



Kansas Real Estate Appraisal Board

2011 Summer Newsletter

September, 2011

Issue 1

NATIONAL REGISTRY FEE TO INCREASE

The Appraisal Subcommittee (ASC) of the Federal Financial Institutions Examination Council announced on October 14, 2010 that they had approved a modification in the annual National Registry fee paid by all state licensed or certified appraisers from \$25 to \$40, effective January 1, 2012.

This increase will not be seen by most Kansas appraisers until their 2012 renewal, when their renewal fees will increase from \$300 to \$315. This amount is comprised of the \$275 renewal fee and the \$40 National Registry Fee. However, any individual securing a new license in Kansas on or after January 1, 2012, will pay the \$40 registry fee. An existing Kansas appraiser who is upgrading their current license/certification to a higher level on or after January 1, 2012 will pay the increase only (\$15).



KREAB TO INTRODUCE AMC LEGISLATION DURING 2012 SESSION

The Kansas Real Estate Appraisal Board has begun the process of drafting legislation of Appraisal Management Companies (AMC). The first meeting of the AMC committee was held in Topeka on June 13 and a first draft was reviewed by both Board members and appraisers. The next meeting, held August 10 in Topeka, comprised of Board members, appraisers, and representatives from the AMC community, reviewed written comments from several AMC's. We are now working on a fifth draft for review at the next meeting, to be held in Topeka on September 16. This meeting is to be attended by Board members, appraisers, and members of the lending/banking community. When available, a final draft of the proposed legislation will be posted on the Board's website at <http://www.kansas.gov/kreab>.



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.



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UNIFORM APPRAISAL DATASET (UAD)

From the Spring 2011 Issue 3 of FHA Appraiser

In an effort to enhance appraisal data quality and consistency and to promote appraisal data, Fannie Mae and Freddie Mac (the Government Sponsored Enterprises or GSEs) have developed the Uniform Appraisal Dataset (UAD). The UAD modifies four of the industry standard appraisal reporting forms: the URAR, the Individual Condominium Unit Report, the Exterior Only Residential Inspection Report, and the Exterior Only Inspection Individual Condominium Unit Report. Fannie Mae and Freddie Mac will require appraisals reported on one of these four appraisal reporting forms to be in compliance with the UAD for all conventional loans delivered to the GSEs on or after September 1, 2011. The UAD is part of the Uniform Mortgage Data Program (UMDP) which also includes the Uniform Loan Delivery Dataset (ULDD) and the Uniform Collateral Data Portal (UCDP). As the ULDD and the UCDP are for submission and electronic collection of appraisal and loan data related to conventional loans delivered to the GSEs, this article will only address the UAD which will directly impact FHA Roster Appraisers. When performing appraisals reported on the URAR and the individual condominium unit report form, FHA Roster Appraisers will be required to submit reports which are UAD compliant. FHA does not permit the use of either of the two exterior only inspection reporting forms.

The UAD will standardize the definitions of select key appraisal data elements such as property condition and quality of construction as well as describing the view which will prevent appraisers from inputting descriptions such as average in the field for view in the Site Section or average quality in the Improvements Section of the report. UAD compliant appraisal reporting forms require the following information that was never explicitly required before:

- Days on market for subject property and the comparable sales;
- Specifically defined condition and quality ratings;
- Status of improvements to kitchen and bathrooms; and
- Sale type for the subject property and each comparable sale.

Appraisal report software form providers have incorporated the UAD requirements into their form software and UAD compliant appraisal reporting forms will be available on an industry wide basis Spring 2011.

FHA Roster Appraisers can become familiar with the UAD field specific requirements detailed in Appendix D of the Uniform Mortgage Data Program by visiting either of the GSEs' web sites: [Fannie Mae](#) or [Freddie Mac](#).

FHA plans to release guidance concerning the use of the UAD appraisal reporting forms later this year.



