

THE APPRAISER

Arkansas Appraiser Licensing and Certification Board

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YOUNG MAN, EXPLAIN YOURSELF! *By Rick Mahan, Chairman*



When I was growing up I often did things I shouldn't have done, but probably more often I didn't do things that I should have done. At those times, you could have heard my mother say, "Young man, explain yourself!" Unsurprisingly, though, my quick-witted attempts at an explanation did not prevent the discipline that I knew was coming and, now can admit, was well deserved.

Why the story of my boyhood shenanigans? Well, I've often been reminded of my mom taking me to task during the past four years of serving on the Appraiser's Licensing and Certification Board. All the board members have had the

opportunity to meet in non-judicial settings with appraisers who have had their reports submitted to the board. While discussing the report with the appraiser, it is to be expected that the board member will begin to question the data and conclusions made in the report. Time and again the explanations given by the appraiser are realistic and reasonable. What did not seem logical or accurate in the report increasingly becomes more sensible and exact. The most typical response from the board member to the appraiser is, "If you had told the reader of the report what you just told me or, in other words, explained yourself we would most likely not be here today."

When completing an appraisal report, most of us know what we are doing but we tend to forget that the majority of the readers of these reports have no idea of the appraisal process. We say and write things that have become second nature to us, but without an ex-

planation, the report will read like a foreign language to the reader.

My advice is to take just another few minutes to explain in further detail the features of the property, whether good or bad. Most certainly give explanation for the adjustments and conclusions. The majority of the time it only takes a couple more sentences to lead the reader to understand what and why you did what you did. Just because the report is presented in a form does not prevent us from providing good explanations.

We are all pressured to get our reports completed quicker for our clients. So, in order to save a few minutes we are tempted to just check boxes and move on. However, stop and think. Spending a few more minutes on each report will save you much more time than taking a day to come to Little Rock to hear a board member say, "Young man/woman explain yourself!"



Renewals

Renewal time is slowly approaching. Notices will be mailed in mid-May. Please remember you DO NOT need CE this cycle. You will, however, need 28 hours completed for next year.

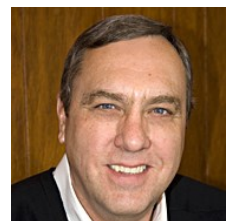
Mahan and Vance continue leadership roles

At its February 7, 2013 meeting, the Arkansas Appraiser Licensing and Certification Board re-elected Rick Mahan as Chairman and Drew Vance as Vice-Chairman for 2013. This is Mahan's 4th year on the board and Vance's. The board annually selects its

officers. Mahan and Vance both expressed appreciation to the board for their confidence.

Additionally, several board members will continue in their committee chairmanship roles. Thad Eckolls will chair the Budget and Finance Commit-

tee, Drew Vance will direct the Education/Examination/Experience Committee, and Burney Lightle will lead the Rules, Regulations, and Policy Committee.



AALCB rule changes

In order to comply with the Dodd-Frank Act and to be in compliance with the Appraisal Subcommittee (which oversees state appraiser regulatory agencies), the Arkansas Appraiser Licensing and Certification Board has recently initiated two changes to its Rules and Regulations. For more information, please go to our website: www.arkansas.gov/alcb/

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SEMINAR DETAILS

Date: May 14, 2013

Time: 8:00 a.m.

Location: Wyndham Hotel in North Little Rock, AR

HOW TO REGISTER:

Return your registration form with your check for \$75.

We are able to take credit cards on site, but we still need to get an accurate head count. So if you plan to attend, please let the office know.

In memory of Mike Pyron

In January, we learned of the loss of Mike Pyron, an original member and first chairman of the Arkansas Appraiser Licensing and Certification Board. Pyron was appointed to the board in 1991 by then Governor Bill Clinton. Mike, who was 64 years old, died on Sunday, January 13, 2013 of Parkinson’s disease complications.

For several years Mike’s appraisal business, Pyron and Associates, had offices in Jonesboro, Fayetteville, and Fort Smith. Mike was well regarded by his peers and worked hard to advance the appraiser profession. He served as a supervisor and mentor to many aspiring appraisers.

Mike Pyron will be missed.

Seminar 2013: Day With the Appraisers

By Drew Vance, Education Committee Chairman

Your education committee has been busy. In addition to reviewing educational submissions from both providers and individuals, we have been diligently working to put together the educational agenda for the 2013 “Day With the Appraisers”. Your speakers this year will be Mark Lewis and John Brennan. They are developing a program titled “Hot Topics in the Appraisal Industry” for the 2013 seminar. The program will cover recent decisions at both the federal and state levels that directly affect appraisers, as well as discussion of appraisal theories and principles.

Mr. Lewis has been engaged in real estate appraisal since 1984 beginning his career as a contract appraiser and now as co-owner of Dickerson-Seely & Associates, Inc., a full service appraisal firm based in Lufkin, Texas. In 1999, Mark was awarded the Accredited Rural Appraiser (ARA) designation from the American Society of Farm Managers and Rural Appraisers (ASFMRA). He is also an AQB certified USPAP instructor. Mark has authored several appraisal courses and seminars and is a faculty member of the ASFMRA regularly instructing courses in real estate appraisal.

