

### President's Message

By David W. Groth, MAI

Most importantly, Field Notes must sadly acknowledge the passing of Larry Ofner. Larry Ofner was a great guy and a great appraiser. The appraisal profession was very sorry to lose him. I thought he was too nice to die. He is not replaceable. Within a month of his death, he was still volunteering to contribute to the local chapter, and was scheduled to teach classes. The appraisal profession lost a valuable contributor on both a local and national level. He was the Considered Judge; the appraiser that other appraisers turned



**Groth**

to in order to resolve value differences. He had a sense of humor, was knowledgeable, objective, fair, respected, and sensitive to all parties. The Chapter has set aside a \$25,000 fund to endow a scholarship in his name.

The Presidency was an enjoyable experience. The year raced by with some successes and some failures. Our chapter now has approximately 450 members, with 144 MAIs, 102 SRAs, 28 SRPAs, 3 SREAs, 12 RMs, and 284 Associates and Affiliates. The

successes included a strong educational agenda of classes and seminars thanks largely to Kathleen Buno and Matthew Larrabee. In addition to these successes, 2007 will also include an excellent agenda of classes and seminars with credit to Matt, Rosemary Tobiga, and Stephanie Campschror. The educational agenda contributed to the growth of our balance sheet, now in excess of \$135,000. We completed three newsletters, including this one, with the invaluable assistance of Beth Aquilizan, SRA, the Field Notes editor. We completed a new website and recently implemented online registration. We have a strong slate of incoming officers.

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### The Appraisal Foundation Regarding the Passing of Larry Ofner

By David S. Bunton, Appraisal Foundation President

Larry Ofner passed away on Monday after a lengthy battle with cancer. Larry served on the Appraisal Standards Board for six years from 1999-2004 and subsequently served on the Appraiser Qualifications Board in 2005 and 2006. Larry has the distinction of being the only individual to have served on both Boards in the history of The Appraisal Foundation.



**Ofner**

friends with Larry and, for those of you who did not have the pleasure of knowing him; I want to share some observations of a great man. Larry had an amazing passion and love for the work he was involved in at the Foundation, often taking it well beyond normal office hours. In fact, as ASB Member Danny Wiley can attest, as a result of Larry's conduct we had to invoke a "no discussing USPAP on the golf course" rule.

Larry had a great disposition and outlook on life. He enjoyed a good laugh and, in his own self-deprecating manner, had no reservations about laughing at himself.

His enthusiasm while serving on each Board was contagious. When considering whether or not to go

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## Regarding the Passing of Larry Ofner, *Continued from page 1*

forward with a proposal, his attitude was often, "Hey guys (the term "guys" pertained to both genders), let's give it a shot." Living life to the fullest, he believed we would never really know the result unless we were willing to take the risk.

One of Larry's greatest gifts was that of teacher. Whether the student was a twenty-year veteran or a trainee, he consistently received the highest instructor ratings. I have had more than one individual tell me that Larry could give a two hour seminar on how to tie shoelaces and the audience would be enthralled.

Larry the teacher taught us much about how to love, how to laugh and how to live. But in the end his most poignant lesson was what we learned from him about how to die.

Larry's mental, physical and spiritual strength was very evident during his sixteen-month battle with lymphoma. His frequent emails to friends and colleagues outlining the successes and setbacks he was experiencing became a source of strength for people attempting to cope with what he was going through.

Larry's enthusiasm and zest for life will be missed and those who knew him are blessed with many pleasant memories. He has left an indelible mark on the Foundation and the appraisal profession.

## Year-long cancer battle ends for Roberts

Contributed by James L Lee, ODOT

One of our premier fee appraisers, Guy Roberts, MAI has ended a year-long battle with cancer. Roberts was known as "Mr. Integrity" who did a great job and was always a solid contributor. In January 2006, he was diagnosed with cancer and was given about two months. Roberts worked for awhile then closed his business. His attitude was always good throughout this episode. If anyone was ready to go home, he certainly was. Roberts was 53 and will be missed.

## Bert L. Thornton President's Award

Contributed by Appraisal Institute, Chicago

This fall, Brian A. Glanville was recognized by the National Appraisal Institute as the 2006 Bert L. Thornton President's Award recipient. Glanville works for Integra Resources, Portland.

In 2004, this award was renamed to honor Bert L. Thornton. This award is given at the President's discretion to a person who is committed to the organization, engaged in its activities, an effective spokesperson, a representative at all times, in touch with the needs of other members and the changes that the organization helps its members meet.



