. Appraisers should carefully note the following violations, which resulted in disciplinary action of the Board.

AB 10-39 On November 15, 2012, the Board adopted the recommendations of the Administrative Law Judge and revoked the license of Certified Residential appraiser **George W. Whiting, Jr. (R00556)**. Whiting had allowed his license to lapse during the pendency of the action. The violations in the report were: In the sales comparison approach, the location, the site and the age of the subject and comparable sales were not completely stated and neither was the analysis of the different elements of comparison. The report did not contain information about the number of comparable properties offered for sale within the neighborhood as of the date of the appraisal or the number of closed sales in the neighborhood within the 12 months preceding the date of the appraisal. The verification source for the sales comparison section is "exterior inspection" and yet there is data included that cannot be verified by "exterior inspection. Comparable #1 has a deck, patio and fence that were not analyzed in the sale and the site for Comparable #1 was two lots instead of one and that also was not analyzed. The three year sales history for the Subject property was inaccurate. A sale of the subject in October 2004 was not reported. There is inaccurate data for the sales history of Comparable #2 which is dated January, 2007. Whiting says there were no sales in the 12 months prior when there was another sale of Comparable #2 that occurred in July, 2006. In the cost approach, the cost of a storage area and a range and hood are omitted. The income approach was omitted from the report with no explanation. While the approach may not be necessary for the development of credible results, the report should state the reason why the income approach is not developed. The report has many inaccuracies. In the section of the report where the subject property address is provided, the appraiser has 1457 Barkley Drive instead of 1467 Barkley Drive. The correct lot number in the legal description of Lot 24 and the report says Lot 29. The assessor's parcel number is incorrect in the report, the last two digits should be 53 and the report has 48, the owner of public record is reported inaccurately. The report says that the land use of the neighborhood is 100% single family residence and the investigator noted that there are other land uses within the neighborhood boundaries Whiting used such as a park, a day care and some commercial type properties along with a college. The dimensions of the subject property are not the same as the dimensions reported in the county tax records. The sales contract is not analyzed and the appraiser does not say what steps he took to obtain a copy of the contract when a copy is not made available for analysis.

AB 11-34 On November 15, 2012, the Board approved a Consent Settlement Order with Certified Residential appraiser **Sean R. Tomlinson (R00264)** and ordered a \$250 administrative fine and a 7 hour sales analysis course. The course cannot be counted for Continuing Education purposes. The violations are as follows: Licensee did not verify the sales used as comparable sales sufficiently to learn that the sales were influenced by seller duress and so they were not true arms-length transactions. The analysis of the sales was flawed as a result and adjustments were not made for Condition of Sale.

AB 11-45, AB 11-46, AB 11-47 On November 15, 2012, the Board approved a Consent Settlement Order for an administrative fine for **Kellie Jones Ross (R00961)** in the amount of \$250. In the reports, Licensee's conclusions about the Neighborhood Characteristics Housing Trends and the MC 1040 Market Conditions Analysis are inconsistent. No time adjustments are made to comparable sales and no explanation is made where the market is reported to be increasing in value.

AB 12-34 On January 24, 2013, the Board approved a Consent Settlement Order with a Certified Residential appraiser where the Licensee received a private reprimand and was assessed an administrative fine of \$875. The violations are as follows: Licensee failed to disclose a manufactured home on the property that could have been considered real property since the tongue, wheels and axels had been removed, tie-downs installed and the manufactured home assessed and taxed as part of the real property by the County Tax Office. These met the guidelines that the Board established to be minimum criteria to be considered real property and that the licensee was appraising the property as vacant land which was contrary to what was known by the licensee, therefore needed a hypothetical condition and made the report misleading without the hypothetical condition. Licensee had large unsupported adjustments to comparable sales in the sales comparison approach to value that were not explained and had no market backed support in the workfile. Licensee failed to verify the comparable sales utilized in the sales comparison approach with a party to the transaction. Licensee made adjustments to sales in the sales comparison approach based on the licensee's opinion and unsupported estimates and failed to use market data to quantify the adjustments. The licensee states in the report that the intended use "is to evaluate the property that is the subject of this appraisal for the client's personal use." but delivered the report by e-mail to the client's attorney the day following the effective date of value to be used in the client's divorce case. Licensee made adjustments to comparable sales in the sales comparison approach based on the licensee's opinion and unsupported estimates and failed to utilize market data as the basis of quantifying adjustments. Licensee reported a value to an attorney by e-mail wherein the value estimate of real property was added to the NADA value of a manufactured home to arrive at a value. An electronic signature followed by "Certified Appraiser" followed the value and there is no written report or work file for this value estimate.

