



**Appraisal
Institute®**
*Professionals Providing
Real Estate Solutions*

Greater Oregon Chapter

Field Notes March 2022

Chapter President's Message

T. Chad Plaster, JD, MAI

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President's Message:

It is hard to believe that the first quarter of 2022 has come and gone. One item that I would like to highlight for our membership is the Strategic Plan that was adopted by our national leadership in August 2021. This document will be instrumental in the way that the Appraisal Institute, and our chapter, operates going forward. For me, this document provides a direct answer to a question that I have been asking myself as I have rotated through the leadership positions of our chapter over the past few years. That question is: "Why do we have the Appraisal Institute?" The answer is provided by the Mission Statement that was adopted as part of the larger Strategic Plan: "Our mission is to empower valuation professionals through community, credentialing, education, body of knowledge and ethical standards." This is the reason we exist as an organization, and summarizes the focus of our efforts.

It has been a long two years since the COVID-19 pandemic began in earnest. We have faced many challenges as a chapter, and will continue to face some as we continue to move forward. However, as we look forward to the remainder of this year, our primary focus as a chapter is the first item on the mission statement: Community. Our goal will be to reestablish some of the connections that may have been lost during these times when in-person classes and meetings were not possible. There is a reason that community is the first item on the list. I believe it is through these connections that we can become stronger as an organization -- and as a profession -- and that we can begin to tackle some of the other challenges that remain.

Our goal as a Board in 2022 will be to provide a mixture of in-person activities this year, including some educational opportunities, social events, a service opportunity, and a return of our Fall Conference later this year. Please keep an eye out for announcements regarding these activities and please take advantage of these opportunities to reconnect as a community when they come. I personally look forward to connecting with more of you through these events and moving forward together.

Chad

T. Chad Plaster, JD, MAI
2022 Chapter President

New Chapter Designee

Breanna Smith, MAI

bsmith@hvs.com

1. Where did you grow up? go to school? How did you



end up where you live now?

I grew up north of Denver in Colorado. I went to the University of Denver for college, receiving a BSBA degree, specializing in hospitality. After college, I accepted a position with Marriott International in a regional sales office in Dallas, Texas. After several years in Dallas in sales, I moved to Houston to pursue revenue management. In 2015, my husband and I made the move to Oregon, as we missed the outdoors, and have been here since!

2. What is your “appraiser story?” (How did you end up becoming an appraiser?) and what do you enjoy most about your job?

After moving to Oregon, I was working remote and wanted to stay within the hospitality realm but in a different capacity. As HVS is a well-known hotel appraisal and consulting firm, I was fortunate that there were job openings at that time. Thus, my love for hospitality combined with an analytical personality lead me to HVS and the appraisal world.

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

4. Favorite things list:

- a. Favorite food: Mexican
- b. Favorite concert venue: Red Rocks
- c. Favorite sports team: Denver Broncos
- d. Favorite place to visit: Spain
- e. Favorite movie or book: It's What I Do: A Photographer's Life of Love and War
- f. Favorite quote: With great risk, comes great reward

5. What would be your first choice for a second career?

To be in the field of interior design for hotels would be a top choice!

6. What advice would you give to someone who is currently working towards a designation?

Address one component at a time, do not let the full list of requirements overwhelm you. As you finish each component, the feeling of accomplishment helps push you forward to the next task. Additionally, if you commit to pursuing, then dedicate the appropriate time to each task so that the likelihood of having to redo a component is less. Obtaining the MAI is difficult, but worth it due the credibility of the designation and the opportunities that presents.



Our current chapter Education Chair has put together a survey for all chapter members to take. Please take a moment to let us know your interests in education and chapter events you'd like to see.

Please click on this [LINK](#) to take a short survey that will help up us plan education and events for the rest of 2022 and into 2023. The survey will close on April 24th. We appreciate your time and look forward to lining up meaningful training and networking events. The results of the survey will be shared in the next newsletter.

Watch for an email on how to register for this Zoom Class. The Chapter office will apply for four hours of continuing education in Oregon and Washington.

**AVOIDING BIAS: Building A Bias Defense
(An Examination of Advisory Opinion 16)**

Virtual Offering

Wednesday, June 15, 2022

8:30am to 12:30pm

Instructors:

Dawn M. Molitor-Gennrich, SRA, AI-RRS Appraiser-Realtor

Francois (Frank) K. Gregoire, ASA, IFA RAA Appraiser-Realtor

Member price: \$75

Non-Member price: \$100

Overview of the Program: Allegations of appraiser bias surfaced only recently but are snowballing by the month. No ethical appraiser knowingly allows bias to affect their work. Still, some bias can be unconscious. Moreover, lack of actual bias is no guarantee that an appraiser will never face a bias claim.

This offering will review the guidance provided in Advisory Opinion 16 – *Fair Housing Laws and Appraisal Report Content*, by the Appraisal Standards Board of The Appraisal Foundation as well as integrate into the discussion relevant material from recent appraiser litigation and input from various industry players, including Fannie Mae, Freddie Mac, and the Property Appraisal and Valuation Equity Task Force (PAVE).