FOURTH EXPOSURE DRAFT OF PROPOSED REVISIONS ON FUTURE REAL PROPERTY APPRAISER QUALIFICATION CRITERIA

On June 17, 2011, the Appraiser Qualifications Board (AOB) has issued their [Fourth Exposure Draft of Proposed Revisions to the Future Real Property Appraiser Qualification Criteria](#).

The AOB *may* publish one additional exposure draft in 2011, with the ultimate adoption date of any proposed revisions to the *Criteria* to occur near the end of the year. The *effective date* of any proposed revisions to the *Criteria* is not likely to be any earlier than January 1, 2015.

Among those changes proposed are:

- Revision to require education and experience as prerequisites for the examination;
- Revision to college degree requirements and removal of "In Lieu of" option for college-level education;
- Proposed requirement for background checks;
- Restriction on continuing education course offerings;
- Revisions to distance education requirements; and
- Supervisory appraiser requirements.

The full text of all changes proposed can be accessed from the link above. Written comments are requested by September 30, 2011. Send comments to:

AQBComments@appraisalfoundation.org.



BOARD PRESENTS PLAQUE TO RETIRING COUNSEL



Doug Haverkamp, Chairman of the Kansas Real Estate Appraisal Board presented a plaque to retiring Assistant Attorney General, Camille Nohe, at the Board's May 20 meeting in Topeka. Ms. Nohe has acted as General Counsel to the Board since 1993.

ATTENDING A BOARD MEETING

Are you aware that once during each continuing education cycle, you can earn continuing education credit by attendance at a Kansas Real Estate Appraisal Board meeting? You'll get a glimpse into the functioning of the Board and the issues they are asked to address, while earning CE credit toward your next renewal requirement. You will be granted a Certificate of Completion for the number of hours involved in the public meeting. As with all continuing education, the meeting must be a minimum of two-hours in length and you must attend the entire meeting.

THE APPRAISAL FOUNDATION AND THE US DEPT. OF ENERGY TO
COLLABORATE ON ISSUES RELATING TO GREEN BUILDING
VALUATION

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Washington, DC — The Appraisal Foundation, the Congressionally authorized source of appraisal standards and appraiser qualifications in the United States, is pleased to announce that it has signed a Memorandum of Understanding (MOU) with the U.S. Department of Energy, Office of Energy Efficiency and Renewable Energy, to collaborate on a series of activities focusing on energy efficiencies and the valuation of green buildings.

The Appraisal Foundation, a non-profit organization established in 1987, is dedicated to the advancement of professional valuation and serves as the parent organization for three independent Boards: the Appraisal Practices Board (APB), the Appraiser Qualifications Board (AOB), and the Appraisal Standards Board (ASB).

A principal component of the MOU is that the generally accepted standards of the appraisal profession, the *Uniform Standards of Professional Appraisal Practice* (USPAP), are applicable to green valuations.

Collaborative activities between The Appraisal Foundation and the Department of Energy will include:

- Engaging the appraisal community on energy efficiency and green valuations.
- Development of additional guidance from all three of the Foundation's independent Boards relating to applicability of the existing standards to the valuation of green buildings. This guidance could take on a number of forms such as USPAP Frequently Asked Questions or Advisory Opinions from the ASB, and voluntary guidance from the APB on recognized valuation methods and techniques.
- Development of one or more databases, through the Department of Energy, to provide data on energy performance for specific building types and upgrades, to the valuation arena. Data of this type has historically been sparse and/or difficult to collect, whereas this new initiative is intended to be of great assistance to the valuation community.
- Development of educational course curriculum, through the Department of Energy and based on the guidance of the Foundation's APB, relating to energy performance and sustainability in commercial buildings.

The importance of energy efficiency is gaining traction throughout the marketplace. On June 13, the issue was raised with President Barack Obama as part of the *Council on Jobs and Competitiveness* meeting and is a component of his *Better Buildings Initiative*.

