



NCPAC



The North Carolina Professional Appraisers Coalition

The Scope

North Carolina Professional Appraisers Coalition is a Proud Sponsor of THE APPRAISAL FOUNDATION

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What is the cost of becoming an NCPAC member? \$75 per year for general membership.

What are the benefits of being an NCPAC member?

Due to our sponsorship of The Appraisal Foundation and numerous members we have representatives at the state and federal level;

We provide a copy of the Student Manual for the 7-Hour USPAP course to each member.

We have a Peer Review Committee for assistance with difficult assignments and they can provide you with advice if you have to appear before NCAB;

Via our local NCPAC chapters throughout the state, we provide opportunities to meet, learn from and discuss topics with other local appraisers in your area;

NCPAC designated appraisers (CDA) can now be recognized through NAR with their designation as either a General Accredited Appraiser (GAA) or Residential Accredited Appraiser (RAA). We are also seeking additional designation opportunities!

NCPAC members can now post to a job board on the NCPAC Website if they are a trainee or appraiser looking for a firm to affiliate with or are a firm looking for a new candidate to add to their organization. Currently several positions are available!

To contact NCPAC with any questions please email ncpac@live.com or visit us at www.ncpac.us and www.facebook.com/ncpac.us.

**1. PRESIDENTS CORNER:
2019 NCPAC CONFERENCE:**

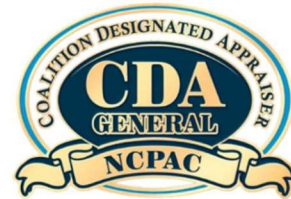
The 2019 NCPAC Conference will be held 24-25 Oct 2019 (Thu & Fri) in Raleigh NC at the DoubleTree Raleigh Crabtree Valley. A block of rooms has been set up with a special rate of \$119. The rate includes a full deluxe hot breakfast buffet and wi-fi access. To reserve a room online visit raleighcrabtreevalley.doubletreebyhilton.com and use the Group Code PAC. To reserve by phone call 919-782-8600 and provide the discount code NCPAC. To get the discounted rates reservations should be made no later than 01 October 2019. An approved CE class is being taught on 23 Oct 2019 at this location. The class is Mobile Appraiser Workflow by AlaMode and is being taught by Joel Baker. Regular cost is \$149 but for NCPAC members the cost is being discounted to \$105. The discounts for the class and your hotel room would more than pay for the cost of being an NCPAC member. For those who are interested in becoming a Coalition Designated Appraiser we can hold a class on 24 Oct 2019 (if you want to take the CDA class please email ncpac@live.com). As a reminder all CDA members must attend the CDA tour/class and annual conference a minimum of every 2 years to maintain their CDA Designation.

ITINERARY – Wednesday, October 23

7-hr CE Class Registrations “Mobile Appraiser Workflow, Powered by a la mode”- 9:00 a.m. (Hospitality Room) (See reservation link for details)



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ITINERARY – Wednesday, October 23 (Continued)

Conference Early Registration / Check-in / Happy Hour – 5 p.m.-7 p.m. (Hospitality Room /Hotel Lobby)

CDA Challenge Class / Exam – 1pm - 5pm (Location On Site/Hotel TBD)

Thursday, October 24

Registration / Check-in / Coffee Hour - 8 a.m.-8:45 a.m. (Hospitality Room)

CDA CE Class – 9 a.m. – 5.00 p.m.

(Provided by Tobacco Road Tours: Tour of Area Attractions, Various Real Estate projects in and surrounding downtown Raleigh, North Carolina Appraisal Board, State Capitol, NC Legislature, State Farmer Market lunch stop)

Cocktails – 6:30 p.m. – 7 p.m. (Hospitality Room)

Dinner – 7 p.m. – 7:45 p.m. (Hospitality Room)

Guest Speakers – 8 p.m. – 9 p.m. (TBD)

Friday, October 25

Registration / Check-in / Breakfast Buffet - 8 a.m.-9 a.m. (Hospitality Room)

Opening, Meeting & Committee Reports 9 a.m.-10 a.m. (Hospitality Room)

Speaker (TBD) – 10 a.m.-10:30 a.m. (Hospitality Room)

Break – 10:30 a.m.- 10:45 a.m.

Speaker (TBD) – 10:45 a.m. – 12 p.m. (Hospitality Room)

Lunch - 12p.m.-12:45 p.m.

