

## In This Issue

[Elmer F. Kolberg, MAI](#)

[Featured Article](#)

[Newly Designated](#)

[Upcoming Events](#)

## Quick Links

[Website](#)

[Education / Events](#)

[Newsletter Editor](#)

[Appraisal Institute](#)

[Oregon ACLB](#)

## Free Money

(or in other words: the chapter has scholarship money available; apply now!)

Twice each year, the Greater Oregon Chapter awards education scholarship money to chapter members. The scholarships consist of up to \$750 toward tuition for courses presented by GOCAI that meet designation requirements. Preference in awarding scholarships is given to members who have demonstrated progress toward meeting designation requirements and who have supported our chapter, but all chapter members are eligible to apply. The award money must be used within one year of award receipt.

The deadlines for application are June 30 and December 1 of each year. To access the application, please visit the GOCAI website

[www.oregonappraisers.org](http://www.oregonappraisers.org) and click on the "Education Scholarships" link on the left side of the page.

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# January 2016 Field Notes

## Message from the President:

**Brian H. Brooks, SRA**

[brian.h.brooks@gmail.com](mailto:brian.h.brooks@gmail.com)



*"Gratitude can transform common days into thanksgivings, turn routine jobs into joy, and change ordinary opportunities into blessings."* William Arthur Ward

I never would have thought by saying yes to attending LDAC 6 years ago would lead to an experience where I would make new friends, travel all over the country, get new business opportunities and get referrals from folks as far away as the Bay Area and Seattle.

I am a "one-man shop" so the opportunities to meet other appraisers via the GOCAI board meetings and events, Region 1 meetings, and leadership conferences, left me energized, informed and inspired. The message is clear: good things happen when you say yes. When I have the chance to meet with other appraisers, it is something I look forward to.

There is a debate whether the SRA holds much market value in general and as compared to the MAI. It has opened a couple doors but being involved in leadership has opened more. When I am involved with bright, skilled and experienced appraisers that care about the profession in terms of education, standards, and legislatively, and I emulate this, I believe this benefits my career. Being involved with leadership is good for business.

The board has been terrific. I have been appreciative of Beth's circle of friends, Dean being on the ACLB board, John organizing seminars, Owen's work legislatively, Katie helping create the directory, Hillary's work on the golf outing, Kurt's willingness to get involved as a young blood, Zoe with the newsletter, Terry & Lenka on the education committee and of course everything Vicki has done. Each and every one has had good ideas throughout the year.

In 2015, the Chapter had 13 new MAIs, 3 new SRAs, 2 new AI-GRS and 1 AI-RRS. This is indicative of the Candidate for Designation program being a success.

In conclusion, being involved with leadership is rewarding and it has exceeded my expectations. If you feel inclined, please get involved. Everyone has different gifts to offer. As the year closes, I have an attitude of gratitude and am thankful for everyone who is involved and who contributed to what has been another successful year for GOCAI.

**Brian H. Brooks, SRA**  
**GOCAI 2015 President**

## Former Chapter President inducted in the Oregon Sports Hall of Fame and Museum November 19, 2015



Elmer F. Kolberg, MAI  
January 21, 1916-  
September 30, 1994

Quote from Brian A. Glanville, MAI *"When I decided to become an appraiser, everyone told me to go and see Elmer. He was the leader of the profession in Oregon in the 1970's and was President of the chapter in 1962. He mentored many of us and set the bar high for appraisers in Oregon. My favorite story is when being cross examined on the stand, the opposing attorney hinted that his actions were unethical. Elmer chewed on his unlit pipe and finally answered, "No sir, unlike trial attorneys, appraisers are held to a high level of ethical conduct." He was quite a guy!*

Quote from Jerry L. Curtis, MAI *"Elmer was a wonderful man, mentor, great appraiser and friend. When I got my MAI in 1974, there were twelve in the state. I was the first to get one in 5 years. Very little support system for up and comers, but Elmer was always around to be helpful."*

In 1934 Elmer Kolberg graduated from Lincoln High School in Portland, Oregon after playing both football and basketball for the Cardinals. Basketball coaches Wade Williams and Dave Wright shaped a lanky, determined athlete into a stand-out guard who helped lead Lincoln to the Interscholastic League Championship in 1933. Elmer earned recognition as a three team 1st Team All-PIL selection for both basketball and football. He was inducted into the PIL Hall of Fame in 2009. [Please click here to view the entire article.](#)

### Featured Article

#### Diary of an Appraiser

*Northwest Edition*



Entering into a new year, often times we find ourselves reflecting on past experiences and making resolutions for the upcoming year. Looking back on some experiences, one may be asking themselves, "why did this happen to me?" or weighing their experiences against those in the same position, hoping to determine the level of normalcy in their day to day involvements. As a tribute to the past, the following diary entries are a culmination of the average northwest appraiser's experiences, a collective consciousness of sorts. If nothing else, as you look back at your year, you can determine just how weird your creepy

property inspection was, or potentially, take these entries as cautionary tales. Names have been changed to protect the innocent.