Examples of the importance of education on energy efficiency and green valuations in the appraisal community include:

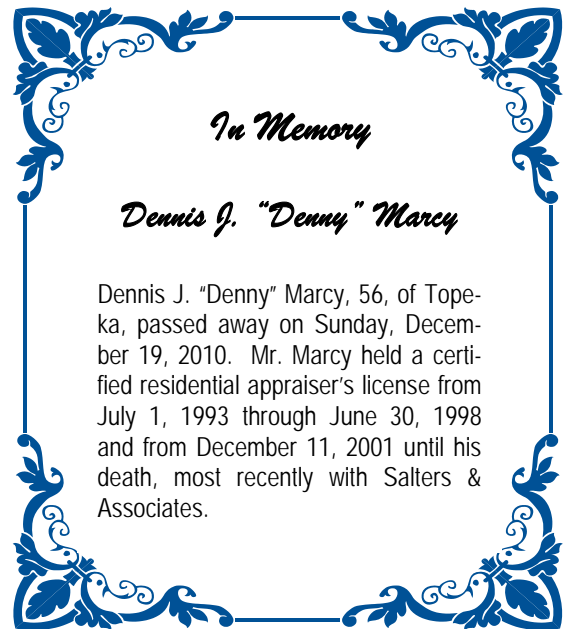
- Energy efficient items result in lower operating costs for commercial properties, thereby increasing the net income

potential for the property. Since income potential is the primary factor considered by investors when buying commercial properties, this translates into a higher value potential for the property.

- Some municipalities and local jurisdictions are starting to require a certain level of energy efficiency for their commercial properties. Because many existing buildings do not meet the new standards, investors are likely to place a premium on those properties that do comply, thereby resulting in higher values for properties of these types.
- The increasing costs related to energy consumption make less efficient properties less desirable to many potential buyers, including owner occupants. Because the appraiser's job is to "mirror the marketplace," any premiums placed on properties due to their energy efficiency should be recognized by appraisers when providing opinions of value.

In the fall of 2011, The Appraisal Foundation will post an informational video introduction to green buildings and their valuation on the *eLibrary* section of its website.

For more information on the Foundation's collaboration with the Department of Energy or upcoming work in the area of green valuations, please visit The Appraisal Foundation's web site at <http://www.appraisalfoundation.org/>.



BOARD HOLDS ELECTION OF OFFICERS

At their regular meeting held in Topeka on Friday, June 24, 2011, the Board held their annual election of officers. Robert S. Maxwell, a financial member from Topeka, was elected chairman and Scott B. Poor, a public member from Wichita, was elected vice-chairman. Mr. Maxwell is serving his 2nd term on the Board, having been originally appointed on February 14, 2007. His current term expires on June 30, 2013. Mr. Poor is serving his 1st term on the Board, having been appointed on July 1, 2010. His current term expires on June 30, 2013.



2011 RENEWAL

The 2011 renewal period is coming to an end and once again, we find the same issues cropping up. So we will recap those "best practices" to make renewal, whether during a continuing education cycle or not, easier and a good deal less stressful, both for the appraiser and for the Board staff.