Awards & Photos – 12:45 p.m.-1:30 p.m. (Hospitality Room)

NCPAC Election Results & Photos 1:30 p.m. – 2 p.m. (Hospitality Room)

Adjourn 2 p.m.

Regards,

James E. Norman, II

NCPAC President 2018-2019

ncpacpresident@gmail.com

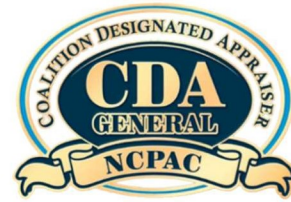
919-887-8778 – NCPAC President's Hotline

As always, we welcome any input you may have.

Please visit us at www.ncpac.us and www.facebook.com/NCPAC.US.



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2. APPRAISER NEWS:

NCPAC is continuing to live stream and record the NCAB meetings for all appraisers who are unable to attend the meetings. You can view the meetings on our NCPAC Facebook page, website and on YouTube. The next North Carolina Appraisal Board (NCAB) meetings will be 19 Nov 2019.

The current appointees to the board are:

Charles L. McGill, Chairman	Raleigh
David E. Reitzel, Vice-Chairman	Conover
Dwight C. Vinson	Franklin
Sarah J. Burnham	Hickory
Samuel Cory Gore	Wilmington
Timothy N. Tallent	Concord
Viviree Scotton	Chapel Hill
H. Clay Taylor, III	Raleigh
Mike Warren	Atlantic Beach

NCAB OPEN FORUM POLICY

The Appraisal Board will have an Open Forum scheduled for each Board meeting. To appear at the meeting, a speaker must:

1. Name the speaker;
2. Identify if the speaker is appearing on behalf of a group or entity;
3. Identify the topic of the speaker's comments;
4. Limit the comments to five minutes; and
5. Make the request to speak by 9:30 am on the day before the Board meeting.

The speaker may not address any pending disciplinary matter or application.

It would be helpful to provide a summary of the requested action in writing when requesting to speak or at the time of the presentation.

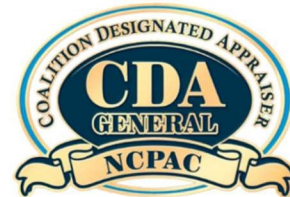
Board and staff members will not respond to the speaker during the comments but may ask for clarification.

The Open Forum will be scheduled at the beginning of the meeting but may be moved to another time upon request of the speaker or at the direction of the Chairman.

Speakers must maintain a professional demeanor and proper decorum during their comments. Failure to do so may result in the Chairman terminating the speaker's time for comment.



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AARO

The next Association of Appraiser Regulatory Officials (AARO) conference will be 18-21 Oct 2019 in Washington DC. We hope to have members of NCPAC present at these. Why is it important to try to attend? Note who the attendees have been at the previous conferences (AMC's outnumbered even the regulators themselves)- but we have been making inroads as Independent Appraisers from around the country have begun to attend to ensure that our voices are heard.

2020 NCPAC CONFERENCE:

The 2020 NCPAC Conference will be held in Southern Pines NC. Stand by for details in future issues as we continue planning for the events.

3. TIPS AND TRICKS: Backing Up your Data!

A friend recently called after finding out that their database had become corrupted. Luckily they were able to get their software company to help them recover it but it got us thinking about what we do to backup our data/files.

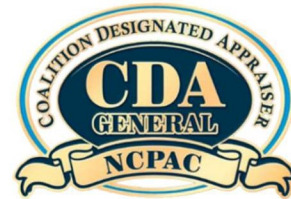
1. Software provider backup – Many of our appraisal software providers offer some type of backup within their program or have an option for it (I use AlaMode which has Titan Drive and backups up all my files daily).
2. Hard Drive backup – Many appraisers backup their files to a separate hard drive (an SSD, Flash Drive or similar type drive) and back up manually or let software do it automatically for you (Acronis True Image, IDrive, Carbonite, etc..). I have a thumb drive (Flash Drive) and a separate Solid State Drive (SSD) which I manually back up to weekly.
3. Online/Cloud Backup – Numerous people I speak to have some type of Cloud backup such as DropBox, Carbonite, IDrive, iCloud, etc..
4. Data Recovery Service – These can be rather expensive especially when you need it back ASAP (think the cost of a good new complete computer system). Companies such as Secure Data Recovery, DriveSavers, SalvageData, etc.. provide these type of services.