AB 12-16, AB 12-17, AB 12-18 On March 21, 2013, the Board approved a Consent Settlement Order with Certified General appraiser, **Nona R. Andrews, G00334**, where the Licensee agreed to pay an administrative fine of \$1875 and surrender her Mentor status on March 31, 2013. The violations in the three reports are as follows: **AB 12-16:** The Licensee did not develop or consider the Cost Approach to value and for a reason stated "The VA does not require the Cost Approach". An appraiser must consider all approaches to value and the exclusion of an approach must have justification. The Licensee stated that "The income approach was not applicable to this assignment therefore it was neither considered nor developed". Licensee did not have market based data or other support for the adjustments utilized in the Sales Comparison Approach for Gross Living Area, unfinished basement area and finished basement area, and the Licensee did not demonstrate that there was sufficient understanding to correctly employ the approach. Because the Licensee did not consider or develop the Cost and Income Approaches or explain why the approaches were not applicable to the assignment, the Licensee did not demonstrate that there was significant understanding to correctly employ the approaches. An appraiser must avoid making an unsupported assumption or premise about market area trends, effective age, and remaining life.

Licensee made an unsupported assumption that the subject 34 year old home had an effective age of 15 years. Licensee failed to verify the comparable sales utilized in the Sales Comparison Approach. Licensee failed to provide sufficient information on the Market Conditions in the neighborhood section, justification for the effective age, and adjustments utilized in the Sales Comparison Approach to enable the intended user to understand the report properly. **AB 12-17:** The Licensee did not develop or consider the Cost Approach to value and for a reason stated “The VA does not require the Cost Approach”. An appraiser must consider all approaches to value and the exclusion of an approach must have justification. The Licensee stated that “The income approach was not applicable to this assignment therefore it was neither considered nor developed”. Licensee did not have market based data or other support for the adjustments utilized in the Sales Comparison Approach for Gross Living Area, unfinished basement area and finished basement area, and the Licensee did not demonstrate that there was sufficient understanding to correctly employ the approach. Because the Licensee did not consider or develop the Cost and Income Approaches or explain why the approaches were not applicable to the assignment, the Licensee did not demonstrate that there was significant understanding to correctly employ the approaches. An appraiser must avoid making an unsupported assumption or premise about market area trends, effective age, and remaining life. Licensee made an unsupported assumption that the subject 34 year old home had an effective age of 15 years. Licensee failed to verify the comparable sales utilized in the Sales Comparison Approach. Licensee failed to provide sufficient information on the Market Conditions in the neighborhood section, justification for the effective age, and adjustments utilized in the Sales Comparison Approach to enable the intended user to understand the report properly. **AB 12-18:** The Licensee did not develop or consider the Cost Approach to value and for a reason stated “The VA does not require the Cost Approach”. An appraiser must consider all approaches to value and the exclusion of an approach must have justification. The Licensee stated that “The income approach was not applicable to this assignment therefore it was neither considered nor developed”. Licensee did not have market based data or other support for the adjustments utilized in the Sales Comparison Approach for Gross Living Area, unfinished basement area and finished basement area, and the Licensee did not demonstrate that there was sufficient understanding to correctly employ the approach. Because the Licensee did not consider or develop the Cost and Income Approaches or explain why the approaches were not applicable to the assignment, the Licensee did not demonstrate that there was significant understanding to correctly employ the approaches. An appraiser must avoid making an unsupported assumption or premise about market area trends, effective age, and remaining life. Licensee made an unsupported assumption that the subject 34 year old home had an effective age of 15 years. Licensee failed to verify the comparable sales utilized in the Sales Comparison Approach. Licensee failed to provide sufficient information on the Market Conditions in the neighborhood section, justification for the effective age, and adjustments utilized in the Sales Comparison Approach to enable the intended user to understand the report properly.