- Renewals are compiled throughout the week and processed every Monday. Licenses are then printed and mailed for that week's "batch." Renewals that are incomplete or improperly completed are returned for correction after the weekly batch is complete.
- The standard continuing education cycle begins on July 1 of each odd year (2011, 2013, etc.) and ends on June 30 of the following odd year.
- New appraisers* may find that their first education cycle is shortened due to their original license date in Kansas. Courses completed prior to the issuance of the Kansas license cannot be used to meet the requirements of that first continuing education requirement. **"New appraiser"* may refer not only to an individual securing a first-time license/certification, but also an existing appraiser upgrading to a new license/certification type. The original license date would be the date the new license/certification was issued.
- Don't wait until the end of the cycle to begin taking your continuing education (CE). You will find yourself taking courses you have no interest in, simply because they are convenient. You have 24 months to complete 28 hours...spread them out during the cycle. When you find a class of interest and it is approved CE, take it. If you aren't sure if a course is approved in Kansas, you can access the listing of approved providers and their courses on the Board's website at <http://www.kansas.gov/kreab> and click on Education. If the course is completed outside the state of Kansas, it does not have to be approved in Kansas to be accepted, it must simply be approved by the appraiser regulatory agency in the state in which the course was given. So if you are attending a seminar in Florida, you can use those hours in Kansas, provided Florida approved them as CE. **CASE:** A Colorado appraiser, licensed in Kansas, attends a course in Texas. Colorado accepted the course as CE; however, it was not approved as CE in Texas. In this case, the course would not qualify in Kansas. If in question as to the approval of a course, call the Board staff. Don't just assume approval, as it can leave you short on hours.
- **DON'T RUSH.** Read the instructions provided with the renewal. If you are unclear about what is required, contact the Board staff for clarification. Review the questions, your responses, your continuing education entries, charge card authorization (if applicable), and your signature before mailing.
- **DON'T WAIT UNTIL THE LAST MINUTE.** If you have answered "yes" to any one of the questions on the renewal, be aware that it will add time to the processing of your renewal. These applications can require Board approval and could be held until the next regular Board meeting.
- **DON'T EXPECT THE NATIONAL REGISTRY TO BE UPDATED IMMEDIATELY.** During the normal course of business, we report to the National Registry on the last working day of each month. However, during May and

June, we do try to send a report more frequently...but we do not send them every day or even every week. If you are concerned about your inclusion on the FHA roster, then renew early. Appraisers renewing the last week of the renewal period will take up to twice as long to process due to the volume (approximately 65% of our renewals are received during the last week of May) and it can be 10 to 14 business days before an updated report is sent to the Registry.

During the 2011 renewal period, Board staff processed 90 renewals during the month of March, 165 in April, 322 in May, and 382 in June.



USPAP Q & A

The Appraisal Standards Board (ASB) of The Appraisal Foundation develops, interprets, and amends the Uniform Standards of Professional Appraisal Practice (USPAP) on behalf of appraisers and users of appraisal services. The USPAP Q&A is a form of guidance issued by the ASB to respond to questions raised by appraisers, enforcement officials, users of appraisal services and the public to illustrate the applicability of USPAP in specific situations and to offer advice from the ASB for the resolution of appraisal issues and problems. The USPAP 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. USPAP Q&A does not establish new standards or interpret existing standards. USPAP Q&A is not part of USPAP and is approved by the ASB without public exposure and comment.

Q I have heard that Advisory Opinion 13 (AO-13), *Performing Evaluations of Real Property Collateral to Conform with USPAP*, will not appear in the 2012-13 edition of USPAP. Does that mean that the ASB no longer intends to offer guidance on performing evaluations in conformance with USPAP for regulated institutions?

A No. The advice that appears in AO-13 as it was presented in 2010-11 edition of the USPAP document was provided to assist appraisers in understanding and complying with the *Interagency Appraisal and Evaluation Guidelines* that had been issued on October 27, 1994.

Those guidelines were superseded by revised *Interagency Appraisal and Evaluation Guidelines* issued on December 2, 2010. As a result, the ASB will be working with the Interagency Work Group to update AO-13 to provide meaningful guidance on this more recent edition of the guidelines. The ASB intends to expose proposed revisions to AO-13 as soon as possible, and expects to issue an updated version of AO-13 prior to the effective date of the next edition of USPAP, on January 1, 2014.

In the interim, appraisers are urged to review the revised guidelines by clicking on the following link to The Appraisal Foundation website:
<https://appraisalfoundation.sharefile.com/d/s9a321e73b1947af9>.

Q A client has asked me to disregard any foreclosure, real estate owned (REO), or short sales when performing market value appraisal assignments. Is this an acceptable assignment condition?