No Matter what option you choose to use you need to have a backup and recovery plan in place!

IF YOU HAVE ANY TIPS OR TRICKS YOU WANT TO SHARE PLEASE EMAIL THE PUBLIC RELATIONS CHAIRMAN (Dana Murray – anchor.appraisals@morrisbb.net).



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4. APPS AND TOOLS: Mobile Apps for managing receipts/expenses!

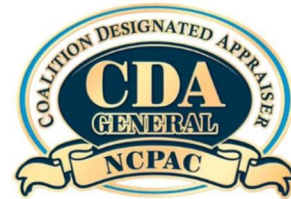
Are you looking for a fast way to organize receipts and complete expense reports? Here are some great options for both Android & iPhone devices.

1. **Expensify** - The Expensify online expense report software service and mobile app provide fully automated processing by importing expenses and receipts directly from credit cards or mobile phone scan, submitting expense reports via email, and reimbursing online with QuickBooks and direct deposit. Expensify also works with just about any other accounting software and makes it possible to create and submit an expense report without lifting a finger. Expensify is free to individuals, or \$5 per month per employee (no charge for months when no expense report is processed). The mobile app works with iPhone and Android.
2. **Abukai Expenses** - ABUKAI Expenses creates expense reports formatted for Excel (other formats available for corporate customers) which are generated simply by taking a snapshot of receipts on an iPhone, Android or a Blackberry mobile device. Expense reports include cost categorization, date, vendor other relevant information, all filled in for you. The ABUKAI Expenses app is a free download, which includes three free expense report submissions with up to 10 receipts per report. If you decide to use ABUKAI as your expense reporting app, an individual plan will run you \$120 per year.
3. **Shoboxed** - Scan your receipts and send them electronically to Shoboxed to organize and store them online. You can also email receipts to a Shoboxed account, or if you have a boatload of receipts, just mail them in and Shoboxed does the scanning and data entry for you. Shoboxed even has an iPhone app and accepts images from digital cameras. Shoboxed data exports to Quicken, Excel, CSV or PDF, and comes with its own online software to analyze spending with charts and graphs. There are three different Shoboxed scanning plans, in addition to the free trial, starting at \$10 per month.
4. **Receipts by Wave** - Receipts by Wave is a free receipt management app that allows you to take pictures of your receipts and save the receipt information—and the app will prompt you to confirm the information to ensure that it is correct. What is a little different about Wave is that it saves your receipt information in the cloud instead of your device, saving you some storage space on your phone or tablet. Of course, the downside to this feature is that you need to be connected to the internet to use the app (though on a smartphone that is probably less of an issue). Receipts by Wave helps you track and organize your receipts by categorizing them, allowing you to separate business expenses in the way that works best for you. The app is quite simple, even basic, without a lot of extra bells and whistles. The interface is straightforward, perhaps even slightly dated in appearance, but for those looking for a tool that does what it's designed to without a lot of extra bulk, this one might be the one for you. Receipts by Wave is free and available for iOS and Android devices.

ARE YOU USING AN APP OR TOOL THAT YOU THINK WILL HELP OUT THE REST OF US, PLEASE EMAIL THE PUBLIC RELATIONS CHAIRMAN (Dana Murray – anchor.appraisals@morrisbb.net).



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5. MOBILE APPRAISING:

23 Oct 2019 – Mobile Appraiser Workflow by AlaMode for 7 hours of CE is being taught by Joel Baker in Raleigh. Sign up and make sure to enter your code for a discounted fee for NCPAC members!

IF YOU ARE A MOBILE APPRAISER AND WOULD LIKE TO SHARE SOME HELPFUL INFORMATION THAT YOU THINK WILL HELP OUT THE REST OF US, PLEASE EMAIL THE PUBLIC RELATIONS CHAIRMAN (Dana Murray – anchor.appraisals@morrisbb.net).

6. Why "Bifurcated" Won't Work

by Rischard Hagar SRA

Bifurcated – divided into two branches or forks.

Bifurcated appraisal – appraisal process divided into two parts.

In other words, the appraiser sits in the office never viewing the subject or comparables; another person, usually a third-party that the signing appraiser has never met, visits the subject and comparables and "informs" the appraiser in the office about the quality, condition, view, and other value-influencing components of the subject and comparables.