***THE ALABAMA REAL ESTATE APPRAISERS BOARD NO LONGER
ACCEPTS ANONYMOUS COMPLAINTS***

APPROVED LICENSURE(LIC) COURSES

Note: The below courses are listed Alphabetically via it's provider. It is continually updated as new courses are approved or renewed. All courses taught in the State of Alabama must be approved by the Alabama Real Estate Appraisers Board, for the student to receive credit by the Board for licensure or continuing education for the course.

(USPAP-Uniform Standards of Professional Appraisal Practice)

Please contact the provider for course schedules

AMERICAN SCHOOL OF REAL ESTATE EXPRESS

www.realestateexpress.com/P# 314-205-1685/dgadmin@realestateexpress.com

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Basic Appraisal Principles	Deverman	Online	30
Basic Appraisal Procedures	Deverman	Online	30

APPRAISAL INSTITUTE - NATIONAL

www.appraisalinstitute.org / P# 312-335-4100

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 15 hour National USPAP	Kirby	Online	15
2012-2013 15 hour National USPAP	Kirby	Online	15
Advanced Concepts and Case Studies	Jorgensen	Classroom	38
Advanced Income Capitalization	Holzhauser	Classroom	33
Advanced Market Analysis and Highest & Best Use	Dunham	Classroom	33
Advanced Residential Applications And Case Studies, Part 1	Magdziarz	Classroom	15
Advanced Residential Report Writing Part 2	Magdziarz	Classroom	30
Alternative Uses and Cost Valuation Of Small, Mixed Use Properties	Dowling	Classroom	16
Apartment Appraisal: Concepts and Applications	Dowling	Classroom	16
Apartment Appraisal: Concepts and Applications	Foltz	Online	16
Basic Appraisal Principles	Dubay	Online	30
Basic Appraisal Principles	Gill	Classroom	30
Basic Appraisal Procedures	Harrington	Classroom	30

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Basic Appraisal Procedures	Kirby	Online	30
General Appraiser Income Approach Part 1	Taylor	Classroom	30
General Appraiser Income Approach Part 2	Taylor	Classroom	30
General Appraiser Income Approach Part 1	Lenhoff	Online	30
General Appraiser Income Approach	Lenhoff	Online	30
General Appraiser Market Analysis & Highest & Best Use	Magdziarz	Classroom	30
General Appraiser Report Writing & Case Studies	Dubay	Classroom	30
General Appraiser Report Writing & Case Studies	Dubay	Online	30
General Appraiser Sales Comparison Approach	Foltz	Online	30
General Appraiser Sales Comparison Approach	Kirby	Classroom	30
General Appraiser Site Valuation and Cost Approach	Mills	Online	30
General Appraiser Site Valuation and Cost Approach	Holzhauser	Classroom	30
Income Valuation of Small, Mixed- Use Properties	Dowling	Classroom	16
Quantitative Analysis	Foltz	Classroom	33
Real Estate Finance, Statistics & Valuation Modeling's	Lusht	Classroom	15
Real Estate Finance, Statistics & Valuation Modeling's	Lusht	Online	15
Residential Market Analysis and Highest & Best Use	Schwarzentraub	Online	15
Residential Market Analysis and Highest & Best Use	Gill	Classroom	15
Residential Report Writing and Case Studies	Blankenship	Classroom	15
Residential Report Writing and Case Studies	Adomatis	Online	15
Residential Sales Comparison And Income Approach	Rattermann	Classroom	30
Residential Sales Comparison And Income Approach	Rattermann	Online	30
Residential Site Valuation & Cost Approach	Mills	Online	15

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Residential Site Valuation and Cost Approach	Urubek	Classroom	15
Sales Comparison Valuation of Small Mixed-Use Properties	Dowling	Classroom	16