A. No. USPAP does not specifically address which sales should or should not be considered in an appraisal assignment. However, in real property appraisal assignments, Standards Rule 1-4(a) requires:

When a sales comparison approach is necessary for credible results, an appraiser must analyze such comparable sales data as are available to indicate a value conclusion.

So, the appraiser must determine what data is relevant.

There are many appraisal assignments where, in order to achieve credible results, it is necessary to use "distress" (e.g., REO or Short Sales) properties as comparable sales. However, foreclosure sales, defined by *Black's Law Dictionary* as "the sale of mortgaged property, authorized by a court decree or a power-of-sale clause, to satisfy the debt" are seldom based on market expectations. When there is a glut of distress sales in the marketplace, and those properties are truly comparable to the subject, it would be misleading not to use them as part (or in some cases all) of the basis for a value conclusion.

A client-imposed requirement to disregard data that may be relevant and necessary for credible assignment results would be an unacceptable assignment condition.

Q. If I performed an appraisal that was "subject to" completion of repairs, and subsequently received a request to perform a "final inspection" confirming that the work had been completed, am I required to disclose that I previously appraised the property even if it is obvious to the client that I've done so?

A. "Final Inspection" is **not** an extension of the original assignment unless it is part of the original agreement for services. A subsequent request would be a *new assignment* and as such requires disclosure in accordance with the Conduct section of the ETHICS RULE. This holds true even if it may be obvious to the client that you've already previously performed an appraisal on the property.

Q. If I perform an appraisal and use a property as one of my comparable sales, and later receive a request to appraise the property that was used as a comparable sale, must I disclose I "performed a service" on that property because I used it as a comparable sale?

A. No. Using a property as a comparable sale in an appraisal does not constitute "performing a service" regarding that property. Therefore, a subsequent request to appraise the sale comparable would not require disclosure under the Conduct section of the ETHICS RULE.

Q. I am involved in many aspects of the real estate industry. As such, I "perform services" on a great number of properties in many different ways. It would be very difficult for me to recall each and every property I've performed services on in a three-year period. Is it permissible to comply with the disclosure requirements by saying something to the effect of, "To the best of my knowledge?"

A. Such language does not need to be added, since the certification begins with "I certify that, to the best of my

knowledge and belief:"

The Conduct section of the ETHICS RULE recognizes that an appraiser may not always recall performing services on a property *prior to* being engaged in the assignment, which is why the requirement states, in part:

*If known prior to accepting an assignment, **and/or if discovered at any time during the assignment**, an appraiser must disclose to the client...* (Bold added for emphasis)

Appraisers are encouraged to review their record keeping procedures and make any necessary modifications to assist them in promptly recognizing any property for which they provided services within the prior three-year period.

Q. I perform residential real estate appraisals using "standard" pre-printed appraisal forms, such as those developed by Fannie Mae. I've heard that Fannie Mae does not allow any changes to their certifications, so how can I comply with the USPAP requirement to disclose, in the certification, any prior services I have or have not performed on the property within the prior three years?

A. Fannie Mae does **not** prohibit additional certifications to their appraisal forms, as long as those additional certifications do not conflict with or diminish the "standard" certification items appearing on their forms. Therefore, appraisers may create an additional certification to comply with the obligations of the Conduct section of the ETHICS RULE.

Q. I am aware of some appraisers who perform property tax assessment appeal assignments where their fee is based on a percentage of the tax savings to the property owner. Doesn't USPAP prohibit appraisers from accepting assignments where the fee is based on a specific outcome?