Companies are selling the new Fannie Mae-directed process as a way to "help" appraisers; a way to "free-up the appraiser so they can do more appraisals in a day by avoiding the time wasted driving to and from the subject." They continue: "Appraisers should spend their time 'appraising' while someone else is trusted to inspect the subject." Wow, it sounds like they are doing this for "our benefit"...with no expectation of any return for them.

We are hearing about the latest trend called *bifurcated appraisals*. Within the past year I've seen this term used more often in more diverse places than in the prior 20 years combined; it's almost like some media company has decided that "bifurcated" is the "it" term for 2019. All sorts of people, AMCs, lenders, technology companies, and Fannie Mae are promoting this "spiffy" new process. They are hoping that the rest of us will "get on board" with their new "better" process.

I do not want to "get on board" because it's headed for a train wreck.

Experiment

We have run two different experiments in our office: one where we have a trainee appraiser go out and inspect the subject property, and another where the lender hired a real estate agent and sent us the inspection report of a subject property (as a test, of course). The primary appraiser stays in the office while this other "person" inspects the neighborhood and the subject and reports back.

As an added measure, we even had the "inspector" drive by comparables that we pre-selected in advance. This is a step further than what Fannie Mae is currently proposing publicly. We've heard that Fannie Mae has been *testing* having inspectors drive-by comparables, and given Fannie's vast database of photographs and property data, it is conceivable that Fannie could, in fact, share property photos of recently sold homes with appraisers who are attempting to select comparables without actually *seeing* them.



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Be that as it may, what Fannie has been *saying publicly* about their proposed 1004P, is that the inspector will not drive by any comparables and the appraiser will have to go strictly off of what is on the MLS when selecting comparables to put into a report.

In our experiment, we had the appraiser pre-select what properties might be comparable and we sent the inspector out to inspect the exterior and interior of the subject, as well as drive-by the comparables.

Results

This process doesn't lead to better or faster appraisals or to a more accurate value conclusion, just the opposite. The latest property we tested this process with is a 1,600 sq. ft. rambler built in 1965 on a 10,000 sq. ft. site.

The "inspector" inspected the subject and also drove by ten properties I pre-selected which I thought might be good for comparison against the subject. The inspector supplied a sketch, photographs, and a description of the subject, as well as a description, and street side photographs of the comparables. This is when the process started to fall off the tracks.

Properties that, according to the photographs and inspection report, are *inferior* to the subject adjusted to an even lower value. This didn't make sense! They should have adjusted upward.

"Comparables" that appeared equal or slightly superior in quality and condition had their adjusted prices much higher than their recorded sales price. Higher? If they are "superior" their value should adjust down, not up. I used matched-pairs and/or regression analyses in determining adjustments for site size, quality, condition, and the house's square footage, but only a few of the adjustments helped narrow the value range. The adjusted value range was getting wider for some comparables and narrower for others—it didn't make sense.

Finally, after spending all day reworking the adjustments, cussing, pulling my hair out, and trying to make sense of this, I jumped in the car and drove by the subject and all of the comparables – I did the job that a competent appraiser normally does. (What a concept!)

What I Discovered

Comparable #1: Located only a few blocks from my subject, is the same floor plan built by the same builder as mine (*Yea baby! Sometimes we get lucky*). While it had one additional covered parking space and looked to be in equal or maybe slightly superior condition, as compared against the subject that I hadn't seen, it was adjusting even higher. Why? Once I drove by, things became clear. This house was surrounded on three sides and across the street from newer, larger ultra-upscale homes owned by the super-rich. I didn't know that by looking at the MLS photographs and inspection report. While I was giving this "comparable" massive weight in my appraisal, I shouldn't have. This house *wasn't* being purchased as a place for a family to live in. Its primary value was the land, i.e. a lot suitable for construction of a new home for a newly-minted Amazon millionaire. Even though it looked very, very similar to my subject, the house had no value, zip, nada, nothing. Well no wonder the adjustments for the extra garage space and condition didn't make sense, they were irrelevant! And even though the site was only a few blocks away, it was located in an area far more desirable than my subject which required a location adjustment.



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Comparable #2: The MLS reported a view but included no view photos. To me, that's an indicator that the view is very limited (or only from the bathroom window). There were photographs of the interior and they appeared to indicate that the home was remodeled and superior to the subject. Is this reality? Upon entering the driveway and getting close to the house... well what do you know, this house has a nice view looking out at the lake. In this area, that view contributed hundreds of thousands to the value. I didn't know that from the MLS photographs OR the inspector's photographs and notes. At this point, and I've only viewed comparables 1 and 2, I'm cussing out the inspector who didn't take time to drive all the way up the driveway and "discover" the view. And while the house appeared superior in the photographs, by the time I drove by, the contractors had been there for weeks ripping out the interior.

