



Kansas Real Estate Appraisal Board 2015 Summer Newsletter

September, 2015

No. 1

2016-2017 CHANGES TO THE CONFIDENTIALITY RULE

Working RE Magazine, March 27, 2015

To protect the confidential nature of the appraiser-client relationship, appraisers must act in good faith regarding client interests and the use of confidential information when communicating assignment results.

Changes to the confidentiality Rule clarify the definitions of assignment results and confidential information in order to allow appraisers to share subject property information that is not identified as confidential by the client. The changes are intended to ensure that an appraiser is able to share non-confidential information with other appraisers to facilitate higher-quality appraisals by allowing the exchange of this information.

If the client identifies the information as confidential and the appraiser could not obtain the information from another source, the information must be kept confidential.

The Appraisal Standards Board (ASB) adopted two paragraphs which deal with protecting confidential information within the appraiser's office. The intent is to acknowledge that employees or contractors have access to confidential information as part of a normal working environment and to require the appraiser to ensure that anyone who may have access to that information is made aware of its confidentiality.

"An appraiser must take reasonable steps to safeguard access to confidential information and assignment results by unauthorized individuals, whether such information or results are in physical or electronic form.

An appraiser must ensure that employees, co-workers, sub-contractors, or others who may have access to confidential information or assignment results, are aware of the prohibitions on disclosure of such information or results."



E-MAILING THE BOARD

Due to recent security concerns, stricter enforcement of e-mail protocols has been established. Please review the following and keep them in mind when sending anything via e-mail to the Board.

- E-mails that contain no subject line **will not** be opened, but deleted immediately.
- E-mail attachments that are not identified in the body of the e-mail will not be opened.
- It is always recommended that you attach a read receipt to your e-mails when you are submitting documentation that requires processing, i.e., address change, requests for letters of good standing, renewals, etc. This will ensure that you are notified when the e-mail is read by our office.



INSIDE THIS ISSUE

Fannie Creates Appraiser Blacklist	2
Supervisor/Trainee	2-3
License Numbers	3
AQB Approves Grad/Undergrad Degrees	3-4
Deaths	4
USPAP Q & A.....	4-7
New Board Members.....	7
Age Study	7-8
Disciplinary Actions	8-9
Licensee Counts.....	9
Contact Information	9

FANNIE CREATES APPRAISER BLACKLIST IN EFFORT TO FLAG PROBLEM LOANS

National Mortgage News, February 17, 2014

In its ongoing effort to flag defective loans long before they default, Fannie Mae is taking aim at the home appraisal industry.

The government-sponsored enterprise is keeping a virtual blacklist of appraisers that it views as shady and is warning banks and mortgage lenders to be careful about doing business with them. All loans with work done by appraisers on the list will be subject to extra scrutiny before Fannie buys them from lenders and could be rejected outright, Fannie says.

The list is a small one, with just four names on it for now, but it is likely to grow as Fannie scours its appraisal database to identify appraisers who repeatedly submit shoddy work. Unacceptable appraisal practices include inflating the appraised value of a home, misstating the characteristics of a house, and failing to use the best comparable sales of physically similar properties.

Just as it created a formal program last year to eliminate overall loan defects, Fannie has moved toward a model in which appraisals are scrutinized early in the mortgage process before it even buys a loan from a lender. Instead of forcing costly buy backs for defective loans years after the fact, Fannie now rejects loans for egregious inconsistencies made by appraisers.

Fannie's aim is to not just make sure that the loans it buys and bundles into mortgage-backed securities meet its standards, but also to collect consistent data on appraisals to ensure that property values are accurate and that borrowers have the ability to repay their loans over the long haul without defaulting.

Fannie has not made its blacklist public. The list, to be published monthly, is accessible only by lenders and will not be broadly distributed.

Observers say that the mere existence of a blacklist will likely deter banks and mortgage lenders from doing business with appraisers whose names appear on the list.

