



Field Notes

The Greater Oregon Chapter of the Appraisal Institute Official Newsletter

New Year, New Challenges

2009 Chapter President, Matthew Larrabee, MAI

As your chapter president for 2009, I want to thank you for offering me this opportunity to serve you, the members, during the coming twelve months. These are challenging times! With the recent lull in lending activity (followed by a flood of residential refinancing



Matthew Larrabee, MAI

during January), the expanded use of AMC's (Appraisal Management Companies) and implementation of the HVCC (Home Valuation Code of Conduct), residential appraising is going through some serious changes. Clients of commercial appraisers seem to want ever-faster delivery times and slimmer fees.

If we want to thrive and not just survive, then we need to seek out and act on opportunities to improve our position. For example, when our chapter officers became

aware of a legislative agenda in Salem that is aimed at the elimination of some of the semi-independent boards, no fewer than five of our members, including officers, attended a public hearing in the Capitol to stress how well the semi-independent board model (i.e. the ACLB – Appraiser Certification & Licensing Board) works.

We were joined by our counterparts from the American Society of Farm Managers and Rural Appraisers and the National Association of Independent Fee Appraisers. In 2001 our chapter worked with these groups to reform what was then a dysfunctional state-run agency. The semi-independent ACLB that was established through those efforts has proven to be a model of a well-managed regulatory board that protects the public interest efficiently and effectively.

We do not want to return to the days of ill-informed bureaucrats whose lack of

understanding of the profession led to a backlog of over 200 unresolved disciplinary cases and other problems. It made me proud to witness colleagues who volunteered to drive to Salem on short notice and spend an afternoon of what should have been billable time to speak on our behalf. Our input seems to have made some difference, and we are continuing to monitor upcoming legislation.

We encourage all of our members to patronize our local chapter's classroom offerings for their qualifying and continuing education. These events bring together members to network, make new friends, renew old friendships, and to remind us that we are not just competitors but also colleagues. It is our hope that chapter education will help sharpen our skills and hone our business models. The world is changing and if we can not change with it we will not survive, let alone thrive. The challenges in this market provide us with opportunities to redefine our services, identify new clients, and end up with a better and more sustainable business model. May all of our chapter members have a prosperous and worry-free 2009!

2009 Chapter Meetings

By Jacquelin M. Krueger

In 2009 the GOCAI will be offering several exciting seminars that will qualify for two hours of continuing education (pending approval). The GOCAI has tapped some of the northwest's most talented and experienced real estate professionals to lead the seminars, each of which will be hosted at the Multnomah Athletic Club (MAC) in Portland from 3-5pm and will be followed by a social hour and chapter dinner.

On April 9th New Home Trends President, Todd Britsch, will give a seminar about the state of the northwest housing market, focusing on the Portland Metropolitan Area. The team at New Home Trends has earned the reputation of being "the people who know what's going on in the industry." They gather statistical data for housing sales and compile them into market reports;

tracking everything from lot sizes, amenities, floor plans and sales to buyers' preferences and construction start dates. Come hear Todd Britsch speak on today's market trends and ask questions during a half-hour question and answer period.

Join us on June 4th to hear Don Ossey and Scott Madsen, both principals at Capacity Commercial, give an Industrial/Office Market Overview Seminar. Don Ossey is an industrial broker and one of the founders of Capacity Commercial. He is the 2009 President of the Commercial Association of Realtors (CAR) and an active member of the Society of Industrial and Office Realtors (SIOR). Scott Madsen is a top office broker in Portland, is a past president of CAR and is also active in SIOR. These speakers will discuss the state of the com-

mercial market and make forecasts.

On the 8th of October Mark D. Barry, MAI of Mark D. Barry & Associates and Jeremy Snow, MAI of PGP Valuation, Inc., will be presenting a seminar on the state of the multi-family market and forecasting market trends. Mark Barry and Jeremy Snow are both Members of the Appraisal Institute and specialize in apartment appraisal work in the Portland-Vancouver metropolitan area. Each will deliver a one-hour presentation on the current state of the multifamily market and will make projections for the upcoming year.