Oh now I get it! It's a fixer! None of these items were properly reported by the inspector and only upon my more "hands-on" inspection was I able to perform a better comparison. For this one sale, I was missing more than \$400,000 in adjustments!

A third comparable was located up a gravel driveway and behind a home in terrible condition; previously I didn't know that fact. And while driving the neighborhood I discovered two new homes under construction. I took note, researched, and used their recent sales for establishing land value. (Sweeeeet!)

The Subject: it is located in a plat with no restrictions...build whatever you want—big or small, nice or basic. However, less than 200' to the South, the same street crosses into a subdivision with extensive restrictions; it has a requirement for the home to be more than 3,000 sq. ft. and the design must be approved by the architectural control committee. Even though the subject is on the same street as the nice homes, it's located on the "wrong side of the tracks" where values are much less. This is additional valuable information that would have been unknown unless I *personally* visited the neighborhood.

Once I drove by the subject and comparables, I discovered I wasn't adjusting correctly for the components that had major impact on value. The next day, back at the office, I began the whole description and adjustment process all over again and this time things started to come together—the right way.

What I describe above is not isolated; they are examples that I have experienced in most, not all, but most, of the bifurcated appraisals that we have performed in this office over the past few years. While some lender's "spiffy" new system might work in newer subdivisions of Phoenix or San Diego, where you have numerous similar home styles, it does not work in most of America where there are widely varying neighborhoods and houses.

I learned so much more than I got with the MLS or inspector's photographs.

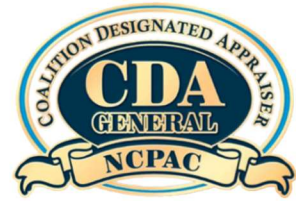
Local Expert

If you haven't visited the neighborhood how do you know what remodeling or new construction is taking place, if any? New construction can be researched and used to establish land value for the subject but you won't spot new construction unless you drive the neighborhood.

- Are neighboring properties being properly maintained or is a loud local motorcycle gang living next door and causing neighbors to flee?



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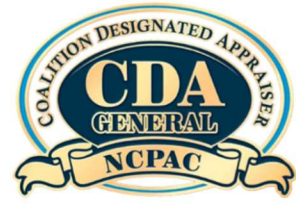
- Is the neighborhood being updated or driven to abandonment? For instance, the city of Baltimore has 17,000 abandoned homes and is planning on tearing down more than 2,000 of these by the summer of 2020. Are some of the abandoned homes next to the subject? How about down the street, or next to the comparables? FHA and VA strongly suggest (if not require) photographs of anything that might impact the value of the subject...like an abandoned factory in a residential neighborhood of Cleveland. Will Fannie Mae's neighborhood report, that's spoon fed to us...or the inspector we are forced to "trust," inform the appraiser of the issue? No!
- Part of the appraisal process is reporting on conditions within the market area and neighborhood. Appraisers won't have an up-to-date-clue unless they inspect the neighborhood.
- How do you value or compare different view amenities –based on what someone else "sees" or "feels" about the subject or comparable's view? How do you verbally, or via a lender's check-list, convey a view amenity? Is there a 180 degree lake view or is it filtered through trees or limited by a roof across the street—for the subject, or the comparables?
- Was the inspector looking north or south when they took a photograph? And don't expect more than "a" photograph from them, it wastes their time. Was the view from the deck, bedroom, living room, or bathroom?
- Is that a high bank bluff waterfront or gentle slope? Don't you dare trust Google Earth 3-D to get it right. How does that compare with the comparables?
- Does the subject's granite countertop smoothly blend the slabs together or are there big ridges showing inferior workmanship?
- Is the sheetrock triple coated smooth Venetian Plaster or are they thick stucco covering the flaws?
- Do you feel a gentle slope to the floors indicating possible foundation problems or maybe a big bump under the carpet suggesting that the seller is hiding something? Does the seller or the agent "let you in on a little secret about.....?" Don't expect the inspector to stand still long enough to listen, they don't care; they are paid \$50 per inspection.
- Are you really going to trust what some fast moving property inspector says about the neighborhood and subject?