CAREER WEBSCHOOL

www.careerwebschool.com / P# 800-860-7479 / appraisal@careerwebschool.com

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 15 hour National USPAP Equivalent	Black	Online	15
An FHA Single Family Appraisal	Black	Online	15
Basic Appraisal Principles	Black	Online	30
Basis Appraisal Procedures	Black	Online	30
Residential Appraiser Site Valuation & Cost Approach	Black	Online	15
Residential Market Analysis and Highest & Best Use	Black	Online	15
Residential Report Writing and Case Studies	Black	Online	15
Residential Sales Comparison & Income Approach	Black	Online	30

DYNASTY SCHOOL

www.elicenseschool.com or www.dynastyschool.com
P# 800-888-8827

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 USPAP Equivalent	Abelson	Online	15
Advanced Residential Applications And Case Studies	Abelson	Online	15
Real Estate Appraisal-Basic Principles & Procedures	Abelson	Online	60
Real Estate Finance	Abelson	Online	30
Statistics, Modeling and Finance	Abelson	Online	15

MCKISSOCK, LP

Info@mckissock.com / P# 800-328-2008 / www.mckissock.com

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 National USPAP	Bradley	Online	15
Advanced Residential Applications & Case Studies	Bradley	Online	15

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Appraisal Subject Matter Electives	Simmons	Online	20
Basic Appraisal Principles	Simmons	Online	30
Basic Appraisal Procedures	Simmons	Online	30
Commercial Appraisal Review - Subject Matter Electives	Lorenzen	Online	15
Expert Witness for Commercial Appraisers-Subject Matter Electives	Lorenzen	Online	15
General Appraiser Income Approach	Bradley	Online	60
General Appraiser Market Analysis Highest and Best Use	Bradley	Online	30
General Appraiser Sales Comparison Approach	Bradley	Online	30
General Appraiser Site Valuation and Cost Approach	Simmons	Online	30
General Report Writing and Case Studies	Coin	Online	30
Residential Appraiser Site Valuation & Cost Approach	Simmons	Online	15
Residential Market Analysis and Highest & Best Use	Bradley	Online	15
Residential Report Writing & Case Studies	Bradley	Online	15
Residential Sales Comparison & Income Approaches	Simmons	Online	30
Statistics, Modeling and Finance	Simmons	Online	15

APPROVED CONTINUING EDUCATION (CE) COURSES

ALLIED BUSINESS SCHOOLS, INC.

www.alliedschools.com / P# 949-598-0875 / elacy@alliedschools.com

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 Equivalent 7 hour National USPAP Update	Bottger	Online	7
Case Studies in Complex Appraisal	Bottger, Martin	Online	7
Complex Residential Appraisal	Bottger, Martin	Online	14
Creating Credible Appraisals	Bottger, Martin	Online	7
Financing for Appraisers	Bottger, Martin	Online	14

AMERICAN SOCIETY OF FARM MANAGERS & RURAL APPRAISERS, INC.

P# 303-692-1222 / www.asfmra.org

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 National USPAP Update	Lewis	Classroom	7
All Topo Maps-General Software Training	Johnson	Classroom	8
Computer Plotting Legal Description for the Layman	Johnson	Classroom	8
Cost Approach for General Appraisers	Audsley	Online	30
Sales Comparison Approach	Kyles	Classroom	8

APPRAISAL INSTITUTE - ALABAMA CHAPTER

Pam Paulk P# 205-835-0808 / pampaulk@aialabama.com

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 7 Hour USPAP Update	Smeltzer	Classroom	7
Appraising the Appraisal: Appraisal Review-Residential	Atwood	Classroom	7
Marketability: The Six-Step Process And Basic Applications	Urubek	Classroom	7
The Lending World in Crisis-What Clients Need Their Appraisers To Know Today	Smeltzer	Classroom	7
Using Spreadsheet Programs in Real Estate Appraisals-The Basics	Smeltzer	Classroom	7

APPRAISAL INSTITUTE - NATIONAL

www.appraisalinstitute.org / P# 312-335-4100

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 7 Hour National USPAP Update Equivalent	Harrington	Online	7
2012-2013 7 Hour National USPAP Update	Kirby	Classroom	7
Advanced Internet Search Strategies	Amorin	Online	7
Advanced Spreadsheet Modeling for Valuation Applications	Amorin	Classroom	14
Analyzing Distressed Real Estate	Anglyn	Online	4
Analyzing Operating Expenses	Anglyn	Online	7
Analyzing Tenant Credit Risk and Commercial Lease Analysis	Miller	Classroom	7
Appraisal Curriculum Overview - General	Rattermann	Online	7

