



Kansas Real Estate Appraisal Board

2011

Fall Newsletter



November, 2011

No. 2

BOARD TO INTRODUCE AMC LEGISLATION

The Kansas Real Estate Appraisal Board has drafted legislation to regulate Appraisal Management Companies (AMCs), which they plan to introduce during the 2012 legislative session. For a copy of the draft, [click here](#). The draft can also be accessed on the Board's website at <http://www.kansas.gov/kreab>.



2011 EDUCATION AUDIT

The Board finalized its 2011 Education Audit in October. The majority of appraisers returned their education information in a timely manner. Two appraisers received disciplinary action for violation of K.A.R. 117-6-1. One appraiser was fined for filing a false or misleading statement in that the course completion date entered on the renewal log was not the date the course was completed. The course was not completed until after the renewal had been submitted to the Board and approved. The second appraiser was initially revoked for failure to respond to the audit. After issuing a Summary Proceeding Order of Revocation, the appraiser contacted the Board office and stated that the audit had been responded to and resubmitted the information. An amended Order was issued rescinding the Order of Revocation and the appraiser fined for failure to respond in a timely manner.



FREE VIDEO RELEASED: 2012-13 USPAP CHANGES

The Appraisal Foundation is pleased to announce the release of a free video on its web site entitled, *A Preview of Changes to the 2012-13 Uniform Standards of Professional Appraisal Practice (USPAP)*.

The video, shot on location at the Foundation's headquarters, is a 23 minute interview with the 2011 Chair and Vice Chair of the Appraisal Standards Board (ASB), J. Carl Schultz, Jr., and Barry Shea, respectively. A PowerPoint presentation is available for simultaneous viewing as well.

Please visit the following link to access video on the Foundation's e-Library: [VIDEO ON 2012-13 USPAP CHANGES](#)
USPAP changes discussed in the video include:

- Revisions to DEFINITIONS of "Client," "Extraordinary Assumptions," and "Hypothetical Conditions," as well as a new definition of "Exposure Time";
- Creation of a new RECORD KEEPING RULE and related edits to the Conduct Section of the ETHICS RULE;
- Revisions to Advisory Opinion 21, *USPAP Compliance*; and
- Revisions to STANDARDS 7 & 8: PERSONAL PROPERTY APPRAISAL, DEVELOPMENT & REPORTING.

Other media included in the eLibrary include a Mock Administrative Hearing and an audio webinar on Fair Value Measures.

The Appraisal Foundation has plans to expand its eLibrary later this year with a videotaped session on Green Buildings and their Valuation, coming in mid-Fall 2011.

REMINDER: While the Board cannot require that you take the 2012-13 USPAP Update course immediately upon its release, it is always recommended that you try to take it within the first six (6) months. Keep in mind that you will be required to complete the USPAP Update course prior to your 2013 renewal.



UPDATES TO NATIONAL REGISTRY

Each month the KREAB sends a report to the National Registry (<https://www.asc.gov/National-Registry/NationalRegistry.aspx>), hosted by the Appraisal Subcommittee (ASC). This update is sent on the last working day of each month and reports new appraisers, renewals, disciplinary actions, inactive status, and reactivations. It can take a few days for that report to be reflected on the Registry.



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GOVERNOR APPOINTS NEW BOARD MEMBER TO KREAB

Governor Brownback's office announced on December 1, 2011, the appointment of Robin Taggart Hannigan, Topeka, to the Kansas Real Estate Appraisal Board, replacing Douglas Haverkamp, Manhattan. Ms. Hannigan has been active in the appraisal field since 1980, working in mass appraisal, cadastral mapping for reappraisal, and as an independent fee appraiser. She is a certified general appraiser and has the SRA designation from the Appraisal Institute. Ms. Hannigan graduated from K-State in 1980. She works with Taggart and Associates in Topeka, where her father (Bob Taggart) and husband (Bob Hannigan) are also appraisers. Clients include lenders, attorneys, realtors, relocation companies, utility companies, federal, state, and local governments, and individuals. Ms. Hannigan is authorized by HUD to do FHA appraisals and is admitted as an expert witness in the court system. She has served on the Board of Directors for the Appraisal Institute Greater Kansas Chapter, Topeka Area Association of Realtors, and Kaw Valley Girl Scout council. She volunteers with Topeka Public Schools and has two daughters. Ms. Hannigan's term will expire on June 30, 2014.