Won't Work

This system absolutely will not work for properties with view, acreage, waterfront, outbuildings, unusual style homes, or in neighborhoods where widespread remodeling is taking place. Part of the appraisal process is *comparing* the subject to the potential comparables. How do you properly "compare" when you have no basis, or starting point, for a comparison? Is this one better or is that one inferior? Why, and by how much, and for what reasons, right? Because you have to "prove" your adjustments; you can't pull them out of the air based "on my 30 years in the business" attitude.



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Allow me to be very blunt: anyone who promotes or suggests this is a "better way" to provide *residential* appraisals: A) has never properly appraised a residential property, B) doesn't know what they are talking about and/or, C) has a financial incentive to rip apart the appraisal process.

Does all of this really sound like a valid appraisal process?

The pressure has begun...all they need to do is convince a few over-eager appraisers that this bifurcated system complies with all state laws (it doesn't), all federal laws (it doesn't), and USPAP (maybe). So to convince appraisers to "get on board" they use the bifurcated term often, touting it as the "newest thing" at appraisal trade shows. Remember it is your Certification that's on the line here. Don't trust them to tell you what is legal—they are just telling you their fantasy of how they want it to be.

Fannie Mae, Freddie Mac and others think technology is a solution. If their spiffy computers and algorithms failed to predict the crash of 2008 I bet they won't predict the next one, until a year after it happens. Can you hear that? Do you feel the rumble? It's a train going 80 mph toward a 25 mph curve.

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ARE YOU INTERESTED IN WRITING AN ARTICLE TO BE INCLUDED IN "THE SCOPE" AND SENT OUT TO ALL APPRAISERS IN NORTH CAROLINA? IF SO, PLEASE EMAIL THE PUBLIC RELATIONS CHAIRMAN (Dana Murray – anchor.appraisals@morrisbb.net).

7. APPRAISAL CLASSES:

MCKISSOCK - 800-328-2008 www.mckissock.com

Numerous webinars and online CE are available but no information on Live Classes at present.

TRIANGLE APPRAISAL SCHOOL - 252-291-1200 www.triangleappraisalschool.com

Schedule not Available

BRIGHTPATH - 800-268-6180 www.brightpathedu.com

14 Oct 2019 – Manufactured & Modular: Behind the Scenes – Richfield NC.

22 Oct 2019 – Excel Spreadsheets for Appraisers – Durham.

04 Nov 2019 – Supervisor/Trainee Appraiser Course - Raleigh.

07 Nov 2019 – Valuing the Forest – Statesville.

15 Nov 2019 – 2020-2021 7 Hour USPAP Update – Boone

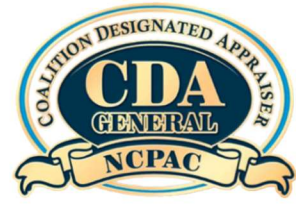
19 Nov 2019 - 2020-2021 7 Hour USPAP Update – Winston-Salem

20 Nov 2019 - 2020-2021 7 Hour USPAP Update – Huntersville.

03 Dec 2019 - 2020-2021 7 Hour USPAP Update – Durham.



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7. APPRAISAL CLASSES: (Continued)

05 Dec 2019 - 2020-2021 7 Hour USPAP Update – Fayetteville.

09 Dec 2019 - 2020-2021 7 Hour USPAP Update – Greensboro.

10 Dec 2019 - 2020-2021 7 Hour USPAP Update – Charlotte.

11 Dec 2019 - 2020-2021 7 Hour USPAP Update – Hickory.

12 Dec 2019 – Manufactured & Modular: Behind the Scenes – Lillington NC.

17 Dec 2019 - 2020-2021 7 Hour USPAP Update – Raleigh.

19 Dec 2019 - 2020-2021 7 Hour USPAP Update – Sylva.

20 Dec 2019 - 2020-2021 7 Hour USPAP Update – Morehead City.

HIGNITE TRAINING SERVICE – 252-764-0107 - www.hignitetrainingservice.com

23 Nov 2019 - 2020-2021 7 Hour USPAP Update – Raleigh.

24 Nov 2019 – 7 Hour ANSI Home Measuring – Raleigh.

30 Nov 2019 - 2020-2021 7 Hour USPAP Update – Jacksonville.

01 Dec 2019 – 7 Hour ANSI Home Measuring – Jacksonville.

08 Dec 2019 – 7 Hour ANSI Home Measuring – Fayetteville.

14 Dec 2019 - 2020-2021 7 Hour USPAP Update – Charlotte.

24 Nov 2019 – 7 Hour ANSI Home Measuring – Charlotte.

APPRAISAL INSTITUTE NORTH CAROLINA CHAPTER - 336-297-9511 - www.ncappraisalinstitute.org