Past President's Message: February 2009

Richard P. Herman, MAI, SRA – 2008 Chapter President

Over the past year the Chapter management team has addressed a broad range of challenges and opportunities. In many respects it is a small business which must continually look for ways to stabilize or increase revenue while carefully managing expenses. It is influenced by a changing economic environment much like your business. Consequently, there is relentless pressure to prioritize chapter activities which offer the greatest return to membership relative to expenditures. Of primary concern to the Chapter officers was the financial health and sustainability of the chapter. When the economy is strong and we are all busy, there is relative stability as to the number of chapter members as well as course and seminar attendance. Consequently, it is easier to maintain cash flow and chapter reserves. During 2008 we all came to realize that there were significant economic challenges before us and that the principle of change was once again going to have a profound influence upon our lives, both personally and professionally. The chapter management team recognized this circumstance early on and adopted a policy of fiscal conservatism while concurrently being very aggressive toward revenue enhancement. The results have truly been extraordinary given the changing economy.

As the chapter president, I was very impressed with the level of commitment that the management team demonstrated. Recognizing that the team is comprised of volunteers makes it all the more impressive. It has been a privilege to work with a dedicated group of professionals who have consistently and selflessly placed the welfare of the chapter above that of themselves. Our joint efforts made the chapter stronger financially while allowing the development and implementation of policies that will help mitigate the consequences of what may be a severe economic downturn. Please take a moment to look at the chapter leadership flow chart in your directory. Those are the people who make this all happen. Management of the chapter can only be as effective as the management team.



Richard P. Herman, MAI, SRA

I appreciate their efforts as well as many others who regularly contribute to chapter operations as volunteers or as past officers and committee chairs that make themselves available as resources to current officers. I sincerely want to thank all of you for your sacrifices and professional commitment to the chapter.

As the famous advertisement asked "where is the beef"? The chapter management team delivered a "whopper". The following are the more significant of many accomplishments during 2008:

The chapter reserve fund grew by approximately 20% while concurrently funding The Larry Ofner Memorial educational trust fund as well as budgeting for up to six chapter-sponsored scholarships. There was attendant adoption of necessary chapter by-law modifications so as to facilitate the award process. Economic events compelled placement of chapter funds in insured accounts or other investment vehicles that were substantially without risk of loss.

The chapter chose to not renew its support agreement with the VanNatta Public Relations firm and entered into a new agreement with Vicki Champ who has been our chapter contact at VPR since 1997. This allowed the chapter to continue to benefit from Vicki's extraordinary commitment to our membership and her institutional knowledge of chapter operations while concurrently reducing our fixed costs. Thank you Vicki!

Chapter educational offerings have been nothing short of outstanding. While many other chapters reduced course offerings, GOCAI gained significant market share by making the commitment to offer both core and advanced course curriculum on a predictable basis. Taking that risk has paid off with course attendance growing notwithstanding shrinking national demand. Your 2009 chapter president, Matt Larrabee, made an exceptional effort to bring quality, cutting edge seminars to the chapter while orchestrating the course offerings.

The cumulative result of revenue enhancement from course offerings, mem-

bership stability and cost of operation reductions created an opportunity to offer a unique and tangible benefit to our members. During 2009, all chapter members who are current with dues will be allowed to take a one day course or seminar offered by the Greater Oregon Chapter, without charge which will obviously reduce your cost of membership. Take a look at what your effective cost of chapter membership is when this benefit is coupled with the RMLS subsidy provided by the chapter.

As a non-profit organization and a chapter of the Appraisal Institute, there are a number of compliance matters which must be addressed throughout the year. A budget for the next calendar year must also be developed and adopted by the board and nominations made to various chapter positions. Again referring to the chapter management flow chart, the challenge of staffing a volunteer organization of this size is significant. It has been particularly gratifying to see the number and level of commitment exhibited by new officers, directors and committee members, as well as the volunteers. The chapter is in full compliance with National and has an adopted budget which, barring unforeseen circumstances, demonstrates the continued benefits of policies and strategies adopted by the management team as to chapter financial strength and sustainability.

Communication within the chapter is very important. Perhaps the most effective form of chapter communication is our newsletter. Katie Banz generously offered to accept the position as editor. This is a very challenging and time consuming commitment and has consequently been very hard to fill. Katie has since been providing the chapter with an excellent newsletter in a timely manner. I would also like to offer a sincere thanks to all of the newsletter contributors.

Leadership and Development Advisory Council (LDAC)

Jordan Lee

On Tuesday, January 20 all eyes turned to Washington, D.C. for the inauguration of President Barack Obama. Appraisers, unsure about their own future, joined the millions across the nation showing support in times of economic turmoil and strife abroad.