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Appraisal Curriculum Overview- Residential	Rattermann	Online	8
Appraising Condos, Co-Ops & PUDs	Sweeney	Classroom	7
Appraising Convenience Stores	Bainbridge	Online	7
Appraising Manufactured Housing	Heyn	Online	7
Appraising the Appraisal: Appraisal Review - Residential	Harrington	Classroom	7
Appraising the Appraisal: Appraisal Review - General	Coleman	Classroom	7
Business Practices and Ethics	Schultz	Online	5
Business Practices and Ethics	Coleman	Classroom	4
Case Studies in Appraising Green Residential Buildings	Adomatis	Classroom	8
Case Studies in Appraising Green Residential Buildings	Adomatis	Online	7
Case Studies in Appraising Green Commercial Buildings	Chappell	Classroom	14
Comparative Analysis	Mills	Online	7
Complex Litigation Appraisal Case Studies	Wilson	Classroom	7
Condemnation Appraising: Principles & Apps	Matonis	Classroom	22
Condominiums, Co-Op's & PUD's	Simmons	Online	7
Cool Tools: New Tech for RE Appraisers	Pugh	Online	7
Data Verification Methods	Simmons	Online	5
Eminent Domain & Condemnation	Underwood	Online	7
Feasibility, Market Value, Investment Timing: Option Value	Lusht	Online	7
Forecasting Revenue	Anglyn	Online	7
Fundamentals of Separating Real Property, Personal Property & Intangible Business Assets	Lenhoff	Classroom	15
General Demonstration Appraisal Report Writing Seminar	Mann	Classroom	7
International Financial Reporting Standards for the Real Property Appraiser	Thomas	Classroom	15
Introduction to Green Buildings: Principles & Concepts	Watkins	Classroom	8
Introduction to Green Buildings: Principles & Concepts	Watkins	Online	7
Litigation Appraising: Specialized Topics & Applications	Roach	Classroom	15
Marketability Studies: Advanced Consideration & Applications Process & Basic Applications	Fanning	Classroom	7

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Marketability Studies: The Six-Step Process & Basic Applications	Parli	Classroom	7
Practical Regression Using Microsoft Excel	Urubek	Classroom	14
Rates & Ratios: Making Sense of GIMS, OARS and DCF	Lusht	Online	7
Real Estate Appraisal Operations	Adomatis	Online	4
REO Appraisal: Appraisal of Residential Property for Foreclosure & Pre-foreclosure	Rattermann	Online	7
Residential & Commercial Valuation Of Solar	Adomatis	Classroom	14
Residential Applications: Using Technology to Measure & Support	Atwood	Classroom	7
Reviewing Residential Appraisals & Using Fannie Mae Form 2000	Ratterman	Online	7
Small Hotel/Motel Valuation	Lenhoff	Online	7
Subdivision Valuation	Emerson	Online	7
Supervising Appraisal Trainees	Adomatis	Online	4
The Appraiser As An Expert Witness: Preparation & Testimony	Magdziarz	Classroom	16
The Discounted Cash Flow Model: Concepts, Issues & Applications	Lusht	Online	5
The FHA & The Appraisal Process	Harrington	Online	7
Thinking Outside the Form	Atwood	Classroom	7
Uniform Appraisal Dataset After-effects: Efficiency vs. Obligation	Gennrich	Classroom	7
Uniform Appraisal Standards for Federal Land Acquisitions	Roach	Classroom	16
Using Your HP12C Financial Calculator	Larrabee	Online	7
Valuation in Challenging Markets	Roach	Classroom	28
Valuation of Conservation Easements	Adomatis	Classroom	33
What Commercial Clients Would Like Appraisers to Know: How to Meet Their Expectations	Amorin	Online	7