*Dear Diary:* Today it was a beautiful sunny day when I went out to inspect a 100-acre vacant parcel. Somewhere between the street and the middle of nowhere it started to storm uncontrollably. I got turned around and couldn't find my way back. Just as I was pulling up my nifty compass app on my phone, it died. I ran around this forested jungle for nearly 2 hours before finding a trail that lead to a house. The man inside let me use his phone and I was rescued. Cut to 6 months later, turns out this guy ends up being a murderer. I got lost in the woods and was rescued by a murderer in a thunderstorm. If that's not the beginning of a Law and Order episode I don't know what is.  
#NoCompass

*Dear Diary:* Alone on my inspection today, I asked the owner to open a small restroom at the mini-mart for a photo. He says to me "I'll hold the door open for you." Always appreciating a helping hand, I said "Great, thanks, I'll just take a quick photo." As I head in to snap the photo he whispered to me "I'm going to lock you in and turn off the light. Then you can't see." I quickly snapped the photo and finished the rest of my inspection as quickly as possible. I couldn't get out of there fast enough.  
#Creepy

*Dear Diary:* Today Jim and I were inspecting a property where the transportation agency was removing a tree in front of a church on a busy street. When we arrived the owners had the

*Kindergarten class outside dressed in their Sunday best trying to hit a piñata hung from the tree, hoping to prove the value of the old tree. Imagine 20 blindfolded kids walking 5 feet from a highway trying to hit a piñata.....needless to say the sentiment didn't save the tree. #TreesOverKids*

*Dear Diary: I'm relatively new to appraising and working for my dad. He sends me over to inspect a house by myself that he is already fairly familiar with. After taking my measurements, I walk towards the garage and see a water moccasin. I started to leave, but thought about the owner coming home to the snake and remembered I had my hunting rifle in my car. I fired a few shots at the snake, then packed up and went on my way. When I walked through the door my dad was staring at me with ghost-white skin, and asked "where have you been?" I said I was inspecting the house he sent me to and he asked, "did you SHOOT A GUN while you were there!?" He said that the owner and the Sheriff had called him after reports of someone shooting around the house. I tried to explain my heroic snake killing, but he was not amused. I doubt he will let me go on another inspection alone without a thorough vehicle search and a pat down....#SnakeShootOut*

*Dear Diary: A property manager told me today that I could swing by a property any time because there was a lock box, but told me to be sure to bring a flashlight because the utilities were shut off months ago. She also mentioned that I may want to bring a weapon, as transients broke in a while back and while they cleaned it up, "you never know." Once again, my job description has expanded beyond my original scope of work. #WeaponsRequired*

*Dear Diary: Today while inspecting a residence, the family informed me of a particular number they needed to exceed, as the refinance would provide cash-out for Christmas for their kids. I made note of the home size, interior finishes, and suspiciously empty Christmas tree. In my years appraising I've encountered owners with various methods of trying to influence my value, but the potential of being the Grinch who stole Christmas was definitely new territory. #GrinchProblems*

## Newly Designated Members

### Charles "Greg" Lamunyan, SRA



**Where did you grow up? go to school? How did you end up where you are located?** I was born in Utah and moved to Portland in elementary school. After my first year at Portland State University I dropped out and joined the United States Marine Corps. After completing a combat tour and four years of service, I separated from the military and moved back to Portland in order to complete my Bachelor's degree. I have been in Portland ever since.

**What kinds of non-appraisal things do you like to do? (hobbies, travels, etc.)** When not appraising I enjoy live music, traveling, backcountry skiing, cycling and anything that gets me in the mountains and wilderness.

### Matt P. Vondrachek, MAI

**What would be your first choice for a second career?**

If I was not an appraiser I would most likely have become a geomorphologist.

**Where did you grow up? go to school? How did you end up where you are located?** I have lived in Sherwood almost my entire life. I enjoyed growing up in Sherwood so much I decided I wanted to give my kids the same experience.



**What is your "appraiser story?" (How did you end up becoming an appraiser?) and what do you enjoy most about your job?** I started out with a real estate license in 2004 and somehow transitioned into appraising a year later. Like everyone else, I started out as a trainee and worked hard to establish myself.

**What kinds of non-appraisal things do you like to do? (hobbies, travels, etc.)**

I spend a majority of my time with my twin daughters. I enjoy the outdoors, walking my dog, and jogging.



**Favorite things list:**

Favorite food: Anything but fish/seafood

Favorite kind of music: I like most kinds of music

Favorite sports team: I love all of my local teams; beavers, ducks, blazers, etc.

Favorite place to visit: I prefer being at home, however if I had to choose, I enjoy tropical locations, such as the Caribbean.