However, there is another reason that appraisers might want to look to Washington for help in 2009: The Leadership and Development Advisory Council (LDAC). On April 29th 100+ appraisers from across the nation will



convene in our nation's capital for three days. At this time, these same members will descend onto Capitol Hill and voice their concerns to the nation's lawmakers with an eye towards preserving the future

of our industry.

LDAC was formed over 30 years ago to develop new leaders in the Appraisal Institute's body of members. Ever since, a diverse group has gone to Washington to establish an "appraiser presence" in Congress. Organized into Congressional Teams, LDAC participants lobby Capitol Hill and demonstrate that the Appraisal Institute is made up of professionals who recognize the importance of being active-

ly involved in the political process.

I was fortunate enough to have the opportunity to attend LDAC in 2007. The experience is one that I cherish. For three days I had the opportunity to converse and

interact with fellow appraisers from across the nation, learning that a small town appraiser from Oregon has the same everyday issues as the appraiser tackling downtown Manhattan. At that time I also helped fight against subprime lending with a group cognizant of the fact that a lack of government oversight could eventually lead to the very financial trouble that we are currently embroiled in.

Unfortunately our chapter did not send a representative to the 2008 LDAC. We missed the chance to send out our voice to not only the Appraisal Institute, but also our leaders on Capitol Hill. I would encourage members of our chapter to visit the Institute's website and click on the LDAC page to see the positive progress the group has made in the past few years. This year, GO-CAI is sending two members to LDAC, Dan Harms (Powell Valuation Inc.) and Ken Davis, MAI (Sterling Savings Bank). These representatives will help show that the future of our industry is still in our hands.

Education – 1004 MC Seminar Coming Soon

The new 1004 MC Market Conditions form will be required in all Fannie Mae residential appraisal reports starting in April. To help appraisers prepare for this change the chapter plans to offer classes on March 5 (Portland), March 6 (Eugene) and April 2 (Portland), Space is limited, so be sure to sign up early, as they are sure to sell out.

The form requires the appraiser to provide an Inventory Analysis, Median Sale and List Price, DOM, and Listing Price to Sale Price ratios. The requirements are detailed and specific. Stay ahead of the game and make sure that you are ready to roll when this new requirement comes on line.

Upcoming Classes February through April

Whether you are working towards licensing/certification, a designation, or just looking for a good class to take, there are plenty of choices offered by the Chapter. The following classes and seminars will be offered during the next 90 days:

- 1004 MC Market Conditions
- Introduction to FHA Appraising: What Appraisers Need to Know about HUD policies, procedures, and 2008 roster eligibility

- REO Appraisals: Appraisal of Residential Property Foreclosure
- Evaluating Residential Construction
- Evaluating Commercial Construction
 - ✓ These classes are taught by architect James Canestaro and provide an information-rich description of residential and commercial construction
- Business Practices & Ethics
- General Report Writing and Case Studies
- Income Valuation of Small, Mixed-Use Properties
- 75 hour trainee package (Feb. 17-28)
- Residential Sales Comparison and Income Approach
- Advanced Sales Comparison and Cost Approach (Required for MAI Designation)
- Chapter membership meeting on April 9 will provide 2 hours of CE and an informal get-together after class

For additional information and registration, go to <http://www.oregonappraisers.org/event.html>

Letters to the Editor

As Newsletter Editor, I have decided to implement a Letters to the Editor feature. This will enable us, as colleagues, to share ideas and explore common interests and concerns. Please send feedback regarding printed articles or ideas for future articles to Katie Banz at kbanz@pvinc.us.

White Collar Identity Theft

Identity theft can seem like an abstract crime, something that will not have a personal impact on you. Here is a story of a local real estate appraiser who was the victim of an identity thief who stole her name and destroyed her business.

Kathy Carpenter started appraising in 1993. She developed her business through hard work and building close relationships with her clients. In 2007, Kathy received a phone request from a potential client to inspect a house a "second" time. She was given the property address, which was located in an area that she did not cover. Just to be sure, Kathy inquired as to the date of the report. She scoured her database to make sure that she had not previously appraised the property. After confirming that she had not, Kathy requested a copy of the report.

