

APPRAISAL CONNECTION



In this newsletter:

- [Chairman's Corner](#)
- [Get to Know 2024 REALTORS® Appraisal Committee Chair Jason Kellum!](#)
- [2024 REALTORS® Appraisal Committee](#)
- [Legislative Update](#)
- [NC Appraisal Board 2024 CE Requirements](#)
- [Purchase the NEW 2024 USPAP](#)
- [Check Out the ASB's Latest Q&As](#)
- [Upcoming Education & Events](#)
- [Can AI and ChatGPT Improve Your Appraisals?](#)
- [APPRAISAL TALK presented by the Appraisal Foundation](#)

CHAIRMAN'S CORNER



Greetings!

As you know, in 2024 the Appraisal Section restructured to the newly formed REALTORS® Appraisal Committee. Not only has this resulted in a more diverse group of appraisers and opinions, it has brought representatives from major NC appraisal organizations to the same table for the first time in recent memory. I look forward to working together to tackle current issues such as PAREA, Data Collectors, Reconsideration of Value guidelines, GSE Appraisal Modernization, Alternative Appraisal Products,

USPAP changes, and AQB criteria changes.

Our first committee meeting on January 25 was a resounding success and included a visit from NCR President Tony Harrington! In addition, work groups were established to generate new ideas and a workable solution to the PAREA training program to present to NCR for recommended legislative action. A group was also formed to develop criteria for a REALTOR® Appraiser of the Year Award.

Attendees provided great insight and diverse opinions on issues affecting the appraisal profession including MLS board participation by appraisers, and better ways to foster cooperation between REALTOR® Appraisers and Broker/Agents.

Thank you for your time and service. I look forward to seeing you in Raleigh for our Legislative meetings in June.

Jason Kellum

2024 Chair, NCR REALTORS® Appraisal Committee

jskellum@earthlink.net

[VISIT OUR WEBPAGE](#)

**GET TO KNOW 2024 REALTORS® APPRAISAL COMMITTEE CHAIR
JASON KELLUM!**

Can you provide a brief overview of your experience and background in the appraisal industry?

My Father was in real estate for over 30 years so in 1995 I decided to follow his lead and become a Real Estate Agent. In 1997, I obtained by Brokers license

and initially focused on Property Management. However, on the recommendation of a family friend I decided to take Appraisal classes. I completed my 2 years of trainee experience with Arsenal Appraisal in Fayetteville and during the 2008 financial crisis; I opened my own appraisal practice while continuing in Property Management. By 2013, I was appraising full time.

I enjoy working with my local REALTORS® Association and have volunteered for several committees over the years. In 2015, I was elected to President of the North Carolina Real Estate Appraisers Association and continue to work with appraisal groups to advocate for the appraisal profession. I was happy to be asked to serve as the Vice-Chair of the NC REALTORS® Appraisal Section in 2023, and to Chair the Committee in 2024.

Can you share an example of a successful project or initiative you led in your previous role that had a significant impact on the appraisal industry?

In 2015, as President of the North Carolina Real Estate Appraisers Association, I presided over the board that sponsored, promoted and worked for the successful passage of HB 651. This important legislation provides a statute of limitations requiring any complaint or action against an appraiser to occur within 5 years of the date the appraisal was performed. This helped bring the requirement in line to match the 5-year record keeping rule in USPAP. Prior to that, there was no time limit on when complaints and actions could be brought against appraisers. In addition, this law restricts AMCs from requiring appraisers to pay for multiple background checks within a 12-month period. The cost of these unnecessary and duplicative background checks were burdensome to appraisers.

How do you plan to foster collaboration and engagement among our committee members to ensure a productive and cohesive working environment?

This is an important goal for me this year. The Appraisal Committee boasts

membership by representatives of several appraisal organizations including NCREAA, NCPAC, Black Real Estate Appraisers Coalition of NC, and the Appraisal Institute. We also have two current members of the North Carolina Appraisal Board as committee members. With such a diverse group of appraisers, I expect robust debates and discussions of current issues influencing the appraisal profession including PAREA, local MLS committee participation by appraisers, new regulations and forms for residential appraisals, and continued cooperation with our Realtor Broker/Agent members.

2024 REALTORS® APPRAISAL COMMITTEE

The 2024 REALTORS® Appraisal Committee held their first meeting of 2024 during NCR's Winter Leadership Meetings.