APPRAISAL UNIVERSITY

www.appraisaluniversity.com / P# 603-570-4812 / kevin@appraisaluniversity.com

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 7 Hour Equivalent USPAP Update	Detty	Online	7
Appraising Historic Property	Spangle	Online	7
Practical Application of the Cost Approach	Accetta	Online	3.5

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Practices and Pitfalls for the Residential Appraiser	Pastuszek	Online	9
Retail Center Analysis for Financing	Coin	Online	7
Site Analysis and Valuation	Spangle	Online	7

CALYPSO CONTINUING EDUCATION

www.calypsocontinuinged.com / P# 802-728-4015

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
FHA Site Inspection	Finigan	Online	7
Environmental Hazards Impact On Value	Finigan	Online	7

CAREER WEBSCHOOL

www.careerwebschool.com / P# 800-860-7479 / appraisal@careerwebschool.com

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 7 Hour National USPAP Update Equivalent	Black	Online	7
A URAR Form Review	Black	Online	7
Appraisal Math and Statistics	Black	Online	7
Cost Approach Overview	Black	Online	7
Income Capitalization Overview	Black	Online	7
Sales Comparison Approach	Black	Online	7

DYNASTY SCHOOL

www.dynastyschool.com / P# 800-888-8827

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 USPAP Update Equivalent	Abelson	Online	7
Challenging Assignments for Residential Appraisers	Abelson	Online	7
Covering All Bases In Residential Reporting	Abelson	Online	7
Foreclosure Basics for Appraisers	Abelson	Online	7

EARTH ADVANTAGE INSTITUTE

808 SW 3rd Ave. Ste 800, Portland, OR 97204 / P# 503-968-7160

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Appraising Green Homes	Watkins	Classroom	14
Appraising Green Homes: Advanced Applications	Watkins	Classroom	7

GEORGIA MLS TRAINING INSTITUTE

1414 Montreal Rd., Tucker, GA 30084
www.georgiarealestateschool.com / P# 770-493-9000

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 7 Hour USPAP Update Equivalent	Gaddy	Online	7
Appraisal of 2-4 Family & Multi- Family Properties	Gaddy	Online	7
Covering All The Bases in Residential Reporting	Gaddy	Online	7
Foreclosure Basics for Appraisers	Gaddy	Online	7
Challenging Assignments for Residential Appraisers	Gaddy	Online	7

GREENSIGHT VALUE

www.greensightvalue.com / P# 503-281-2436

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Appraising Green Homes: Construction Methods & Trends	Watkins	Online	7
Appraising Green Homes: Valuation Techniques	Watkins	Online	7

INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS (IAAO)

www.auburn.edu / cgs / P# 334-844-4782

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
IAAO 151: Uniform Standards Of Professional Appraisal Practice (USPAP)	Snyder	Classroom	14

INTERNATIONAL RIGHT OF WAY ASSOCIATION

Montgomery, AL / P# 334-271-3200

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
103 Ethics and the Right of Way Profession	Williams	Classroom	8
402 Introduction to the Income Capitalization Approach	Eslava, III	Classroom	8
471 The Valuation of Environmentally Contaminated Real Estate	na	Classroom	16
804 Skills of Expert Testimony	Williams	Classroom	8
902 Property Descriptions	Williams	Classroom	8
University of Alabama Annual Right of Way Conference	Jones	Classroom	8

LIA ADMINISTRATORS & INSURANCE SERVICES

www.liability.com / P# 800-334-0652

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Loss Prevention Program for Real Estate Appraisers	Christensen	Classroom	4

MCKISSOCK, LP

www.mckissock.com / info@mckissock.com / P# 800-328-2008

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
2012-2013 7-Hour National USPAP Update	Bradley, Czakalski Guilfoyle, Huntoon Martin, McKissock, McMillen, Vehmeier, Willey	Classroom	7
2012-2013 7-Hour National USPAP Update	Bradley	Online	7
2012-2013 7-Hour National USPAP Update-Live Webinar	Bradley, Martin, Fisher	Online	8
2012-2013 7-Hour National USPAP Update Equivalent	Bradley, Czakalski Guilfoyle, Huntoon Martin, McKissock, McMillen, Vehmeier, Willey	Classroom	7
2-4 Family Finesse	Simmons	Online	7
Ad Valorem Tax Consultation	Bradley	Online	2
Appraisal Applications of Regression Analysis	Bradley	Online	7