Favorite movie or book: Too many to list

**What advice would you give to someone who is currently working toward designation?**

Stick it out and have confidence in your abilities. You're on this path for a reason.

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**Gary F. Kristensen, SRA**

**Where did you grow up? go to school? How did you end up where you are located?** I am a native Oregonian that grew up in Oregon City.

**What is your "appraiser story?" (How did you end up becoming an appraiser?) and what do you enjoy most about your job?** Shortly after graduating from college with a business degree, I went to work for a cousin who does both residential and commercial appraisal. After spending time as an assistant working in both commercial and residential, I decided that I like residential appraisal the best because I like to move onto the next job quickly. In 2010, I started my company A Quality Appraisal, LLC and we have

four appraisers and an office person with our focus on greater Portland and Vancouver. My favorite part of my job is blogging about appraisal, helping my employees and peers, and my flexible hours (although I work too many, I like knowing that I don't have to).

**What kinds of non-appraisal things do you like to do? (hobbies, travels, etc.)** When I'm not appraising I like to spend time with my wife and kids. One day each week is dedicated to competitive slalom waterskiing, something that I have done avidly for 20 years and I'm still getting better. When working from home, I take small breaks and tend to my garden where I grow competition giant pumpkins. My largest pumpkin was this year at 1,234.5 lbs.

**What would be your first choice for a second career?** My first choice for a second career is fighter pilot.

**What advice would you give to someone who is currently working toward designation?**

My advice for anyone working toward designation is to make it an appointment that cannot be broken, just like when you take an appraisal assignment. Put it on your calendar. That's what finally worked for me.

**Ernest M. Tischhauser, MAI**

**Where did you grow up? go to school? How did you end up where you are located?** Grew up in the San Gabriel Valley of Southern California. Moved up to Portland in 97 (just missed the big flood)

**What is your "appraiser story?" (How did you end up becoming an appraiser?) and what do you enjoy most about your job?** Searched for an appraisal trainee position for two years before agreeing to move down to San Francisco and initially work with a residential appraiser. Shortly before moving I accepted a position with Rick Herman at RP Herman & Associates in Portland. Most enjoyable aspect of the job was being trained by a true professional and getting to see many different communities and landscapes.

**What kinds of non-appraisal things do you like to do? (hobbies, travels, etc.)** Hobbies include spending time with my kids, traveling, running and racquetball.

**Favorite things list:**

Favorite Food: Anything from a food cart

Favorite Music: Pop, so I can sing with my kids

Favorite Sports Team: Go Ducks!, Go Seahawks!, Go Timbers!

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**Two Hour Seminar & Installation of Officers Banquet/Awards Program  
Thursday, January 14, 2016**

***Oregon Economic and Regulatory Update Seminar***

Seminar featuring *James A. Baumberger*, Chair of Oregon's Appraiser Certification and Licensure Board (ACLB) and *Jerry Johnson*, a real estate market and regional economic development consultant.

***Two Hour Program (3-5pm)  
\$50 Members \$60 Non-Members  
\$45 Dinner***

***Save \$15 if you register for the seminar and banquet!***

Two hours of continuing education has been approved in the State of Oregon and the Appraisal Institute, Washington approval is still pending. Any questions please [email](#) or call Vicki Champ, 503.316.1979.

The social starts at 5pm following the seminar

**Register now**

**Dinner and program at 5:45pm**

**Location:**

**Hotel Monaco**

**506 SW Washington Street**

**Portland, OR.**

**503.222.0001**

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**Upcoming Events 2016**

<u>DATE</u>	<u>DESCRIPTION</u>	<u>LOCATION</u>
January 14	Oregon Economic and Regulatory Update/Installation of Officers and Awards Banquet	Hotel Monaco, Portland, OR.
February 22-26	Review Theory-General	Doubletree by Hilton Tigard, OR.
March 2	7-Hour National USPAP Course	Doubletree by Hilton Tigard, OR.

March 31	Supervisory appraiser/Assistant Appraiser Course	Doubletree by Hilton Tigard, OR.
April 19-22	General Appr. Market Analysis and Highest & Best Use	Doubletree by Hilton Tigard, OR.
April 29	Business Practices and Ethics	Doubletree by Hilton Tigard, OR.
May 23-26	Basic Appraisal Procedures	Hillsboro, OR.
October 17-21	Advanced Income Capitalization	Doubletree by Hilton Tigard, OR.
October 21	Contract or Effective Rent: Find the Real Rent	Doubletree by Hilton Tigard, OR.

For a complete list of upcoming classes and events, and to register for any of these classes, please visit the GOCAI website [www.oregonappraisers.org/event.html](http://www.oregonappraisers.org/event.html)

Sincerely,



Zoe R. York, MAI  
 Newsletter Editor, Greater Oregon Chapter of the Appraisal Institute



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