"Lenders are likely to beef up their oversight of appraisers so they don't fall into the trap of submitting loans that could end up being rejects," says Elizabeth Green, a principal consultant at Rel-e-vent Solutions, a Jacksonville, Fla.-based consulting firm. "This is another aspect of the same quality vigilance that lenders have to have in place. There's just too much risk if you don't manage for this."

Fannie has sent letters to the four appraisers that had egregious violations and to the lenders that use them warning of the consequences.

One such letter described how an appraiser had made four mistakes, indicating a pattern of errors, including inflating the assessed value of a property by \$62,500, which results in a loan-to-value ratio of 110%. The appraiser also selected comparable sales of homes that were

not similar to the property being appraised and did not count the correct number of bathrooms in the home.

"Some of the specific violations they cite in the letters are not that uncommon," says Molly Dowdy, an executive vice president of marketing at Naples, Fla. appraisal software firm a la mode, which published redacted copies of two letters sent to lenders by Fannie.

Though banks, mortgage lenders, and third-party appraisal management companies track all kinds of information on appraisers, they typically do not compare one appraiser to another. Because Fannie is collecting millions of appraisal reports, it can identify when an appraiser differs on basic measures compared to others.

Inflated appraisals were a contributing factor to the housing downturn. Loan officers sometimes pressured appraisers to inflate property values, driving up home prices and contributing to the housing bubble. Since then, new regulations require that appraisers are kept at an arms' length distance from loan officers.

Theoretically, appraisers on Fannie's blacklist have already been reported to state appraisal boards for violations of the Uniform Standards of Professional Appraisal Practice, considered the gold standard of appraisal requirements. Fannie has created a formal rebuttal process for appraisers and lenders.

Some longtime appraisal experts were surprised that so few bad apples made the list given that there are roughly 80,000 licensed appraisers on a national registry maintained by the Appraisal Subcommittee, which provides federal oversight of state appraiser programs.

"It is a bit disappointing to learn that there are only four appraisers on this 100% review list," says Joan Trice, the chief executive of Clearbox, a Salisbury, Md. appraisal compliance firm. Still, she adds that the list is a good first step toward cracking down on questionable appraisers.

"What it means to banks is that finally, at long last, Fannie Mae is taking responsibility for appraisal quality," she says.

The Federal Housing Finance Agency, which oversees Fannie and Freddie, sought to standardize the appraisal process in 2011 by mandating that the GSEs collect millions of appraisals submitted by lenders. The database of appraisal information now is being used to help the GSEs monitor and evaluate appraisers.

Fannie's "appraisal quality monitoring" list was published on Jan 6. Freddie has maintained its own exclusionary appraisal list since the early 1990s.

"This is just the beginning," says Andrew Wilson, a spokesman for Fannie Mae. "We will continue to do these reviews and make additions to that list as we identify appraisers that we have concerns about."



SUPERVISOR/TRAINEE

One of the changes to the criteria that was implemented January 1, 2015, was the requirement that all supervisory and trainee appraisers must have completed a

Supervisor/Trainee course prior to continuing supervised experience on or after January 1, 2015. We are seeing more and more experience logs where the supervisor has failed to submit their certificate of completion for the course. Any experience accrued after January 1, 2015, where either the supervisor or the trainee has not completed the course, will be denied. Logging the Supervisor/Trainee course as CE on your 2015 renewal application is not sufficient, as we must have the certificate of completion in the Supervisor's license record.

At this time, the Board has four education providers who offer the Supervisor/Trainee course: Appraisal Institute, Bobbitt and Co., Inc., Lowman and Co., and McKissock, LLC.