Mr. Brennan is the Director of Appraisal Issues for the Appraisal Foundation, a position he has held since 2003. Mr. Brennan has numerous responsibilities in this role including serving as the Foundation’s senior staff contact regarding the work of the Appraisal Practices Board (APB), Appraisal Standards Board (ASB), and Appraiser Qualifications Board (AQB), as well as the Foundation’s advisory councils. Mr. Brennan has 8 ½ years of experience serving as the Chief of Licensing and Enforcement for the California Office of Real Estate Appraisers (OREA). Prior to joining the OREA in 1995, Mr. Brennan worked as a staff appraiser and fee appraiser for several large financial institutions, appraising a wide variety of property types.

Mr. Lewis and Mr. Brennan bring a wealth of knowledge in tandem and will no doubt provide pertinent information that we all can use daily in our appraisal practice. Your education committee is excited about this offering and we hope to see all of you May 14th.

What I have learned

By Lee Gordon, Executive Director



Real property appraisers are important. They are even more important than I realized three months ago when I accepted the job of Executive Director of the Arkansas Appraiser Licensing and Certification Board (AALCB). Arkansas's appraisers are an essential factor in almost every real estate transaction in the state, and they generally do an admirable job under sometimes difficult circumstances.

Considerable judgment, knowledge, and skill are asked of real property appraisers in most assignments, and rarely do they have the luxury of getting their work done at the pace they would prefer. For buyers and sellers alike, the expectations of appraisers tend to be high. The turn-around time for a top-notch, professional, defensible appraisal always tends to be short. That's a challenging combination, but the best appraisers seem to find a way to get these jobs done in a quality way.

For me, each day in leading this licensing board brings new revelations about the responsibilities of real prop-

erty appraisers and the complex work they are asked to do. I am also amazed at the experience and education requirements that are established for all levels of appraisal licensure. The road to each appraiser classification is a long and demanding one, but that road also helps establish competence and credibility in the appraisal field.

As I learn about Arkansas's appraisers and the profession as a whole, I have also come to know and appreciate the AALCB staff that greeted me when I arrived. The new director of any agency or licensing board is dependent upon the talent and knowledge of the staff in place. I have been fortunate to find three capable individuals in Diana Piechocki, Chief Investigator; Kelli Black, Executive Assistant to the Director; and Laurie Welch, Administrative Assistant. All three staff members have been willing to educate, assist, and advise me as we work to make this office more responsive and professional.

In my brief time as Director, I have received calls and emails from appraisers

across the state. Many of you have offered your congratulations and, more importantly, your support and help. It is my goal to get out into the state to meet and know as many of you as I can, which will give me insight into the issues you face daily.

Finally, I am grateful to the Appraiser Board members for their determination to make this licensing board as good as it can be. We are a regulatory agency and it is our responsibility to do that job well. We exist to serve the public and to make sure that Arkansas's appraisers are fully qualified within their appraiser designation. At the same time, it is in everyone's interest to see that the appraisal profession becomes stronger and the competence of Arkansas appraisers equals those of any in the nation.

I have learned much in my short time here and there is much more for me to master in the months ahead. However, these first three months tell me that I am in the right place and that I am fortunate to have the opportunity to lead the staff of the Arkansas Appraiser Licensing and Certification Board.

“Considerable judgment, knowledge, and skill are asked of real property appraisers in most assignments”

Appraiser Count (includes non-residents and temporary)

License Type:	Number:
Certified General	666
Certified Residential	408
State Licensed	68
State Registered	172
Total:	1,314

- Board Members:**
- Bob Costner
 - Thad Eckolls
 - Burney Lightle
 - Rick Mahan, Chairman
 - B.A. McIntosh
 - Shirley Pearce
 - Pete Prutzman
 - Tom Rife
 - Drew Vance, Vice-Chairman
 - Rhona Weaver
- Staff:**
- Lee Gordon, Executive Director
 - Diana Piechocki, Chief Investigator
 - Kelli Black, Executive Assistant
 - Laurie Welch, Admin. Assistant



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Address

City, State Zip

Meet the Investigator

Please allow me to introduce myself. I am Diana Piechocki, the chief investigator. Having joined the staff last June, I come to the AALCB as a certified residential appraiser with 19 years of experience. Working at an independent fee appraisal company, I spent the first five years as an assistant and then 14 years as an appraiser.

As chief investigator for the AALCB, the most common question I hear these days is “How do I stay out of your office?” My list of the top five most common oversights are: 1. Not spending enough time with the homeowner; 2. Not adequately describing the subject property; 3. No support for the site value; 4. Failing to disclose or explain enough information (See Rick Mahan’s article); and 5. Not analyzing the prior sale of the subject or comparable sales used in the report.

Giving attention to each of these common oversights will improve your appraisals and better inform the reader of your report. However, you are always welcome to stop by my office, just to say “Hi.” Or, talk with me at the “Day with Appraisers” event in May.