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December 2011 Field Notes

Dear Vicki,

Message from the President: Carl Stillman, MAI

Shortly I will be handing over the reins of GOCAI President to the very capable hands of Bob Greene, MAI.

As I secretly hoped at the beginning of my tenure as your President, it was an almost uneventful year that didn't require much effort on my part at all. GOCAI is a smooth running vessel and as long as we have Vicki Champ for fuel anybody driving the boat will have an easy time.

Perhaps the most interesting matter we dealt with as a Chapter in 2011 was the issue involving reciprocal licensing and certification with neighboring states. The Oregon ACLB had rescinded reciprocity with several neighboring states (along with a number of other States in the mid-west and east). We were successful in helping the ACLB understand that this posed a significant problem for GOCAI members seeking to practice in other states. At their October, 2011 meeting the Board voted to change rules that had blocked reciprocity. I am told that in the next several months the ACLB will be able to re-establish reciprocity with Washington, Idaho and California.

GOCAI hired lobbyist Lana Butterfield to keep tabs on the 2011 legislature and with her help a bill moving regulatory authority over AMC's from the Dept. of Business and Consumer Affairs to the ACLB was passed and signed by the governor. The ACLB is in the process of rule making and with some diligence on our part to make sure that local small volume AMC's are treated fairly, the result should be a regulatory structure that will benefit the profession.

Rotating through the Chapter chairs from Secretary to Treasurer to Vice President and finally to President seems like a daunting commitment, but as I have said before, it is really just a matter of showing up to the meetings. So, if any of you designated folks out there, especially those of you under 40, have a desire to give back to the profession just by showing up and listening, this would be a good gig. Seriously, you get credit for doing a lot of things that Vicki does!!

Cheers,

Carl N. Stillman, MAI
2011 Chapter President

Feature Article

Appraising in Small Markets, Part 1 (or "Sheep Ranches, Log Mills, and Oil Tank Farms")

Submitted by: Dana Bratton, MAI

Developing a career in appraising high-value, investment-grade real estate in a small market has been a unique challenge. Fresh out of college in the mid-1970s, I drove around Bend to count the properties that I might be able to value for more than a million dollars. The log mill. A trailer factory and seven others. That was it! An appraiser working on a fee-split basis could finish the job in a month. I was a small town kid with big dreams of a long-term job. Survival would require diversity, a professional designation, and strong business relationships. [Click here to read the full article.](#)

Appraising in Small Markets, Part 2 (or "Thoughts on Keeping Your Car Door Open")

Submitted by: Dean Cameron, MAI

Hillary Huefner is working diligently to produce a quality newsletter for our membership. I truly appreciate her efforts. I always enjoy reading about other members and appreciate being kept abreast of changes and issues impacting our daily business. However, this time she may have made a mistake. Somehow, Hillary felt I could contribute something of value to the newsletter. That is doubtful, but I think she needed filler space, so I agreed to give her a hand.

Hillary knows that I live and work in small markets and encouraged me to write about the experience. As I started to ponder this article I found that, just as with most of my appraisals, I was short on good hard facts and would have to rely mostly on theory. Here are some theories that you may find to be useful, or not, depending upon your own experiences. [Click here to read the full article.](#)

Government Affairs/External Affairs

New Administrative Rules (Oregon)

On November 17, 2011, Bob Keith, Administrator of the Oregon Appraiser Certification and Licensure Board, issued a summary of new administrative rules affecting all Oregon appraisers. The new rules include the requirement to "clearly disclose the issuance of all prior reports" (a rule that relates to draft appraisal copies), and the requirement for new applicants to submit fingerprint cards and money to cover the cost of a national criminal records check. New supervising appraiser applicants will also now be subject to an assessment of their work product.

The summary written by Mr. Keith includes a link to the full text of all rule changes. [Click here to read the full article.](#)



Member Spotlight

Robert "Bob" Greene, MAI, SRA

Submitted by: Hillary Huefner, MAI

The Greater Oregon Chapter of the Appraisal Institute has a new president! With decades of appraising experience and chapter leadership under his belt, Bob Greene, MAI, SRA is certainly qualified for this new job. He is also, however, really interesting. Read on...