**Above:** Terry R. Duncan, MAI, SRA, Appraisal Institute 2007 President presents the Bert L. Thornton President's Award to Brian A. Glanville, MAI at the National Meeting in San Francisco.

## Note to SRA designation candidates

By Terry Bernhardt

The Greater Oregon Chapter will sponsor the long-awaited "SRA Demonstration Report Alternative 45-Hour Package" March 28-April 3, 2007 at the Tigard Phoenix Inn. This course will be taught in two modules, Advanced Residential Applications and Case Studies, Part 1 March 28/29; and Part 2 March 31-April 3.

Instructors will be Joe Magdziarz, MAI, of Rockford, IL; and Diane Gilbert, MAI, SRA, of Tampa, FL. This class is limited in size to 35 students, and is one of the earliest classes offered nationally, so early application is advised to reserve a seat.

These courses are designed to incorporate lessons learned in writing a detailed demonstration report in a much more usable format—show an ability to identify complex valuation issues, utilize proper appraisal research and methodology to solve the problems, and write concise and intelligible explanatory addenda to the residential report forms.

Potential students are advised to arrange for an experience review ASAP; those with their other education and experience completed by the class date will have their SRA certificate awarded upon successful completion of the class. The SRA experience review requires a minimum of 3,000 hours of residential experience over a minimum of two years' time. A certified residential or certified general license is also required.

Please contact Vicki Champ, Chapter Executive Officer, at 503-316-1979, for a class reservation. Terry Bernhardt, SRA, Residential Admissions Committee Chair is available to answer questions about the designation process, 503-223-7000, [tbernhardt@valuationtrust.com](mailto:tbernhardt@valuationtrust.com). Jan Young, MAI, SRA, is the contact for experience reviews, 503-439-9954, [jyoung@appraisalinstitute.org](mailto:jyoung@appraisalinstitute.org). The Appraisal Institute Website, [www.appraisalinstitute.org](http://www.appraisalinstitute.org), under the "Associate Members" header, has downloadable experience forms and instructions.

## President's Message, *Continued from page 1*

In 2006, I regret not having a strong social agenda or an aggressive schedule of chapter meetings. Residential offerings and involvement continue to need improvement. It seems hard for the residential appraisers to overcome the distraction of a strong market. I'll use that as an excuse. Jim Brown, our incoming President, promises that in 2007 we will have more regularly scheduled meetings/seminars at the same venue. I am looking forward to this successfully bringing together more members and candidates on both a social and professional level.

On a national basis, there are changes taking place. There is an effort to reverse the trend of decreasing membership through relevant education, increased marketing and better membership support. The Institute has 10 new qualifying education courses available, and 5 additional courses will be completed in 2007. All chapters will have national online registration by the end of this year. The Institute continues to lobby for independence from lending value pressure.

There is an effort to broaden professional opportunities for members, expand member services, enhance member representation in legislative issues, elevate public recognition of the role of appraisers, and expand educational opportunities. The goal is diversification and for The Institute to become a multi-disciplinary value organization.

The Institute's 75<sup>th</sup> Anniversary will be celebrated July 15-22 at Caesar's Palace in Las Vegas, with a strong slate of educational offerings.

## FirstService Announces Acquisition and Further Expands Commercial Real Estate Offerings

TORONTO, Ontario, November 28, 2006 – FirstService Corporation today announced that it has expanded its Commercial Real Estate Services platform by acquiring a majority interest in commercial real estate appraisal and consulting firm, PGP Valuation Inc.. President Ken Harrison, and his senior management team will retain the balance of the equity and will continue as partners in the business going forward.

During the last twelve months, PGP Valuation generated approximately \$20 million in revenues. The terms of the transaction were not disclosed.

PGP will become the exclusive commercial appraisal platform in the United States for Colliers Macaulay Nicolls ("Colliers CMN"), a FirstService company. Colliers CMN U.S. appraisal offices will be re-branded as PGP Valuation Inc. over the coming months.

"The addition of PGP Valuation is another important step in our strategy to provide a full suite of services to our clients in commercial real estate," said Doug Frye, President and CEO of Colliers CMN and Chairman of Colliers International. "PGP's long history and strong reputation combined with its state-of-the-art appraisal technology and extensive comparable data interface will be merged with our existing practice. We are excited about providing this enhanced service through our extensive broker network."