While the requirement that a supervisor must "ensure that at least the first 25 properties for which the applicant provided assistance in developing, preparing, or communicating an appraisal report until satisfied that the applicant was competent..." has been a requirement in Kansas since July 1, 2007, we continue to receive experience logs which do not meet this criteria. In some instances, it is a matter of the inspected appraisals being prior to the five (5) year limit for experience. If that is the case, the applicant must log those first 25 appraisals (credit cannot be counted), noting that due to the age of the reports, they are not included in the credit total. While each case is treated individually and the applicant and supervisor's explanation as to why this regulation was not adhered to is taken into consideration, it is possible that the trainee could lose all credit for non-inspected property appraisals until that requirement has been met.



LICENSE NUMBERS

The Board continues to receive calls regarding why appraiser's license numbers are not being accepted by some government entities. Your license certificates will show your license number as an alpha character followed by a dash and then a one to four digit number (i.e., G-5555). The alpha character is a classification identifier...G (Certified General); R (Certified Residential); L (State Licensed); P (Provisional-Trainee). The dash is simply a separator. What follows is your "license number." The license number is all that the National Registry shows.

When submitting an appraisal report, if you are unable to enter the number as shown on your license certificate, simply remove the dash (-) and enter your license number as G5555. If the portal still will not accept this ID, then you will need to leave off both the classification identifier (G) and the dash (-), entering only the license number (5555)...however, as Kansas law requires that you show your classification adjacent to or immediately below the license number (KSA 58-4115), it would be necessary that you add your classification to your digital signature (i.e., John Doe, Certified General Appraiser).



AQB APPROVES GRADUATE/UNDERGRADUATE DEGREES

The Appraiser Qualifications Board (AQB) of The Appraisal Foundation established a review program for graduate and undergraduate degrees in real estate. The AQB is responsible for setting the minimum education, experience and examination criteria for real property appraisers in the United States. Over the years, it has become evident that individuals obtaining undergraduate and graduate degrees in real estate from accredited institutions of higher learning have invested significant effort to become educated in core real estate and appraisal subject matter.

As a result, the AQB will analyze graduate and/or undergraduate degrees in real estate to determine how the education required to obtain a degree can be applied to the Required Core Curriculum in the *Real Property Appraiser Qualification Criteria*. The AQB intends to perform these analyses on current graduate and undergraduate degrees, and will publish the results for state appraiser regulatory agencies to use when reviewing the educational qualifications of applicants that hold such degrees.

AQB approval of a graduate or undergraduate degree in real estate is not a guarantee of acceptance by any individual state appraiser regulatory agency. Individual jurisdictions have the right to establish criteria that are greater or more stringent than that established by the AQB. As a result, a state regulatory agency may elect to not accept the AQB's analysis of a university's degree program. Applicants considering entering a graduate or undergraduate degree program in real should make sure to check with their respective state appraiser regulatory agency prior to enrolling to determine that particular jurisdiction's policies pertaining to this issue.

Current approved undergraduate degree programs are:

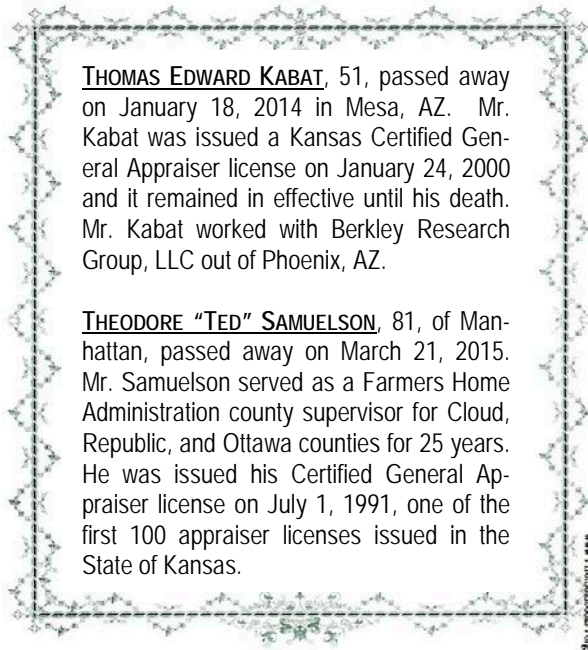
- Indiana University's Bachelor of Science in Business – Real Estate Degree;
- Lehigh University Bachelor of Science Business & Economics;
- Texas A&M University's Bachelor of Science in Agricultural Economics w/Finance and Real Estate Option;
- University of Denver's Bachelor of Science Degree in Real Estate and Construction Management;
- University of Northern Iowa's Bachelor of Arts Real Estate Program; and
- Virginia Commonwealth University's Bachelor of Science Real Estate Degree.