A. Yes. The Management section of the ETHICS RULE states, in part:

An appraiser must not accept an assignment, or have a compensation arrangement for an assignment, that is contingent on any of the following:

- 1. the reporting of a predetermined result (e.g., opinion of value);*
- 2. a direction in assignment results that favors the cause of the client;*
- 3. the amount of a value opinion;*
- 4. **the attainment of a stipulated result** (e.g., that the loan closes, or taxes are reduced); or*
- 5. **the occurrence of a subsequent event directly related to the appraiser's opinions and specific to the assignment's purpose.** (Bold added for emphasis)*

However, it is important to remember that USPAP applies to individuals only when they are acting as appraisers. An individual who provides some services as an appraiser may also act in a different role when providing other services. If the individual in this question is not preparing an appraisal or otherwise acting as an appraiser, he or she may work as an advocate in the tax appeal case. The only requirement would be that the individual not misrepresent his or her role.

The USPAP Q&A is posted on The Appraisal Foundation website (www.appraisalfoundation.org). The ASB compiles the USPAP Q&A into the

USPAP Frequently Asked Questions (USPAP FAQ) for publication with each edition of USPAP. In addition to incorporating the most recent questions and responses issued by the ASB, the USPAP FAQ is reviewed and updated to ensure that it represents the most recent guidance from the ASB. The USPAP Frequently Asked Questions can be purchased (along with USPAP and USPAP Advisory Opinions) by visiting the "Foundation Store" page on The Appraisal Foundation website (<https://commerce.appraisalfoundation.org>).

For further information regarding USPAP Q&A, please contact:

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The Appraisal Foundation
1155 15th Street, NW, Suite 1111
Washington, DC 20005
(202) 624-3044 phone
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john@appraisalfoundation.org



LORI A. LOVELACE (R), FT. SCOTT
VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8)

A Consent Order was entered into on December 16, 2010, with the following terms and conditions: That Lovelace take and pass the examination of Qualifying Education Module (QEM) #3, Uniform Standards of Professional Appraisal Practice, on or prior to June 30, 2011; that Lovelace take and pass the examination of QEM #5, Residential Appraiser Site Valuation and Cost Approach, on or prior to June 30, 2011; that Lovelace pay \$300 to cover the cost of the review associated with this complaint within 30 days from the date of this Order; that upon completion of the education specified above, Lovelace maintain a log of all appraisals she performs or in which she participates, in this or any other jurisdiction, for a period of six (6) months. Said log is to be submitted to the Board office on or immediately following the first working day of each month. The Board may select up to three (3) reports from the logs for additional review. Should any review show substantial non-compliance with USPAP, Lovelace will pay the cost of the reviews and a new complaint will be filed.

RONALD L. HOFFMAN (R), ROSE HILL
VIOLATION: K.S.A. 58-4118(a)(6)

A Final Order, effective December 21, 2010, states that Hoffman take and pass 1 of the following courses within 12 months from the date of the Order: (a) a 30 hour report writing class; or (b) a 28 hour basic appraisal principles course; that Hoffman pay \$1200 to cover the cost of the review(s) associated with the complaint; that Hoffman maintain a log and submit it to the Board on April 1, June 1, September 1, and January 1, 2012 to reflect the previous 3 months. The Board will select 2 reports from each log for review, Hoffman is to cover the costs of these reviews. Should any 2 of the reviewed reports demonstrate substantial non-compliance with USPAP, Hoffman's residential certification will be suspended for one year.

THOMAS W. OLSON (R), WICHITA
VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on March 22, 2011, with the following terms and conditions: That Olson take and pass the exam of Qualifying Education Module (QEM) #3, USPAP, on or prior to June 30, 2012; that Olson take and pass the exam of QEM #5, Residential Appraiser Site Valuation & Cost Approach, on or prior to June 30, 2012; that Olson take and pass the exam of QEM #6, Residential Sales Comparison & Income Approaches; on or prior to June 30, 2012; that Olson pay \$250 to cover the cost of the review associated with this complaint, within 30 days from the date of this order.

