

THE APPRAISER



Arkansas Appraiser Licensing and Certification Board

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Day with Appraisers for 2016 gets high marks

Over 200 Arkansas real estate appraisers attended the annual Day with Appraisers (DWA) continuing education seminar in Little Rock. Held in mid-May, this is an Arkansas Appraiser Board sponsored event. Those appraisers attending for the full day earned seven hours of continuing education.

“While it’s difficult to imagine that we have been hosting Day with Appraisers for so long, this has been an annual event for a quarter of a century,” said Pete Prutzman, Chairman of the Arkansas Appraiser Board. “We always intend for Day with Appraisers to serve the continuing education needs of appraisers. We want it to be stimulating and to offer opportunities for appraisers to network with their peers.”



This was the third year for the Arkansas Appraiser Board to use the Embassy Suites hotel in Little Rock for this seminar.

“Not many facilities in Little Rock can host an event of this size, particularly one that is structured for a classroom seating format,” said Lee Gordon, AALCB executive director. “We are grateful that the Embassy Suites hotel and staff can handle Day with Appraisers and meet the needs of this large group.”

Building on the title of “Appraiser Essentials,” the seminar explored several topics that were useful to real estate appraisers.



“We want to challenge appraisers and motivate them to rethink what they do in valuing property,” said Diana Piechocki, AALCB Chief Investigator. “All of us are susceptible to becoming complacent. Day with Appraisers is designed to encourage appraisers to think about how they can better do their work.”

The day started with Dr. Tom Hamilton, a professor of real estate at Roosevelt University in Chicago. Dr. Hamilton spent the morning covering, from several perspectives, the topic of highest and best use. Appraisers in the room learned that the application of highest and best use can be complex, but that it is an important tool for appraisers to master.

Other speakers for the day included John Brenan, Director of Appraisal Issues for the Appraisal Foundation and Special Agent Rick McLain of the Little Rock FBI field office.

The AALCB staff will soon begin planning for the 2017 Day with Appraisers event. If you have ideas or suggestions, please let the staff know.

Seminar 2016



Diana Piechocki selected as new Appraiser Board director

At its meeting on June 24, the Arkansas Appraiser Licensing and Certification Board selected Diana Piechocki as the agency’s new Executive Director. Lee Gordon had announced several weeks earlier that he would be retiring from the Executive Director position at the end of the summer. Diana will take over leadership of the Appraiser Board office on September 1.

Diana is currently the Chief Investigator for the Appraiser Board and has held that position since June 2012. During her tenure as Chief Investigator, she has brought organization and consistency to the process of managing and resolving complaints. The number of unresolved complaints has been substantially reduced and there is a professional approach to all aspects of complaint management and resolution.

“Diana Piechocki is well respected by the Board and by appraisers throughout Arkansas,” said Pete Prutzman, Chairman of the Arkansas Appraiser Board. “We are fortunate that Diana has accepted the Executive Director position and look forward to a great relationship.”

Diana is a certified residential appraiser and has held that credential since 2001. Prior to her tenure as

Chief Investigator she worked for and owned a residential appraisal company from July 1993 until June 2012.

In responding to her recent appointment, Diana said, “I am grateful to the board for their confidence in me. This is an important position and I am honored to have been selected for the job. I will work hard to lead the agency and to serve the public.”



Diana grew up in Cabot, Arkansas and has lived in Pulaski County since 1983. She is married with two children and two grandchildren, Paul and Valerie.

The Arkansas Appraiser board was established in 1991 to credential real estate appraisers and to protect the public. In 2010, the duties of the board expanded to include the registration of appraisal management companies (AMCs).

Gordon retires as Appraiser Board director

After almost four years as executive director of the Arkansas Appraiser Board, Lee Gordon has announced that he will be retiring from that position at the end of August and will be moving to Fayetteville. Gordon shared his plans with the board earlier this year.

“My time at the Arkansas Appraiser Board has been both challenging and satisfying,” said Gordon. “I came to the position as a manager, not an appraiser. Any success that has been achieved has been due to the help of both the staff and the dedicated members of the board. Their cooperation and commitment to serve the people of Arkansas have been evident in every phase of my job.”



“Additionally,” said Gordon, “getting to know appraisers from across the state has been a wonderful experience. I admire the work they do and their dedication to the profession. The last decade has been demanding for many of those who work as real estate appraisers. I’m grateful for their determination to do the best job possible.”

Gordon and his wife, Jane, both went to college in Fayetteville and, currently, two of their three children and all four grandchildren live there.

“The case to move to northwest Arkansas was strong. We could not ignore the fact that most of our family lives in Fayetteville. It’s time for us to be there, too.”