Bob grew up in Kalamazoo, Michigan, but spent some time as an undergraduate studying at the Université de Caen in France. During those months abroad, in the shadow of an 11th Century medieval fortress that was once home to William the Conqueror, Bob's sense of history and his appreciation for long-established cultures, traditions, and architecture expanded. Many years later Bob returned to France to appraise a French manufacturing plant. He describes that week spent appraising in a foreign country as "four days of sheer terror and one day of great relief." The experience was strenuous, enlightening, and gratifying, and Bob said he would love to appraise internationally again because of the way that kind of challenge forces a person to return to the very basic and profound principles of appraising. [Click here to read the full article.](#)

News About Our Members



She did it! Katherine Banz has earned her MAI designation. Read below to get to know Katie a little better.

[Click here to read the full article.](#)

Congratulations to designation. Some [.Click here to read the](#)



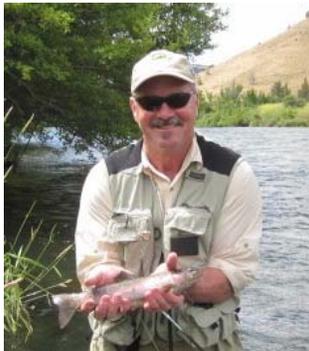
Matthew Call, MAI, who recently received his interesting facts about Matt are given below [full article.](#)



Newly designated Corey Dingman recently earned his MAI designation. Congratulations, Corey! To help us get to know him better, Corey provided the following answers to the following questions. [Click here to read the full article.](#)



Stephen Erving was honored at our December Installation and Awards banquet for having recently earned his SRA designation. Congratulations, Stephen! Read on for some things you might not know about Stephen. [Click here to read the full article.](#)



Kevin Nolan of Bend recently earned his SRA designation. Congratulations! To get to know Kevin, we recently asked him to tell us a little about himself. His responses are given below. [Click here to read the full article.](#)

Report on Recent Events

Portland IRS Valuation Summit 2011

Submitted by: Brian Brooks, SRA

"People who complain about taxes can be divided into two classes: men and women."
Unknown [Click here to read the full article.](#)

Region 1 Meeting, November 2, 2011

Submitted by Hillary Huefner, MAI

Interesting topics discussed at the November Region I meeting (a conference call) include the following:

45-Day Notice Materials:

Two items in the 45-Day Notice materials prompted vigorous discussion. First, the Appraisal Institute has proposed that whereas investigations are currently performed by a three-member Grievance Committee, future investigations could be performed by "one or more members" to be known as "Investigators." While the proposed change would be intended to "increase the efficiency and quality of the process," a straw poll of our Region 1 members showed little support for this change. [Click here to read the full article.](#)

Installation of Officers and Awards Banquet

Submitted by Hillary Huefner, MAI

On Thursday, December 8, 2011, the Greater Oregon Chapter of the Appraisal Institute met for the annual installation of officers and awards banquet. This year's event was held at the Multnomah Athletic Club.

The first item of business was to recognize those of our members who have recently received

their designations. Congratulations to Katherine Powell Banz, MAI, Matthew Call, MAI, Corey Dingman, MAI, Stephen Erving, SRA, and Kevin Nolan, SRA, for their monumental accomplishments! [Click here to read the full article.](#)



Upcoming Events

Special Events, Meetings, and Classes

Please mark your calendars for the following events:

Special Events, Meetings, and Classes

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Date	Description	Comments
Thursday, February 16th	GOCAI Chapter Meeting (topic and location to be announced)	Four chapter meetings/seminars are scheduled for 2012. Members whose dues are current will be able to attend one of these meetings (at the member's choice) for free. Each chapter meeting/seminar is good for two hours of continuing education. Contact Vicki to take advantage of your free seminar.
Friday, February 24th	7-hour USPAP	This is the 2012-2013 USPAP. Class will be held at the Phoenix Inn & Suites, 9575 SW Locust Street, Tigard, OR. All students need to bring their own copy of the 2012-2013 USPAP book.
Monday, March 8 through 10	Advanced Concepts and Case Studies	Class consists of 2 hours of online work, 35 classroom hours, and a 3-hour exam held on day 6 of class.

March 11-
14th.

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).

***All of the above classes will be held at the Phoenix Inn & Suites/Tigard, OR. unless otherwise noted.

For a complete list of upcoming classes and events, and to register for any of these classes, please visit the GOCAI website. We are working on the 2012 Schedule. If you are interested in a class and don't see it posted on the web site yet please contact Vicki in the Chapter Office to see if it's scheduled for 2012 aioregon@oregonappraisers.org www.oregonappraisers.org/event.html

Sincerely,

Hillary Huefner, MAI
Newsletter Editor

Vicki Champ
Greater OR. Chapter of the Appraisal Institute