DISCIPLINARY ACTION

HERMAN, ALAN D. (R), WINFIELD
VIOLATIONS: K.S.A. 58-4121, 58-4118(A)(6), (7), & (8)

A Consent Order was entered into on September 13, 2011, with the following terms and conditions: That Herrman take and pass the examination of QEM #6, Residential Sales Comparison & Income Approaches, on or prior to 06.30.2012; that Herrman pay \$500 to cover the cost of the review associated with this complaint within 30 days from the date of the Order.

KNOCH, MAURICE S. (R), ATCHISON
VIOLATION: K.S.A. 58-4118

A Summary Proceeding Order for Revocation of Residential Certification, effective November 5, 2011, was issued for failure to meet the terms of the Consent Order he entered into with the Board on May 10, 2010.

BETTS, LONNIE D. (G), CANEY
VIOLATIONS: K.S.A. 58-4121, 58-4118(A)(6), (7), & (8)

A Consent Order was entered into on October 27, 2011 with the following terms and conditions: That Betts take and pass the examination of QEM #3, USPAP, on or prior to June 30, 2012; that Betts take and pass the examination of QEM #13, General Appraiser Income Approach, on or prior to June 30, 2012; and that Betts pay \$650 to cover the cost of the review(s) associated with this complaint within 30 days from the date of the Order.

Cromwell, Michelle (R), Blue Springs, MO
Violation: K.S.A. 58-4118(a)(1) & (9), 58-4112

Based upon an education audit finding, a Summary Proceeding Order was issued effective November 10, 2011, requiring that Cromwell pay a \$500 fine within 30 days from the date of the Order.

In Memory

WILLIAM H. "BILL" SNYDER, III

William H. "Bill" Snyder, III, 66, of Topeka, passed away on September 13, 2011 at his home. Mr. Snyder held a certified general appraiser's license from July 1, 1995 until his death, most recently with Snyder Appraisal Service of Topeka. Bill was previously employed by the Kansas Real Estate Appraisal Board as an Investigator.



DONALD LEE "DON" STEWART

Donald Lee "Don" Stewart, 64, of rural Ft. Scott, passed away on Saturday, February 19, 2011. Mr. Stewart held a certified residential appraiser's license from September 15, 1993 until his death, most recently with Stewart Appraisal Services of Ft. Scott.

2012-13 EDITION OF USPAP RELEASED IN eREADER FORMAT

December 6, 2011

Contact: Paula Douglas Seidel
Executive Administrator
The Appraisal Foundation
paula@appraisalfoundation.org
direct phone (202) 624-3048

Washington, DC — The Appraisal Foundation, a congressionally-authorized nonprofit organization dedicated to the advancement of professional valuation, is pleased to announce that the 2012-13 edition of USPAP is now available for eReaders (specifically: the Amazon Kindle, Apple iPad, Barnes & Noble Nook, and Sony Reader).



KANSAS REAL ESTATE APPRAISAL BOARD

JAYHAWK TOWER, ROOF GARDEN LEVEL

700 SW JACKSON, STE. 1102

TOPEKA, KS 66603

(785) 296-6736 (PHONE)

(785) 368-6443 (FAX)

<http://www.kansas.gov/kreab>

ROBERT MAXWELL, TOPEKA, CHAIRMAN

SCOTT B. POOR, VICE-CHAIR

BRUCE FITZSIMONS, OVERLAND PARK, MEMBER

ROBIN TAGGART HANNIGAN, TOPEKA, MEMBER

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MIKE MCKENNA, JENNINGS, MEMBER

CATHERINE L. WILSON, MANHATTAN, MEMBER

STAFF

SALLY PRITCHETT, EXECUTIVE DIRECTOR

sally.pritchett@kreab.ks.gov

CHERYL MAGATHAN, PUBLIC SERVICE EXECUTIVE

cheryl.magathan@kreab.ks.gov