Current approved graduate degree programs are:

- Virginia Commonwealth University's Master of Science Real Estate Degree;
- Texas A&M University's Master of Real Estate;
- University of Florida's Master of Science in Real Estate; and

- University of Denver's Master of Science Degree in Real Estate and the Built Environment.

For more information regarding the above, visit The Appraisal Foundation's website at <https://netforum.avectra.com/eWeb/DynamicPage.aspx?Site=taf&WebCode=DegreeProgram>.



USPAP Q & A



Q. I have received inquiries from various companies regarding appraisals I have completed for others. Typically, I receive a letter that includes the address of a property I previously appraised, along with the effective date of my appraisal, and my appraised value. The letter asks me to confirm that the information agrees with my records, and also asks me to confirm that my appraisal was performed without violating any appraiser independence requirements. Since the company requesting the information was not my client, does USPAP allow me to comply with such requests for information?

A. No. Unless you have received permission from your client, you may not communicate *assignment results* or *confidential information* (both as defined in USPAP) to this third party (or any other entity that your client did not authorize).

The appraised value of a property is clearly part of an appraiser's *assignment results*, as are any of the appraiser's opinions or conclusions that are specific to that assignment. Additional examples of assignment results may include the appraiser's opinion of highest and best use, condition of the property, and opinion of reasonable exposure time, just to name a few.

Acknowledging the fact that you performed an appraisal on a property is not prohibited by USPAP. However, in this instance, acknowledging assignment results or confidential information without permission from the client is prohibited.

There are also instances where appraisers contractually agree with some clients to not disclose the fact that an appraisal was performed; in such cases the appraiser's contractual obligation would preclude the appraiser from disclosing even the fact that an appraisal was performed.

Q. The definition of *assignment results* in the 2014-15 edition of USPAP appears to have been expanded to include more than just the appraiser's final opinion of value. Is this true and if so, what other items are considered part of an appraiser's *assignment results*?

A. No, the change in the definition of *assignment results* in the 2014-15 edition of USPAP is not intended to increase the types of things that qualify as *assignment results*. Some appraisers mistakenly believed the definition in the prior versions of USPAP was limited only to the final opinion of value (in an appraisal assignment). However, while it cited value as an example of assignment results, the definition included all of an appraiser's opinions or conclusions specific to the assignment.

Other examples of assignment results include, but are not limited to, the appraiser's: opinion of the quality of construction; opinion of reasonable exposure time; indicated value by the cost, sales comparison, or income approaches; and absorption or capitalization rate.

Q. I appraise residential properties and use the Fannie Mae 1004 (URAR) appraisal report form. I'm aware the 2014-15 USPAP requires me to label my reports as an "Appraisal Report" (or "Restricted Appraisal Report"). But my software program won't let me change the report type from the old "Summary Appraisal Report" to the newly-required "Appraisal Report." Does that mean my reports do not comply with USPAP?

A. No. The Comment to Standards Rule 2-2 states, in part:

An appraiser may use any other label in addition to, but not in place of, the label set forth in this Standard for the type of report provided. (Bold added for emphasis.)

Therefore, use of the label "Summary Appraisal Report" does not violate USPAP, unless use of that label in a specific report results in that report being misleading.