The key purpose of the guidance and the focus of this program is to discuss methods to avoid bias in assignments of real property appraisal and appraisal review, both development and reporting. By doing so, an appraiser will create a defensible work file and develop a defensible appraisal or appraisal review report against allegations of bias and/or illegal discrimination in appraisal practice.

Arlen C. Mills, MAI, SRA

7/11/1932 – 01/26/2022

Berkeley native Arlen C. Mills, MAI -- a pivotal force in the professionalization of the American commercial real estate valuation industry -- has died at the age of 89.

As the author of numerous books on real estate valuation, Mills' influence and mentorship runs deeply throughout the modern commercial appraisal industry.

Mills authored numerous textbooks required for certification and for the professional designations earned from the Appraisal Institute. In addition, he led dozens of the rigorous educational courses required by certified appraisers practicing today. Mills also mentored many of today's top practitioners.

His work has involved well-known Bay Area icons including the Transamerica Pyramid which he appraised multiple times for both the owners and federal agencies.

He is survived by his wife, Dorothy Zarley Mills, his daughters Megan Mills-Perdue, MAI, and Lauren Mills-Zwitter, his son, Anthony Curtis Mills, MAI, seven grandchildren and two great-grandchildren.



***Summary from his 2021 Lifetime Achievement Award from the Appraisal Institute
a global professional association of real estate appraisers, with
nearly 17,000 professionals in almost 50 countries throughout the world.***

In 1993, he received the Appraisal Institute's Percy and Betty Wagner Award for advancement of appraisal education and knowledge.

He also received the Appraisal Institute's prestigious George L. Schmutz Award for his special contribution to the advancement of appraisal knowledge through his publications on residential appraisal report form preparation.

On October 5, 1996, the Appraisal Foundation Board of Trustees elected Arlen to membership of the Appraisal Foundation in Washington D.C. He served on the five-member Appraiser Qualifications Board for a number of years and was Chair during 2000 and 2001.

Arlen has been an instructor and lecturer since 1965 on various aspects of appraisal techniques and consulting practices. Specialized topics include:

- Pretrial preparation and court testimony
- Down-zoning and its effects on property value
- Assessment practices and the effectiveness of the appeal board system
 - Preparation of residential form reports
 - Narrative appraisal report writing
- The relationship of the realtor and the consultant in developing and operating commercial properties, and
 - Standards of Professional Practice for real estate appraisers.

Mills has served as an instructor of real estate valuation courses for the Appraisal Institute, the Mortgage Bankers Association, the California Association of Realtors, the University of Southern California's College of Continuing Education, Cal Trans, and Golden Gate University's Graduate School of Business. Mills has also provided educational consulting to numerous private firms throughout the United States.

Additionally, he has over the past 30 years been selected on multiple occasions to write valuation courses and has served as a consultant to the Appraisal Institute as well as a number of other organizations in developing courses and curriculum for their members and employees.

Arlen has authored and co-authored a number of articles and papers on a variety of real estate topics, which include:

- The Appraiser as an Expert Witness
 - Real Estate Market Analysis
- Appraising the Industrial Warehouse
 - Income Property Valuation
 - Commercial Office Buildings
 - Litigation Valuation
 - How to Appraise a View
- The effect of the Energy Crisis on Real Estate Values, and
 - What Is A Real Estate Appraiser?

Since 1987 he has written multiple guidebooks for residential real estate appraisers and co-authored a book on the Appraisal of Apartment Buildings, which have been published by the Appraisal Institute. The titles include:

- The Valuation of Apartment Properties
- The Small Residential Income Property Appraisal Report
 - The Individual Condominium Unit Appraisal Report
- Communicating the Appraisal: the Uniform Residential Appraisal Report
- Communicating the Appraisal: the Individual Condominium or PUD Unit Appraisal Report

Most recently, he has written a seminar concerning the valuation of small residential income properties, as well as developed two classroom courses, two on-line courses and three on-line seminars for the Appraisal Institute.

Arlen has served on AI's national faculty for decades, during which time he has taught a multitude of courses:

- 15 Hour USPAP
- 7 Hour USPAP
- Basic Appraisal Principals
- Basic Appraisal Procedures
- Residential Report Writing and Case Studies
- Residential Market Analysis and Highest and Best Use
- Residential Site Valuation and Cost Approach
- Residential Sales Comparison and Income Approaches
 - High Value Historic Homes
 - Residential Litigation
- Commercial Site Valuation and Cost Approach
- Sales Comparison of Small Mixed-Use Properties
- Alternative Uses and Cost Valuation of Mixed-Use Properties
- Income Approach for Small Mixed-Use Properties

No memorial service is planned.

Arlen taught many classes for the Greater Oregon Chapter over the years. If you knew him, you will never forget him. RIP, Arlen....



Upcoming Events

May TBA 2022-2023 7-Hr. National USPAP Update (Zoom)

June 15 Avoiding Bias: Building a Bias Defense (4 hours, Zoom)

TBA- Fall Conference (in person)

We're always adding to the calendar. Check the website often or email Vicki in the chapter office at aioregon@oregonappraisers.org

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