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Appraising and Analyzing Industrial and Flex Buildings for Mortgage Underwriting	Coin	Online	7
Appraising and Analyzing Retail Shopping Centers for Mortgage Underwriting	Coin	Online	7
Appraising FHA Today	Bradley	Online	7
Appraising in a Post-HVCC World	Vehmeier, Guilfoyle, McMillen	Classroom	4
Appraising in a Post-HVCC World-Live Webinar	Bradley, Martin	Online	4
Appraising Manufactured Homes	Simmons	Online	7
Changing World of FHA Appraising-Live Webinar	Bradley, Martin	Online	7
Construction Details & Trends	Simmons	Online	7
Deriving and Supporting Adjustments	Vehmeier, Guilfoyle, McMillen	Classroom	7
Deriving and Supporting Adjustments-Live Webinar	Bradley, Martin, Huntoon	Online	3
Disciplinary Cases-What Not To Do	Bradley, Czakalski, Guilfoyle, Huntoon, Martin, McKissock, McMillen, Vehmeier, Willey, Barkalow, Lorenzen	Classroom	7
Disciplinary Cases-What Not To Do-Live Webinar	Bradley, Martin, Huntoon, McClland	Online	7
Environmental Contamination of Income Properties	Coin	Online	5
Environmental Issues for Appraisers	Simmons	Online	5
Essential Elements of Disclosure & Disclaimers	Bradley	Online	5
Even Odder: More Oddball Appraisals	Bradley	Online	7
FHA for Today's Appraiser	Bradley, Czakalski, Guilfoyle, Huntoon Martin, McKissock, McMillen, Vehmeier Willey, Barkalow, Lorenzen	Classroom	7
FHA for Today's Appraiser-Live Webinar	Bradley, Martin, Huntoon	Online	7
Foundations in Sustainability: Greening the Real Estate & Appraisal Industries	McKissock	Online	7
How to Analyze & Value Income Properties	Coin	Online	6

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
HUD REO Live Appraisal Update- Live Webinar	Bradley, Martin	Online	7
Intro to Complex Appraisal Assignments-Live Webinar	Bradley, Martin	Online	7
Intro to Complex Appraisal Assignments	Bradley, Czakalski, Guilfoyle, Huntoon, Martin, McKissock, McMillen, Vehmeier, Willey	Classroom	7
Introduction to Expert Witness Testimony	Vehmeier	Classroom	7
Introduction to Legal Descriptions	McKissock	Online	2
Introduction to Regression Analysis For Appraisers	Bradley, Czakalski, Guilfoyle, Huntoon, Martin, McKissock, McMillen, Vehmeier, Willey	Classroom	4
Introduction to Regression Analysis For Appraisers-Live Webinar	Bradley, Martin, Barkalow	Online	4
Introduction to Residential Green Building for Appraisers	Vehmeier, Guilfoyle, McMillen	Classroom	4
Introduction to Residential Green Building for Appraisers-Live Webinar	Bradley, Martin,	Online	4
Introduction to the Uniform Appraisal Dataset	Bradley	Online	2
Land and Site Valuation	Simmons	Online	7
Land and Site Valuation-Live Webinar	Bradley, Martin, Huntoon, McClland	Online	5
Modern Green Building Concepts	Bradley	Online	6
Mold, Pollution and the Appraiser	Bradley	Online	2
Mortgage Fraud: Protect Yourself	Bradley	Online	7
Private Appraisal Assignments	Fisher	Online	7
Relocation Appraisal and the New ERC Form	Bradley	Online	6
Relocation Appraising: New ERC Summary Appraisal Report	Vehmeier, Guilfoyle, McMillen	Classroom	7
REO and Foreclosures	Bradley	Online	5
REO and Short Sale Appraisal Guidelines	Vehmeier, Martin	Classroom	4
REO and Short Sale Appraisal Guidelines-Live Webinar	Bradley, Martin	Online	4
Residential Appraisal Review	Bradley, Czakalski, Guilfoyle, Huntoon, Martin, McKissock, McMillen, Vehmeier, Willey, Barkalow, Lorenzen	Classroom	7