Upon receipt of the PDF file, Kathy witnessed her uneven and fuzzy forged signature unfurl in front of her. Even more puzzling was the fact that the report had been produced using software that she was not licensed for. Kathy had worked as a contractor for an appraisal firm in 2002/2003. The report in question was produced by this firm in 2005, long after Kathy had worked there.

After confirming that she was not the author of the report, Kathy called her potential client to advise him that the original appraisal was fraudulent and that she would be advising the authorities and lender for whom it was originally performed. The next call Kathy made was to the state appraiser regulatory board. The response she received was unsupportive. The person who had committed the crime was not a licensed appraiser and the regulatory board did not have "jurisdiction" to pursue the theft. Kathy was told that nothing could be done.

But what about me? Kathy thought; and what if this was you?

Kathy knew that "If it had been a digression on my part, there would have been quick sanctions....yet they offered nothing." She was told to contact her local law enforcement officials.

And so the untangling of the craftily woven web began. Jean Faye Dodge was the former manager of an appraisal company located in La Center, Washington. Ms.

Dodge had once accompanied Kathy on a physical inspection, inquiring about the profession. In an attempt to ascertain the extent of the crime, Kathy inquired with several lenders to determine how many forged appraisals had been performed using her name and credentials. One lender agreed to help and uncovered 16 appraisals that had been fraudulently performed, some of which were on commercial properties that exceeded Kathy's residential license.

Kathy hired an attorney and sought to have Ms. Dodge prosecuted. According to Kathy, "The other side hoped I would run out of money, steam and guts." Kathy and her attorney developed the case on their own, working with lenders to gather evidence. After months of effort on the victim's part, the Clark County prosecutor agreed to pursue the case. In early 2008, Jean Dodge was formally charged with 16 felony counts.

Kathy invested roughly \$30,000 and lost many billable hours in her efforts to clear her name and restore lost business. Finally, in June 2008 Jean Faye Dodge appeared in court. She ultimately took responsibility for the theft and plead down to five felonies, including identity theft, forgery, and forging a digital signature. She was sentenced to one year in prison and restitution of over \$100,000.

From the onset, Kathy had wanted only three things: the fraud/forgery to stop; a precedent to be set; and her legal fees to be reimbursed. While Kathy has legally prevailed, her business suffered significantly. During her investigation, Kathy interviewed numerous clients and lenders in an attempt to determine how many appraisals had been forged and to alert the lenders of the fraud. While one lender agreed to help, others withdrew their business, not wanting to get involved in the legal battle.

Kathy has provided a short list of tips that may help you steer clear of professional identity theft:

1. PDF security can be set to allow only printing and prevent any copying of portions of the file.
2. Passwords should not be given to "office assistants" and/or colleagues.
3. You are on your own if something happens to you.

It is becoming more common to com-

municate with clients via email only, with bids and report delivery often occurring via "secure" web sites in which there is virtually no personal communication. Kathy cites this impersonal client relationship as a contributing factor to identity theft in the appraisal field.

Kathy recently spoke to the Oregon ACLB and proposed that a packet of information with guidelines and self-help options for identity theft crimes be compiled. She made a commitment to assist in the compilation of this helpful information. Kathy contends that the state regulatory boards should not only be regulatory and rule making, but also supportive to members in times of crisis.

Thanks to Kathy Carpenter, this white collar "virtual" crime has been investigated and the perpetrator has received an appropriate punishment, providing an example for others who might be contemplating similar crimes. If you have ideas or input regarding this topic and the identity theft program through the Oregon ACLB, please contact Kathy Carpenter @ kfcarp@com-cast.net.

Kathy's case is outlined in greater detail in two stories published in the Columbian Newspaper:

<http://www.columbian.com/article/20080830/NEWS02/308309014>

<http://columbian.com/article/20081126/NEWS02/711269998>

State of the Industry Seminar held in Portland

by Richard P. Herman, MAI, SRA

The Greater Oregon Chapter of the Appraisal Institute hosted a State of the Industry Seminar on December 9, 2008 at the Multnomah Athletic Club. The purpose of the seminar was to present a forum wherein chapter members could be exposed to a broad range of perspectives as to the rapidly changing economy and appraisal industry. The first 2 hours consisted of a presentation by Bob Keith, administrator of the Oregon Appraiser Certification and Licensing Board, as to recent and pending changes to USPAP and Oregon Administrative Rules. It was news to many that there had been a number of administrative rule changes adopted in 2008. It was also noted that there may be an attempt to remove the hard fought for ACLB semi-independent board status. For those of us that were around at that time, the notion of not being semi-independent is unthinkable. Following Bob's presentation was a panel of professionals that included George Donnerburg MAI, Tom Boyle MAI, Kenny Davis MAI and Jim Baumberger SRA. George has been