Founded in 1978 as a partnership involving Don Palmer, MAI, Dave Groth, MAI and Dave Pietka, MAI, PGP

Valuation, headquartered in San Diego, California, is one of the largest commercial real estate appraisal and consulting firms in the country. With more than 125 professionals, operating from 8 offices including Seattle, Portland, San Diego, Sacramento, Atlanta, Honolulu, Vancouver (WA) and Las Vegas, PGP provides comprehensive, in-depth valuation and market analysis to investors and owners of commercial real estate throughout the United States.

"FirstService and Colliers CMN are perfect partners for PGP," said Harrison. "They have an enviable track record of success in partnering with companies like ours to take them to the next level of performance. We are confident PGP will accelerate its growth, both internally and through acquisition, while maintaining its distinctive entrepreneurial culture. This partnership is a win-win for everyone involved."

"Today's acquisition represents yet another investment in FirstService's growing commercial real estate services platform as well as an important strategic business initiative," said Jay Hennick, Founder and Chief Executive Officer of FirstService. "Partnering with superb management teams like the one at PGP, in specialty areas creates a unique advantage that allows FirstService to further leverage our business and opportunities. This approach has long been the cornerstone to our success. We intend to continue investing for long-term growth in this strong and growing industry segment."

## Wanted: Staff Appraiser Position

eAppraiseIT, a subsidiary of the First American family of companies (NYSE:FAF), is the leading innovator in collateral valuation solutions, delivers an array of products, processes and programs to the residential real estate industry. By leveraging our wealth of expertise, data resources and technology, accurate and efficient solutions are tailored to meet the unique guidelines of our clients. Please contact our website at: [www.eappraiseit.com](http://www.eappraiseit.com) for information on our company.

Join America's number 1 appraisal company. eAppraiseIT is currently looking to hire staff appraisers in selected markets throughout the US. We currently have needs for appraisers in OR, (Clackamas, Marion, Multnomah and Washington counties) WA (King, Pierce, and Snohomish counties) and in PA. Candidates must have a minimum of 3 years experience in appraising residential 1 to 4 unit properties, be licensed or certified and have a clear understanding of USPAP. Interested candidates can email [StaffAppraiser@eAppraiseIT.com](mailto:StaffAppraiser@eAppraiseIT.com)

First American offers an empowered work environment that encourages creativity, initiative and professional growth.

Our salary and benefits package is competitive including:

- Health, dental and vision care
- 401(k) retirement savings plan including a company match tied to profitability
- Long-term disability insurance
- Short-term disability insurance
- Discount stock purchase program
- Tuition assistance program
- Title and escrow fee reimbursement program
- Company credit union

First American is an Equal Opportunity /Affirmative Action employer committed to diversity in our workforce. We are dedicated to attracting and retaining the best qualified people available, without regard to race, color, religion, national origin, gender, sexual orientation, age, disability or status as a veteran of the Armed Forces.

## Appraisal Institute CEO John Ross joins Zaiio

Chicago, Illinois January 15, 2007-Zaiio Corporation announced today that John W. Ross of Chicago, Illinois is joining its senior management team. Mr. Ross most recently served as CEO of the Appraisal Institute, a position he held for the past nine years.

Founded in 1932, the Appraisal Institute is the largest appraisal organization in the USA, and is known for its MAI and SRA professional appraisal designations. It is the leading appraisal educator, serving more than 30,000 appraisal students each year, and the world's leading publisher of books on real estate appraisal. Mr. Ross served as Executive Vice President of the American Society of Farm Managers and Rural Appraisers, the premiere agricultural and rural property appraisal organization, a position he held for 7 years.

## OFFICE FOR RENT

\$375/Month Southwest Portland  
– Beaverton area Appraiser can share cost of resources (RMLS, MetroScan, CoStar, Marshall & Swift, etc.). For details, call Steve Pio (503/469.8854) or Pete Arvidson (503/469.9200).

## Register Online for Chapter Offerings

Have you checked out the Chapter web site lately? Visit [www.oregonappraisers.org](http://www.oregonappraisers.org). The education schedule for 2007 is posted and we now have the capability to accept on-line registration for classes.

## AI's Vision & Mission Statements



The Appraisal Institute has adopted the following statements:

**Vision Statement:** To be the global authority providing real estate solutions.

**Mission Statement:** As America's largest real estate appraisal organization, the mission of the Appraisal Institute is to support and advance its members as the choice for real estate solutions and maintain professional credentials, standards of professional practice and ethics consistent with the public good.