Q. My client has asked me to update an appraisal that I completed for them eight months ago and submit the report on the Fannie Mae Form 1004D/Freddie Mac Form 442. Does this assignment require a certification regarding the prior service?

A. Yes. Because an appraisal update is a new appraisal assignment, regardless of the form used to report the results, the report must include a certification disclosing whether you have provided a service regarding the subject property in the three years prior to accepting the new assignment.

Each real property appraisal report, including those for update assignments, must include a signed certification that, at a minimum, addresses the items specified in Standards Rule 2-3. The certification in the prior report cannot be incorporated by reference, since it would not be possible to have certified in the past that the work done in the present meets all of the requirements to which the appraiser must certify.

Q. My client has asked me to re-inspect the property and provide them with a certification of completion for an appraisal that I completed for them eight months ago and submit the report on the Fannie Mae 1004D/Freddie Mac Form 442. The assignment does not include an updated value opinion. Does this assignment require a certification regarding the prior service?

A. No. Because this is neither an appraisal nor appraisal review assignment, USPAP does not require a certification. Although a disclosure of the prior service is required at the time of accepting this assignment, no certification is required. The Conduct section of the ETHICS RULE states in part:

In assignments in which there is no appraisal or appraisal review report, only the initial disclosure to the client is required.

Q. The Comments to Standards Rule 2-2, 8-2, and 10-2 states that the exclusion of any of the three approaches to value "must be explained." In this context, what does "explained" mean?

If, for example, the cost approach is not developed:

- Is it sufficient to state that the cost approach was considered, but not developed?
- Is it sufficient to state that the appraiser does not consider the cost approach necessary for credible results, thus it has not been developed? If not, what should the appraiser do to comply with USPAP?

A. Simply stating that an approach was not developed does not meet the USPAP requirement to explain why it was not developed.

Stating that an approach was not necessary, without providing some basis for that opinion, also fails to meet the definition of explain. The report must explain why an excluded approach is not necessary for credible results.

"Explained" is not a defined term in USPAP and therefore has no special meaning. A dictionary definition of explain is "to give the reason for or cause of."

The USPAP requirement to include an explanation for the exclusion of an approach to value from the analysis is necessary to provide the client and other intended users

with insight into the appraiser's decision as to why the analysis was not performed.

Q. I recently submitted an appraisal report to an Appraisal Management Company (AMC). The value conclusion in the report was below the contract sale price. The AMC, acting on behalf of the client, sent me the following request:

"Discuss the lack of support for the contract price, considering the subject's features, any changes in market conditions between the contract and effective dates, the details of the contract, etc., which you believe may have contributed to the issue. If there is no apparent reason for the lack of support of the contract price, state that within your report."

Do I have to respond to this request to comply with USPAP?

A. USPAP compliance does not specifically require the appraiser respond to this particular request, but it does require that the appraiser analyze the pending sale and summarize the results of that analysis in the appraisal report.

An appraiser is not engaged for the purpose of supporting a contract price, but rather to form an opinion of, in this instance, the market value of the subject property. The appraiser must comply with the Conduct section of the ETHICS RULES, which states in part:

An appraiser must perform assignments with impartiality, objectivity, and independence, and without accommodation of personal interests.

Standards Rule 1-5(a) requires the appraiser to analyze all agreements of sale (if available in the normal course of business). The Comments to Standards Rules 2-2(a)(viii) and 2-2(b)(viii) state in part:

When reporting an opinion of market value, a summary of the results of analyzing the subject sales, agreements of sale, options, and listings in accordance with Standard Rule 1-5 is required.

If the above requirements have been met, the client's request may already have been addressed.

If the appraiser has not met the requirements, then the client's request is valid in terms of lack of disclosure of the analysis of the agreement of sale. As previously stated, the appraiser's opinion of value should be supported, not the difference between the contract and the opinion of value.