in practice for over 30 years and provided very valuable insight as to the government/public acquisition appraisal sector as well as survival recommendations having been in practice in the early 1980's. Tom is the Chief Appraiser for US Bank and thus has exposure to a broad range of "big picture" banking issues which impact the appraisal business as well as the street level impact of financial institution bail-outs. Kenny is the senior review appraiser for Sterling Savings Bank and deals with the day to day real world aspects of working with appraisals and appraisers. He offered valuable insight as to what your customers need in this ever changing environment and how you can become more competitive in the marketplace. Jim was the chief residential appraiser for Wachovia Bank until its recent, untimely closure. The perspectives and advice that he had to offer to the residential practitioners was invaluable. Many were unaware of the new market conditions addenda that will soon be required in most residential assignments. In order to stay

competitive in the marketplace, residential practitioners will have to understand the issues and mechanics of the addenda. Other potential influences upon the residential appraisal business that were discussed included the implementation of the HVCC and the consequential proliferation of AMC's replacing lenders as a source of assignments.

The chapter is very fortunate to the panel members as resources. Nearly 100 of our members took advantage of the timely wisdom that was offered, as well as an enjoyable social hour. While the perspectives were indeed varied, the one certainty that came from the meeting was that the amount of change will be unprecedented and that the industry will likely be very different after the economy recovers. Those who are willing and able to adjust to change quickly and effectively will survive; those who resist change will face a very challenging environment.

In Memoriam – J. Merrill Peterson

by Richard P. Herman, MAI, SRA

On December 17 the chapter lost one of its oldest and well regarded members. J. Merrill "Pete" Peterson was one of the first MAI designees to practice in Portland. His humble office on 122nd Avenue was a welcome stop for us "westsiders" who occasionally strayed out of our usual domain. Pete was very friendly and unassuming, yet very committed to the profession. I recall meeting him for the first time in 1979. He had been assigned the task of sitting on my experience review panel and I was to deliver work samples to his office for consideration. My nervousness must have been obvious; he immediately put me at ease with conversation about family and life experiences, of which he had many. In a prior life he was a basketball coach. His integrity was consistently demonstrated by his appraisal activities as well as acting as a trustee of 40 years for Multnomah University. I had the pleasure of speaking with him at my installation banquet last year. At age 85, he still had the same smile and friendly, positive outlook that I recalled from 30 years earlier. The chapter was represented by five members at his funeral. In his typical giving spirit, it was asked that any donations be made to the Multnomah University scholarship fund. We will miss you, Pete.



Pictures courtesy of Multnomah University in Portland, taken from their 1962-63 yearbooks.

Down the Road

By Jon Banz

I will never forget the time I appraised an 80-acre reserve property in Tollgate, Oregon. I'm based out of Salem. It was my first time that far northeast in Oregon. I think we were engaged in August and the report wasn't due until February of the following year. The "Old Guy MAI" told me to go sooner rather than later. Good advice, but at the time I had plenty of work to bill and shouldn't I get started on that demo report? Time went on and before I knew it Thanksgiving had come and gone. I finally set the inspection for early December.

On a typical overcast winter Tuesday morning I drove up to PDX at the crack. I had a nice short flight to Pendleton. We touched down and things were going smooth. Time to get the rental car. The only car left was a Pontiac Tiny200 (or something). It was new, nice enough and besides, there probably wouldn't be that much snow.

One foot, three feet, six feet; shouldn't my snowboard and boots be in the back? After forty slightly terrifying minutes I arrive at the subject property. Listen to "Old Guy MAI"; he knows a thing or two. I call my contact, the property's caretaker, and a few minutes later here he comes... on



a snowmobile. A snowmobile! There are twenty or thirty snow-covered cabins, an invisible lake and miles of pine. A beautiful property and experience.

I am sure many of you have similar stories. The point is; we have a great job.

Almost all of us travel and work in unfamiliar markets on new property types. And we should, it will make you a better appraiser in the end. In some cases I feel I've done my best work out of market. You have no choice but to do your homework. It's easy to become blasé at home. Following, are a few practices that have made my time on



the road (and at home) easier.