## GOCAI Pro-Bono Program

Our chapter provided pro-bono services this year to Portland's Habitat for Humanity. There will be opportunities to assist them later in 2007 as well. If you are interested in offering your services please contact Beth Aquilizan, SRA at [bethomson@earthlink.net](mailto:bethomson@earthlink.net).

# Meeting and Class Schedule 2007

## 2007 Greater Oregon Chapter Governance

### PRESIDENT

James D. Brown, MAI

### VICE PRESIDENT

Richard P. Herman, MAI, SRA

### TREASURER

Matthew Larrabee, MAI

### SECRETARY

Roxanne R. Gillespie, MAI

### PAST PRESIDENT

David W. Groth, MAI

### 2006 DIRECTORS,

Ryan Prusse, MAI  
Sam Romanaggi, MAI  
Aaron Brown, MAI

### 2007 COMMITTEE CHAIRS

**GOV. AFFAIRS:** Douglas R. Rives, MAI

**PUBLIC REL.:** Steve Hotaling, MAI

**PROGRAMS:** Scott A. Henningsen, MAI

**ED. COURSES:** Matthew Larrabee/Rosemary Tobiga

### SEMINARS:

**FINANCE:** Matthew Larrabee, MAI

**NEWSLETTER EDITOR:** Beth Aquilizan, SRA

**CHALLENGE EXAMS:** Paul H. Schaffner, MAI

**SCHOLARSHIPS:** Michael Bernatz

**ADMISSIONS, GEN.:** Aaron J. Brown, MAI

**ADMISSIONS, RES.:** Terry O. Bernhardt, SRA

**DEVELOPMENT & RETENTION:** Margot E. Hansen, MAI, Bill M. Jones, MAI

**ASSOC. GUIDANCE, RES.:** Sara A. Fraser, SRA

**AFFILIATES:** Bill Hettick, Affiliate

**EXTERNAL AFFAIRS:** Sara A. Fraser, SRA

**NOMINATIONS:** Dave W. Groth, MAI

**BYLAWS:** Sam Romanaggi, MAI

### EXECUTIVE SECRETARY

VanNatta Public Relations & Association Mgmt.  
G. Harvey Gail, Communications, Finances  
Vicki Champ, Education & Events

### The Greater Oregon Chapter of the Appraisal Institute

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Field Notes articles to the above email address

<b>March 22</b> <b>4:00-6:00 p.m.</b> <i>Dinner to Follow</i>	<b>Chapter Seminar (2 hours of CE)</b> Dinner to follow with speaker "Current Issues in Commercial Appraisals for Lenders and Looming revisions in FIRREA" *Watch for flyer. Benson Hotel, Portland, OR
<b>March 28-29</b>	<b>Advanced Residential Applications &amp; Case Studies, Part 1</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>March 30-31 and April 2-3</b>	<b>Advanced Residential Report Writing, Part 2</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>April 27</b>	<b>How to Become an Appraiser</b> "Annual Membership Appreciation," 4 hrs CE workshop (social to follow) Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>May 10-11</b> (Yellow Book)	<b>Uniform Appraisal Standards for Federal Land Acquisitions</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>May 14-19</b>	<b>Advanced Applications</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>June 5-8</b>	<b>Basic Appraisal Principles</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>June 11-12</b>	<b>15 Hour USPAP</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>June 13-16</b>	<b>Basic Appraisal Procedures</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>September 21</b>	<b>7 Hour USPAP Update</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>September 25-28</b>	<b>Basic Appraisal Principles</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>Sept./Oct. TBA</b>	<b>General Demonstration Appraisal Report Writing</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>October 1-2</b>	<b>15 Hour USPAP</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>October 3-6</b>	<b>Basic Appraisal Procedures</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>October 26</b>	<b>Real Estate Finance, Value and Investment Performance</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>October 30- November 2</b>	<b>Basic Income Capitalization Part A - New 4 day format</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>November 5-8</b>	<b>Basic Income Capitalization Part B - New 4 day format</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>November 30- December 1</b>	<b>Residential Site Valuation and Cost Approach</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.
<b>December 3-6</b>	<b>Residential Sales Comparison and Income Approach</b> Phoenix Inn & Suites 9575 SW Locust Street, Tigard, OR.



## Field Notes

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