Q. Recently I have seen numerous advertisements from individuals who may have completed a USPAP course, and describe themselves as "USPAP Certified Appraisers," or their reports as "USPAP Certified Appraisals." Is this an actual credential, and if not is that wording misleading?

A. There is no such credential. The use of the expression "USPAP Certified Appraiser" is misleading. Completing a USPAP course does not entitle one to call oneself a USPAP Certified Appraiser.

One requirement for an appraisal or appraisal review is that the report include the appraiser's certification that to the best of his or her knowledge and belief the work was performed "in conformity with the Uniform Standards of Professional Appraisal Practice." The use of language such as "USPAP Certified Appraisal" could be taken by intended users to mean that there was some independent certification of compliance. If that could be inferred from the language used, this would also be misleading.

Q. When is it appropriate to use the Appraisal Report option?

A. The use of an Appraisal Report is appropriate for any appraisal assignment in which the client may need to understand the appraiser's rationale, or for an assignment in which the client may not have specialized knowledge about the subject property. When there are any intended users other than the client, an Appraisal Report is the only written option that is allowed under USPAP.

The Standards Rules for an Appraisal Report establish the minimum level of information that must be included in the report. The appraiser must decide if additional detail or explanation is required, given the intended use and intended users of the report.

Q. When is it appropriate to use the Restricted Appraisal Report reporting option in an appraisal assignment?

A. The Restricted Appraisal Report may be appropriate when:

- the client is the only intended user of the appraiser's opinions and conclusions set forth in the report;
- the client understands the limited utility of this option;
- the intended use of the appraisal warrants restricted disclosure about the research and analysis completed in the development of the assignment results; and
- the client (the only intended user) does not need the level of information required in an Appraisal Report.

When an appraiser uses the Restricted Appraisal Report option, a prominent notice to any reader must be provided. The prominent notice must warn any reader of the report that the rationale for the appraiser's opinions and conclusions set forth in the report may not be understood properly without the additional information that is in the appraiser's workfile.

While a client may request a Restricted Appraisal Report, the decision to utilize a Restricted Appraisal Report must be made by the appraiser based on communication with the client.

Q. Does the decision to use an Appraisal Report, a Restricted Appraisal Report, or an oral appraisal report impact the scope of work for an assignment?

A. No. The scope of work required to develop credible assignment results is independent of the re-

port format. The research and analysis required for credible results in an assignment would be the same whether the appraiser prepared an Appraisal Report or a Restricted Appraisal Report to communicate the results. Similarly, the scope of work is unaffected if the assignment results are presented in an oral appraisal report.

Q. Several of the required items for an Appraisal Report and a Restricted Appraisal Report differ by the use of the terms "summarize" versus "state." What is the difference?

A. "State" would be a more abbreviated presentation than "summarize," but still sufficient to communicate the information to the intended users so that the report is properly understood. "State" is used to connote a minimal presentation of information. "Summarize" is used to connote a greater depth and detail of presentation.

A more detailed explanation and examples of the differences can be found in Advisory Opinion 11, *Content of the Appraisal Report Options of Standards Rules 2-2, 8-2, and 10-2*.

Q. What are the workfile requirements for an assignment with a Restricted Appraisal Report? Is there any additional information required to be in the workfile when comparing an assignment with an Appraisal Report to an assignment with a Restricted Appraisal Report?

A. The workfile for any appraisal assignment must include data, information, and documentation (or references to the location of such documentation) to support the opinions and conclusions and to show compliance with USPAP. In addition:

A workfile in support of a restricted Appraisal Report must be sufficient for the appraiser to produce an Appraisal Report.

Q. If a Restricted Appraisal Report includes the rationale for how the appraiser arrived at the opinions and conclusions may the appraiser exclude the required warning?

A. No. There are other differences between an Appraisal Report and a Restricted Appraisal Report. The following warning must be stated in every Restricted Appraisal Report:

...state a prominent use restriction that limits use of the report to the client and warns that the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile.