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Residential Appraisal Review- Live Webinar	Bradley, Martin Barkalow	Online	7
Residential Report Writing: More Than Forms	Bradley	Online	7
Risky Business: Ways to Minimize Your Liability	Simmons	Online	5
Risky Business: Ways to Minimize Your Liability	Vehmeier	Classroom	7
Systems Built Housing: Advances In Housing for the New Millennium	Bradley, Czakalski, Guilfoyle, Huntoon, Martin, McKissock, McMillen, Vehmeier, Willey	Classroom	7
The Changing World of FHA Appraising	Vehmeier	Classroom	7
The Cost Approach	Bradley	Online	7
The Dirty Dozen	McKissock	Online	3
The Evolution of Finance and the Mortgage Market	Fisher	Online	4
The Nuts & Bolts of Green Building for Appraisers	Bradley	Online	3
Understanding the Uniform Appraisal Dataset-Live Webinar	Bradley, Martin	Online	3

NAIFA

P# 312-321-6830 / www.naifa.com

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
19.1 An Appraisers Guide to Environmental Issues	Orman	Classroom	7
Residential Reporting: Hitting All The Bases	Orman	Classroom	7

UNIVERSITY OF SOUTH ALABAMA CENTER FOR REAL ESTATE STUDIES

depley@usouth.edu / P# 251-460-6735

<u>Course</u>	<u>Instructor</u>	<u>Delivery Method</u>	<u>Hours</u>
Commercial Real Estate and Market Review	Epley	Classroom	7
Coastal Economy Outlook	Epley	Classroom	7

******NEW CONTINUING EDUCATION OPTION******

At their January 21, 2011 meeting the Board voted to amend the continuing education requirements for all appraisers. As before, 28 hours of continuing education is required, and 7 of those 28 hours must be the National USPAP Update.

Occasionally, appraisers take appraisal related courses not approved by the Board and ask to use them for continuing education credit. The Board now considers approving these requests for continuing education credit **IF** the appraiser does the following:

1. Submit course content, timeline and syllabus.
2. Submit a non-refundable review fee of \$35.

*The Education Committee will review the course information to determine if the content meets the Appraisal Foundation continuing education criteria. **If the course meets all requirements a maximum of 7 hours credit will be granted.***

If you have any questions regarding this new option please contact our office.

IMPORTANT E-MAIL ADDRESS NOTICE

In an effort to cut agency costs the Board office is now attempting to send all (newsletters, board notices, etc.) correspondence via e-mail. It is extremely important that we have correct e-mail addresses for all appraisers to assure all information is received in a timely manner.

Please submit your correct e-mail address IMMEDIATELY to Carolyn Greene, Executive Secretary. You can e-mail this information to Mrs. Greene at Carolyn.greene@reab.alabama.gov.

**Alabama Real Estate
Appraisers Board**

**RSA Union Building
100 N. Union, Suite 370
Montgomery, AL 36104
Tel. 334/242-8747, Fax. 334/242-8749
WEB Address: www.reab.state.al.us**

Editor: Lisa Brooks

Board Members
Edmond (Buddy) Eslava, III
1st Congressional District
Kenneth D. Wallis, III
2nd Congressional District
Dot Wood
3rd Congressional District
Dennis Key
4th Congressional District
Joseph T. (Bo) Lundy, Jr.
5th Congressional District
Chris Baker
6th Congressional District
Frederick C. Crochen
7th Congressional District
Chester D. Mallory
State At Large
Mark Moody
State At Large
Lisa Brooks
Executive Director

CHANGE OF ADDRESS FORM

In accordance with the Code of Alabama, 1975, §34-27A-16, which requires **IMMEDIATE** written notification to the Board of changes in business and resident addresses, **PLEASE CHANGE MY ADDRESS TO:**

Business: (Preferred Mailing ____)	Home: (Preferred Mailing ____)
_____	_____
_____	_____
Telephone No.: _____	Telephone No.: _____
Signed: _____	License Number: _____
Date: _____	