Smart Phone = PC in Your Pocket

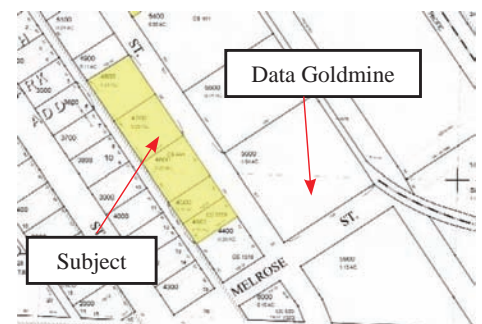
If you don't have a smart phone you need to get one, preferably after you finish reading the newsletter. They all have their strengths and weaknesses. Maybe I'll put together a review article in future newsletters. We finally got "Old Guy MAI" to get one and he's actually texting now. In fact, it's his preferred method of communication on the road. They also offer real time email for any account you have. Have you ever arrived at an inspection and realized you

forgot your camera? Of course, this has never happened to me but your cell phone's camera will suffice in a pinch. All right, maybe it has happened to me...once. Who hasn't driven off the map looking for comparables? Most new phones have a GPS component and Google Maps. Miles and miles of driving is boring. So don't forget to bring your favorite audiobooks and music. I've enjoyed more books over the last

couple years since any time after college. There are also tons of free podcasts from the entertainment outlet of your choice. Rumor has it that Bob Keith will soon be offering a verbatim podcast of USPAP.. Stay tuned.

Free Data Right Across The Street

So there you are in Roseburg. Your inspection is over and you didn't have time to pull rent comparables before you left. All is not lost. You might not have to spend the night. Grab some lunch and put on your salesman hat. Your product, of course, is yourself. We all know that rental rates are likely to be based more on local activity than sales are. I like to inspect the neighborhood and walk right into the first building that looks comparable to mine. Bring plenty of business cards and let them know you're not selling anything (a little white lie). Tell them your credentials and let them know you're looking for comparable rental rates. A lot of people just get a kick out of the fact that something different is happening in their daily routine. If you do this six times I bet you'll end up with four solid rental comparables right from your subject's neighborhood. I recently tried this in a small optometrist retail shop. The business owner replied "absolutely not, I am not going to do that". She was angry. I was a bit surprised but there was a similar property right across the street. Five minutes later, I am in that property owner's personal office and it turns out he owns the optometrist's space. Comparable scored. Make that two comparables scored. Don't forget to cash in on a great marketing opportunity. After all, you've now got the data and the nice folks who gave it to you will need an appraisal someday.



That's it for now. I've got to hold on to some of my secrets. Bid that challenging job, you might learn something that you'll use to for the rest of your appraisal career.

2009 Installation of Officers Banquet

Congratulations to the 2009 officers of the GOCAI! On January 24, 2009, the Installation of Officers Banquet was held at the RiverPlace Hotel in Portland, Oregon. Over 70 members were in attendance at the special event. Richard Herman, MAI presided over the celebration and was installed as the 2009 Past President. His service to our chapter as the 2008 President is much appreciated. In this time of budget cuts and uncertainty, Rick was able to keep the chapter operating in the black while still providing chapter members with numerous seminars, events and education opportunities.

Spencer Powell, MAI, Past National and Chapter President, installed the 2009 officers.



Spencer Powell, MAI and Rick Herman, MAI

2009 GOCAI Officers

President – Matthew Larrabee, MAI
Vice President – Roxanne R. Gillespie, MAI
Secretary – Robert M. Greene, MAI, SRA
Treasurer – Carl N. Stillman, MAI
Past President – Richard P. Herman, MAI, SRA

Executive Director – Vicki Champ
3rd Year Director – Aaron J. Brown, MAI
2nd Year Director – Kathleen E. Buono
1st Year Director – Kenneth L. Davis, Sr., MAI

2009 GOCAI OFFICERS



(Matthew Larrabee, Roxanne Gillespie, Carl Stillman, Robert Greene, Kathleen Buono, Kenny Davis, Sr., and Rick Herman)

Strive to Reach Your Potential

Mark Speckman, Head Football Coach at Willamette University, was the guest speaker at the installation event. Mark has been an integral part of the Willamette coaching staff for the past 14 years and has been involved in nine winning seasons. In addition to his coaching career, Mark tours the country as an inspirational speaker. At the installation event Mark lectured on personal motivation and striving to reach one's potential.