2024 REALTORS® Appraisal Committee

Chair: Jason Kellum, Longleaf Pine Association

Vice Chair: Claire Aufrance, Greensboro Regional Association

Immediate Past Chair: Marcella Coley, High Country Association

RVP Liaison: Dennis Bailey, Cleveland Co. Association

Staff Liaison: Denise Daly

Dennis Bailey, Cleveland Co. Association (2025)

Jeff Cashion, Longleaf Pine REALTORS® (2024)

Lynn Dahnke, Longleaf Pine REALTORS® (2024)

Peter Gallo, Canopy REALTOR® Association (2024)

Clayton Hamerski, Cape Fear REALTORS® (2025)

Humphrey, Brunswick Co. Association (2024)

Vic Knight, Orange Chatham Association (2024)

Frank Leader, Longleaf Pine REALTORS® (2025)

Richard Mayberry, Catawba Valley Association (2024)

David Reitzel, Catawba Valley Association (2025)

Graham Smith, Longleaf Pine REALTORS® (2024)

Cindy Sorvillo, Durham Regional Association (2025)

Floyd Wicker, Durham Regional Association (2024)

Pam Webb, High Point Regional Association (2025)

Tony Harrington, Cape Fear REALTORS®, NCR President

John McPherson, Winston-Salem Regional, NCR President-Elect

LEGISLATIVE UPDATE

The second year of the biennium, which is the legislative short session, will convene on Wednesday, April 24, 2024 at 12:00 PM. With this being the second year of the legislative session, only certain bill may be considered by the General Assembly. Bills for consideration include legislation related to the State

budget and bills that passed out of the chamber where they were introduced in 2023, to name a few.

NC APPRAISAL BOARD 2024 CE REQUIREMENTS

Appraisal Board rules require all current trainees, licensed, certified residential, and certified general appraisers to take the 2024-2025 version of the 7-hour USPAP update course by **May 31, 2024**, in order to renew by June 30, 2024. If you fail to take the course by that date, you will not be allowed to renew your registration, license, or certification until you take the course, and not until after July 1, 2024 (which will result in a late fee). The course may be taken online.

[NCAB Approved CE Courses](#)

PURCHASE THE NEW 2024 USPAP

Please Note: Both USPAP and the USPAP Guidance and Reference Manual (sold separately) are required for Foundation USPAP courses.

[Digital](#) (Guidance now sold separately)

[Print & PDF Combo](#) (Guidance sold separately)

CHECK OUT THE ASB'S LATEST Q&AS

Earlier this month, the Appraisal Foundation Appraisal Standards Board released new Questions and Answers covering important topics in the profession today including:

- Demographics

- Artificial Intelligence
- Personal Inspection

[Read The New Q&As](#)

UPCOMING EDUCATION & EVENTS

Appraisal Foundation

Check out some of our upcoming events below or click [here for a full schedule](#).

February 15, 2024 - [ASB Public Meeting](#) (Virtual)

February 22, 2024 - [IAC Meeting](#) (Orlando, FL)

March 28, 2024 - [AQB Public Meeting](#) (Virtual)

Appraisal Foundation [January Newsletter](#).

Appraisal Institute

[Full Schedule](#) as of January 23, 2024

Appraisal Institute (NC Chapter) [Schedule](#)

CAN AI AND CHATGPT IMPROVE YOUR APPRAISALS?

Is AI something that replaces appraisers, or is it a tool to help appraisers do their job better? And where do we think things will stand in five, ten, or twenty years?

[Can Artificial Intelligence and ChatGPT Improve Your Appraisals? - Appraisal Buzz](#)

APPRAISAL TALK PRESENTED BY THE APPRAISAL FOUNDATION

Appraiser Talk is a podcast answering questions from every corner of the appraisal profession from consumers to appraisers and real estate to business valuation. Each week, Vice President of Appraisal Issues Lisa Desmarais and Director of Communications Amy Timmerman will answer a different question submitted by readers and listeners. [Find out more.](#)

We would like to hear from you!

Let us know what topics you would like for us to highlight or how the REALTORS® Appraisal Committee can help you. Contact committee staff liaison [Denise Daly](#).

HELPFUL LINKS

[NC REALTORS®](#)

[NC Appraisal Board](#)

[NC Appraisal Institute](#)

[The Appraisal Foundation](#)

[Privacy Policy](#)

[Appraisal Institute](#)

4511 Weybridge Lane, Greensboro, NC 27407

336.294.1415 | hello@ncrealtors.org | ncrealtors.org

©2024 NC REALTORS®