Q. A client asked me to communicate an appraisal using a particular form that is prominently labeled "Summary Appraisal Report." Is it acceptable to communicate an appraisal using this report label since a Summary

Appraisal Report is no longer referenced in the 2014-2015 edition of USPAP?

A. Yes, the reporting standards allow other labels in addition to, but not in place of, "Appraisal Report" and "Restricted Appraisal Report." In this instance, since the label references an "Appraisal Report," the report must, at a minimum, comply with the reporting requirements of an Appraisal Report in USPAP.

Q. A Restricted Appraisal Report must include the following statement "that a rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile." Standard Rules 2-1, 8-1, and 10-1 state "Each written or oral...appraisal report must: (b) contain sufficient information to enable the intended users of the appraisal to understand the report properly." Is that an inconsistency?

A. No. While the report content must always be sufficient to enable intended users to understand the report, in a Restricted Appraisal Report it is not required for the report to include the rationale for how the appraiser arrived at the assignment results.

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:
John S. Brennan, Director of Appraisal Issues
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(202) 624-3044 (202) 347-7727 fax
john@appraisalfoundation.org

NEW BOARD MEMBERS

Richard E. Livingston, Edgerton - Appraiser Member

Mr. Livingston is a certified residential appraiser in the State of Kansas. Rick is a co-owner of Livingston Appraisals with his sister, Connie Peterson, in the NE Kansas area, a company which was founded by his father, Richard L. Livingston, in 1983 and continues to operate as a family business. Rick is a member of the NAIFA and is a past director of the organization. He has worked on various legislative committees that pertain to appraisal regulations in the State of Kansas. Rick resides with his wife of 34 years, Georgia, near Edgerton, Kansas. Rick and Georgia

have four children and six grandchildren. Mr. Livingston's term will expire on June 30, 2017.

ROBERT J. O'CONNOR, LEAWOOD – PUBLIC MEMBER

Mr. O'Connor is a retired attorney living in Leawood, Kansas with his wife of 48 years, Dianne. They have 6 children. Robert graduated from St. Benedict's College in Atchison and from Georgetown University Law in Washington, DC. He served as General Attorney to the Hon. J. Gregory Bruce, US Tax Court, Washington, DC and as General Attorney to the Hon. Wesley Brown, US District Court for the District of Kansas in Wichita. He practiced law for approximately 50 years in Wichita beginning with Hershberger, Patterson, Jones and Thompson and ending with Stinson, Morrison, Heckler. He retired from the practice of law in 2010. Since retiring, he volunteers at Operation Breakthrough in Kansas City, MO, primarily tutoring the GED and the HiSET high school equivalency tests. Mr. O'Connor's term will expire on June 30, 2017.

AGE STUDY

The KREAB recently ran an age study of current Kansas appraisers (both resident and non-resident).

AGE RANGE	LICENSE TYPE	TOTAL KS APPRAISERS	TOTAL KS RESIDENT APPRAISERS
26-35	G	43	25
	R	23	18
	L	3	3
	P	7	7
36-45	G	68	44
	R	102	61
	L	17	15
	P	2	2
46-55	G	95	54
	R	132	75
	L	33	28
	P	-0-	-0-
56-65	G	151	98
	R	84	70
	L	21	18
	P	2	2
66-75	G	72	49
	R	62	45
	L	24	21
	P	-0-	-0-

AGE RANGE	LICENSE TYPE	TOTAL KS APPRAISERS	TOTAL KS RESIDENT APPRAISERS
76-85	G	20	16
	R	11	9
	L	2	2
	P	-0-	-0-
86-95	G	4	4
	R	-0-	-0-
	L	-0-	-0-
	P	-0-	-0-



DISCIPLINARY ACTIONS

S. SCOTT SPARKS, G, KINGMAN
 VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8)

A Consent Order was entered into on October 7, 2013, with the following terms and conditions: That Sparks cease and desist from all supervision of appraisers/trainees.