Pictured at right is Mike Bernatz, Mark Speckman, and Dave Groth, MAI. Mike had the opportunity to play football under Mark during his college years at Willamette University.



Mike Bernatz, Mark Speckman, and Dave Groth, MAI

CONGRATULATIONS NEW DESIGNEES!



Wendy Munson, MAI, Hillary Huefner, MAI, and Chuck Munson, MAI



Matthew Larrabee, MAI and John W. Pin, SRA

Hillary Huefner, MAI, John W. Pin, SRA, and Jeff L. Grose, MAI were acknowledged for receiving their Appraisal Institute designations. Congratulations on a job well done!

Additional awards presented included the Outstanding Associate Member Award, which

was presented to Katie Banz for her work as Newsletter Editor, and the President's Service Award for Commitment to the Chapter, which was graciously presented to Tom Boyle, MAI.

Outstanding Associate Member!



Matthew Larrabee, MAI and Katie Banz

President's Service Award!



Tom Boyle, MAI and Rick Herman, MAI

2009 Greater Oregon Chapter Governance

PRESIDENT

Matthew Larrabee, MAI

VICE PRESIDENT

Roxanne R. Gillespie, MAI

TREASURER

Carl N. Stillman, MAI

SECRETARY

Robert M. Greene, MAI, SRA

PAST PRESIDENT

Richard P. Herman, MAI, SRA

2009 DIRECTORS

Aaron J. Brown, MAI

Kathleen E. Buono

Ken L. Davis, MAI

NEWSLETTER EDITOR

Katie J. Banz

EXECUTIVE DIRECTOR

Vicki Champ

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Field Notes articles to
the above email address

Meeting and Class Schedule 2009

February 17-20	Basic Appraisal Principles The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
February 23-24	15-Hour National USPAP Course The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
February 25-28	Basic Appraisal Procedures The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
March 3-6	General Report Writing & Case Studies The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
March 5	1004MC-The New Residential Market Conditions Form: 8:30a - 11:30a George Fox University - Portland Campus - 12753 SW 68th Ave, Portland, OR
March 6	1004MC-The New Residential Market Conditions Form: 8:30a - 11:30a Lane Community College, 4000 East 30th Ave, Eugene, OR.
March 9-10	Income Valuation of Small, Mixed-Use Properties The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
March 12	Introduction to FHA Appraising: What Appraisers need to know about HUD policies, procedures and 2008 roster eligibility. The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
March 13	REO Appraisal - Appraisal of Residential Property for Foreclosure and Pre-Foreclosure The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
March 17-20	Residential Sales Comparison and Income Approaches The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
March 30	Evaluating Residential Construction The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
March 31-April 1	Evaluating Commercial Construction The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
April 2	1004MC-The New Residential Market Conditions Form: 1p - 4p George Fox University - Portland Campus - 12753 SW 68th Ave, Portland, OR
April 3	Business Practices and Ethics The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
April 9	Chapter Meeting Multnomah Athletic Club - 1849 SW Salmon Street, Portland, OR
April 20-24	Advanced Sales Comparison and Cost Approaches The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
May 1	7-Hour National USPAP Update Course The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
May 15	Partial Interest Valuation-Undivided Seminar The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
June 4	Chapter Meeting Multnomah Athletic Club - 1849 SW Salmon Street, Portland, OR
June TBA	SRA 45 Hour Package - Advanced Residential Applications and Case Studies pt 1 The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
June TBA	Advanced Residential Report Writing Part 2 The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
September 18	7-Hour National USPAP Update Course The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
September 22-25	Basic Appraisal Principles The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
September 28-29	15-Hour National USPAP Course The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
September 30-Oct. 3	Basic Appraisal Procedures The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
October 8	Chapter Meeting & Board Meeting Multnomah Athletic Club - 1849 SW Salmon Street, Portland, OR
October 20-23	General Appraiser Income Approach (Part 1) The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
October 27-30	General Appraiser Income Approach (Part 2) The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
November 2-6	Advanced Income Capitalization The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.
November 12-13	Residential Site Valuation and Cost Approach The Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR.

For a complete schedule of upcoming events, see our online calendar: <http://www.oregonappraisers.org/event.html>