LEROY T. LELAND (G), ANTHONY
VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on April 20, 2011, with the following terms and conditions: That Leland take and pass the exam of Qualifying Education Module (QEM) #3, USPAP, on or prior to June 30, 2012; that Leland take and pass the exam of QEM #6, Residential Sales Comparison and Income Approaches, on or prior to June 30, 2012; and that Leland pay \$550 to cover the cost of the review associated with this complaint within 30 days from the date of the Order.

NICHOLAS J. HOEFGEN (R), WICHITA
VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on April 22, 2011, with the following terms and conditions: That Hoefgen take and pass the examination of Qualifying Education Module #3, 15-hour USPAP, on or prior to June 30, 2012; and that Hoefgen pay \$500 to cover the cost of the review associated with this complaint within 30 days from the date of the Order.

JOE D. HUMERICKHOUSE (R), OSAGE CITY
VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on May 19, 2011 with the following terms and conditions: That Humerickhouse take and pass the exam of Qualifying Education Module (QEM) #3, USPAP, on or prior to June 30, 2012; that Humerickhouse take and pass the exam of QEM #6, Residential Sales Comparison & Income Approaches, on or prior to June 30, 2012; that Humerickhouse take and pass the exam of QEM #8, Statistics, Modeling & Finance, on or prior to June 30, 2012; and that Humerickhouse pay \$400 to cover the cost of the review(s) associated with this complaint within 30 days from the date of the Order.

AARON J. JOHNSON (R), LEE'S SUMMIT, MO
VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on June 24, 2011, with the following terms and conditions: That Johnson take and pass the exam of Qualifying Education Module (QEM) #3, USPAP, on or prior to June 30, 2012; that Johnson take and pass the exam of

QEM #6, Residential Sales Comparison and Income Approaches, on or prior to June 30, 2012.

JAMES M. WHITHAM (R), OLATHE
VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on June 24, 2011, with the following terms and conditions: That Whitham take and pass the exam of Qualifying Education Module (QEM) #3, USPAP, on or prior to June 30, 2012; that Whitham take and pass the exam of QEM #5, Residential Site Valuation & Cost Approach, on or prior to June 30, 2012; that Whitham take and pass the exam of QEM #6, Residential Sales Comparison and Income Approaches, on or prior to June 30, 2012; that Whitham pay \$300 to cover the cost of the review associated with this complaint within 30 days from the date of the Order.

RICHARD A. CUNNINGHAM (G), OVERLAND PARK
VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on August 3, 2011, with the following terms and conditions: That Cunningham take and pass the exam of Qualifying Education Module (QEM) #3, USPAP, on or prior to June 30, 2012; that Cunningham take and pass the exam of QEM #5, Residential Appraiser Site Valuation and Cost Approach, on or prior to June 30, 2012; that Cunningham take and pass the exam of QEM #6, Residential Sales Comparison and Income Approaches, on or prior to June 30, 2012; and that Cunningham pay \$200 to cover the cost of the review associated with this complaint within 30 days from the date of the order.



2011 EDUCATION AUDIT

The majority of the 2011 education audit has been completed. Each year that we audit we are questioned as to the process involved in selecting those to be audited. The process is changed with each audit to keep from duplicating the audit list, but there will always be individuals who are selected for audit multiple times. This year, the appraiser listing was sorted numerically and by license/certification type. Then a listing of every fourth record was made and these were the appraisers selected for audit.



KANSAS APPRAISERS

AS OF AUGUST 25, 2011

CERTIFIED GENERAL	ACTIVE – 440 INACTIVE – 1
CERTIFIED RESIDENTIAL	ACTIVE – 438 INACTIVE – 5
STATE LICENSED	ACTIVE – 146 INACTIVE – 1
PROVISIONAL (TRAINEE)	ACTIVE – 23
TOTAL KANSAS APPRAISERS:	1,054

KANSAS REAL ESTATE APPRAISAL BOARD
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CATHERINE L. WILSON, MEMBER

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THE NATIONAL REGISTRY
<https://www.asc.gov/National-Registry/FindAnAppraiser.aspx>