Welcome

Arkansas Appraiser Board's newest staff member

In early May, the Arkansas Appraiser Board hired Valerie Brown as the Administrative Specialist III for the office. This position had been vacant since June of 2015.

Valerie comes to us with previous state government experience at the Bureau of Legislative Research. Her duties at the Appraiser Board include handling all temporary and non-resident appraiser applications, Appraisal Management Company registrations and renewals, and a variety of other administrative and clerical responsibilities.

"We are pleased to have Valerie join us at the Appraiser Board office," said Lee Gordon, executive director. "Valerie has a happy, positive outlook and she is determined to do her tasks correctly and efficiently. We needed to fill this position and Valerie is just the kind of person we were seeking."



INFO ON OUR NEXT SUPERVISOR/TRAINEE COURSE

Our next Supervisor/Trainee class will be September 8, 2016 from 9:00 am to 1:00 pm in the Basement Conference Room at the Main St. Mall Building in Little Rock, AR. The Registration form is on the website. We would be glad to have you join us!

Appraiser Credential Types. What are the Differences?

by Diana Piechocki, Chief Investigator

My telephone rang a few days ago and the conversation went something like this, “Hi. I recently received an appraisal assignment of a 700 acre tract. It is a working farm, but there is some sort of house on the property. I am a certified residential appraiser. Since there is a house on the property, I can complete the assignment, right?”

Due to the fact there has recently been an increase of complaints involving similar situations, I thought we’d take a moment to review the limitations for registration, license and certification levels of appraisers in Arkansas. The limitations are as follows:

SR—State Registered—A state registered appraiser may perform appraisals on any type of property except (1) when the purpose of the appraisal is for use in federal related transactions, or (2) the client requires a state licensed or certified appraiser, and must include in all appraisal reports a statement that the appraisal may not be eligible for use in federally related transactions. These restrictions shall not preclude any person who is registered from participating in the performance of appraisals or providing of appraisal services in federally related transactions provided that the participation is under the supervision of, a state certified residential appraiser or a state certified general appraiser.

SL—State Licensed—A state licensed appraiser may perform appraisals of non-complex one to four residential units having a transaction value of less than \$1,000,000 or such other transaction value levels as shall be set by the Federal Financial Institutions Regulatory Agencies (FFIRA) and of complex one to four residential units having a transaction value of less than \$250,000 or such other transaction value levels as shall be set by the FFIRA. In addition, a state licensed appraiser may perform appraisals of all other properties of a non-complex character with transaction values up to levels set by the FFIRA subject to the Competency Provisions of the Uniform Standards of Professional Appraisal Practice (USPAP). State Licensed Appraisers performing appraisals on non-residential (i.e. commercial, farms, timberland, etc.) property types shall comply with the following limitations: (1) Federally Related Transactions: a state licensed appraiser shall be limited to appraising a “transaction value” (loan value) of no

more than \$250,000. (2) Non-Federally Related Transactions: a state licensed appraiser shall be limited to a “property value” of no more than \$250,000.

CR—Certified Residential Appraiser—A state certified residential appraiser may perform appraisals of all properties that a state licensed appraiser may appraise and also all one to four residential units without regard to transaction value or complexity. All appraisals and/or appraisal services performed by a state certified residential appraiser shall be subject to the Competency Provisions of USPAP. Certified Residential Appraisers performing appraisals on non-residential (i.e. commercial, farms, timberland, etc.) property types shall comply with the following limitations: (1) Federally Related Transactions: a certified residential appraiser shall be limited to appraising a “transaction value” (loan value) of no more than \$250,000. (2) Non-Federally Related Transactions: a certified residential appraiser shall be limited to a “property value” of no more than \$250,000.

CG—Certified General Appraiser—A state certified general appraiser shall have no transaction value limits or complexity restrictions on his/her appraisal practice subject only to the Competency Provisions of USPAP.

Something else to be considered is, “All registered, licensed or certified appraisers signing an appraisal report or other document representing the delivery of appraisal services shall assume full joint and several responsibility and liability for the compliance of the appraisal performed or the appraisal service rendered with respect to compliance with USPAP.”

These limitations may be confusing in some circumstances. If you have any doubt as to whether or not the assignment is within your credential authority, please call our office at 501-296-1843. We will be happy to assist you in understanding the limitations of your credential type.



**Arkansas Appraiser
Licensing and Certification
Board**

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**AALCB All Active Registered, Licensed
and Certified Appraisers**

License Type	
State Registered	162
State Licensed	45
Certified Residential	343
Certified General	463
Total: *does not include temporary	1013

Board Members

Pete Prutzman, Chairman
Cary Matthews, Vice-Chair
Thad Eckolls
Tom Ferstl
Brian Hester
Kay Lawrence
Alex McIntosh
Scott McKennon
Shannon Mueller
Drew Vance