09 Oct 2019 – Business Practices & Ethics – Raleigh.

29 Oct – 01 Nov 2019 – General Appraiser Income Approach/Part 2 – Greensboro.

APPRAISER ELEARNING – 615-965-5705 - www.AppraiserELearning.com

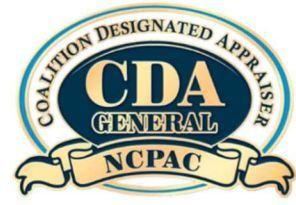
No Live Classes for this quarter – Schedule forthcoming!

8. NCPAC CHAPTER INFORMATION: All NCPAC Chapters are requested to provide any information that is desired to be published in the Newsletter such as Chapter coverage areas, officers, contact information and upcoming meeting schedules to the Public Relations Chairman - (Dana Murray – anchor.appraisals@morrisbb.net).

Southern Appalachian Chapter - Covers Macon, Jackson & Swain Counties in NC. Officers – President - Dana Murray, Vice-President Sandra Gibby, Secretary - Jen Pressley. All appraisers are welcome to our meetings, we try to meet monthly but when the season is busy we meet less frequently.



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9. JOB POSTINGS:

NAME	TYPE	SEEKING A	LOCATION	CONTACT INFO
Alan C. Sullivan	Cert Res	Firm	Beaufort/Raleigh	919-601-0152
Hadding Realty & Appraisal	Firm	Trainee	SE NC/NE SC	Keithhadding@gmail.com
Leonard Taylor Appraisals	Firm	Cert Appraiser	Davie County	336-971-9382
Rakesh Sethi	Trainee	Supervisor/Firm	Triangle/Triad	rakesh.sethi66@gmail.com
Thomas Harris	Firm	Cert Gen Appraiser	Charlotte	admin@tbharrisjr.com
Vanessa Anderson	Trainee	Supervisor/Firm	Raleigh	vanderson4818@gmail.com
Stokes Appraisal Service	Firm	PT/FT Cert Res Appraiser	Wake/Triangle	admin@stokesappraisal.com
Jessica Cataldo	Trainee	Supervisor/Firm	Triangle/Triad	Jessicacataldo317@gmail.com 910-358-1216
Garrick Richardson	Trainee	Supervisor/Firm	Charlotte area	garrick.richardson2017@gmail.com
McNamara & Co	Firm	Cert Appraiser	Wake, Durham, Chatham, Franklin, Granville, Johnston	admin@valueabode.com
Brent Good	Firm	Cert Appraiser	Charlotte & Surrounding Area	brent@piedmont-appraisers.com 803-448-5419, 803-810-2454
Rebecca Lee	Trainee	Supervisor/Firm	Triangle Area	rebeccamastlee@gmail.com 919-524-2374
Jennifer McGraw	Trainee	Supervisor/Firm	Mooresville, Lake Norman, Charlotte	spivey.jenn@gmail.com 704-996-4428
Vanessa Silochan	Trainee	Supervisor/Firm	Southern Wake, Holly Springs, Apex, Cary	silochanv@yahoo.com 919-518-7147
Adonis Blue	Trainee	Supervisor/Firm	RTP/Wake County	nexbluegeneration@gmail.com 252-592-4230
Scott Sullender	Trainee	Supervisor/Firm	Raleigh Area	Sanford7@nc.rr.com 919-614-1988
Sathesh Singaram	Trainee	Supervisor/Firm	Charlotte/Greensboro	writetosathesh@gmail.com 920-944-4819
Jason W. Bowers	Trainee	Supervisor/Firm	Triangle Area	Jason2.bowers45@gmail.com
Jim Clontz	Trainee	Supervisor/Firm	Wake County or surrounding area	jimclontz@yahoo.com 919-414-8023

NCPAC members can now post to the job board on the NCPAC Website if they are a trainee or appraiser looking for a firm to affiliate with or are a firm looking for a new candidate to add to their organization. Do you have a position to fill? Are you looking for a new challenge? Do you want to put your position on the site and have it included in "The Scope"? Go to the NCPAC contact us page - www.ncpac.us/contact-us.html