HAND, MARY E., R, KC, MO.
 VIOLATIONS: K.S.A. 58-58-4118(a)(1)

A Summary Proceeding Order was issued effective October 11, 2013, with the following terms and conditions: That Hand pay a \$1,000 fine within 30 days from the effective date of the Order.

RITTER, ELLY M., G, SALINA
 VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8)

A Consent Agreement was entered into on October 22, 2013, with the following terms and conditions: That Ritter take and pass the examination of the 15-hour USPAP course. That Ritter's general certification be suspended, effective the date of the Order for a minimum of 30-days, not to be reinstated until such time as Ritter has submitted evidence of completion of the 15-hour USPAP course. That Ritter pay a fine of \$500 within 30 days from the date of the Order. That Ritter pay \$800 to cover the cost of the review associated with this complaint within 30 days from the date of the Order.

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

A Consent Order was entered into on October 28, 2013, with the following terms and conditions: That Herrman take and pass the examination of QEM #2, Basic Appraisal Procedures, on or prior to June 30, 2014; that Herrman take and pass the exam of QEM #6, Residential Sales Comparison & Income Approaches, on or prior to June 30,

2014; That Herrman pay a fine of \$500 within 30 days from the date of the Order; and that Herrman pay \$550 to cover the cost of the review associated with this complaint within 30 days from the date of this Order

LEONARD, CAREY G., R, VIOLA
 VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8)

A Consent Order was entered into on October 24, 2014, with the following terms and conditions: That Leonard take and pass the exam of Qualifying Education Module #6, Residential Sales Comparison and Income Approaches, on or prior to June 30, 2015, and that Leonard pay \$550 to cover the cost of the review associated with this complaint within 30 days from the date of the Order.

MILLER, DANA A., R, GARDEN CITY
 VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8)

A Consent Order was entered into on November 18, 2014, with the following terms and conditions: That Miller take and pass the exam of Qualifying Education Module (QEM) #6, Residential Sales Comparison & Income Approaches, on or prior to June 30, 2015; and that Miller pay \$1,000 to cover the cost of the review associated with this complaint within 30 days from the date of the Order.

LEIGHTY, DENNIS B., G, ULYSSES
 VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8)

A Consent Order was entered into on February 13, 2015, with the following terms and conditions: That Leighty take and pass the exam of Qualifying Education Module #11, General Appraiser Sales Comparison Approach and Qualifying Education Module #12, General Appraiser Site Valuation & Cost Approach on or prior to June 30, 2015; that Leighty pay \$825 to cover the cost of the reviews associated with this complaint.

SCOTT, THAD M., R, GRAIN VALLEY, MO
 VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8)

A Consent Order was entered into on May 29, 2015, with the following terms and conditions: That Scott take and pass the exam of Qualifying Education Module #3, 15-hour USPAP, on or prior to June 30, 2016; and that Scott pay \$800 to the Board within 30 days from the date of the Order, to cover the cost of the review associated with this complaint.

ALLEN, MARK J., R, KANSAS CITY, MO
 VIOLATIONS: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8)

A Final Order was issued by the Board on August 26, 2014, requiring that Allen complete Qualifying Education Module (QEM) #4, Residential Market Analysis & Highest & Best Use and QEM #5, Residential Appraiser Site Valuation & Cost Approach; that Allen pay a \$500 fine and \$550

to cover the cost of the review associated with this complaint within 90 days from the effective date of the Order. Allen appealed the Board's decision to the District Court. In a decision effective July 30, 2015, the Court found in favor of the Board.



KANSAS APPRAISERS AND AMCS AS OF AUGUST 17, 2015	
CERTIFIED GENERAL	451
CERTIFIED RESIDENTIAL	416
STATE LICENSED.....	101
PROVISIONAL (TRAINEE).....	11
TOTAL.....	979
APPRAISAL MANAGEMENT CO.....	132

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