

APPRAISAL CONNECTION



This is our Appraisal Connection newsletter, bringing you the latest updates and insights from the appraisal sector of the real estate industry. The Appraisal Committee is committed to keeping all NC REALTORS® informed about appraisal trends to enrich your industry knowledge and enhance client service. As always, you can [update your email preferences](#) at any time to customize the types of news and updates you receive from us.

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CHAIRMAN'S CORNER



Hello to all my fellow NC REALTORS® Appraisers,

As we approach the 250-year anniversary of the greatest nation on earth, appraisers continue to serve as one of the cornerstones of real estate commerce - by providing independent, impartial, and objective opinions on the value of real property for commerce-

driven purposes. North Carolina is taking meaningful steps to commemorate this historic milestone with purpose, education, and pride.

“Ask not what your country can do for you—ask what you can do for your country.”

— *John F. Kennedy, Inaugural Address, January 20, 1961*

Like President Kennedy’s enduring message of service, January 20, 1961. His speech was succinct and to the point, which was honed down to a 1-page handwritten legal page, fundamentally based on his thoughts inferred from his personal sacrifice and naval leadership service. Similarly, as appraisers, we take great pride in the service we provide and how we do it. We strive for accuracy, knowing we collectively contribute to the betterment of real estate commerce across our great State and Country.

Regardless of how many years you have held an NC Appraisal License or certification, you already know our world is again changing and changing rapidly. The standard Fannie Mae Form 1004 and Freddie Mac Form 70 will soon be no more. In September 2025, Fannie/Freddie began implementing the NEW Dynamic Uniform Appraisal Dataset (UAD 3.6 Form), and it will be the “Required” Form for all Fannie/Freddie collateral loans as of November 2026. This is a tsunami change for all residential appraisals, regardless of residential property type.

The implementation of this New Dynamic UAD 3.6 Form will have dramatic effects on all participants in a real estate transaction, including loan originators, underwriters, buyers, sellers, landlords, tenants, appraisers, and brokers. It could be stated that the effect on brokers may be the biggest challenge, which includes the critical need to input clear and accurate data into the respective local MLS and that MLS’s ability to appropriately display that critical data for those who use it. This fast-approaching dynamic requires all parties to embrace these mandatory changes now for the benefit of all clients and consumers in their respective real estate transactions.

We take great pride as the responsible gatekeepers of independent, impartial and objective opinions of value in real estate commerce, and you should wear that badge with honor and pride. Because of what we collectively do in our towns, counties and across this great state. Capitalism and commerce continue to thrive in the 250th year of our great country. As the professionals, gatekeepers we are, we will continue to take such pride in what we do and how we do it, with clarity and accuracy in each of our assignments for the next 250 years, and beyond. That is who we are, what we do and how we do it; and we do it in every assignment, every day.

Thank you for being the professional you are and for what you do to support our area of real estate commerce in North Carolina.

Vic Knight
2025 NC REALTORS® Appraisal Committee Chair
Vic_knight@realtor.com

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2025 NC REALTORS® APPRAISER OF THE YEAR RECIPIENT



Congratulations to **Peter Gallo** of the Canopy REALTOR® Association! Peter was recognized for his professionalism, integrity, and unwavering commitment to excellence in the field of real estate appraisal.

2025 YEAR IN REVIEW | APPRAISAL COMMITTEE ACCOMPLISHMENTS

Educational Outreach:

- **The Power of Accurate Data:** Hosted a free panel webinar emphasizing the importance of accurate MLS data entry necessary for the completion of residential appraisals.
- **Voices of Valuation Appraisal Forum:** Hosted this moderated forum during the NC REALTORS® convention discussing topics on future appraisal challenges encouraging peers to share knowledge, ideas, and solutions.

Membership Project:

- Conducted a comparison of NCR membership and NCAB records – identifying over **1,724 NC REALTORS® Appraisers** statewide.

Education & Resources:

- Provided ongoing resources and articles on the **New UAD and URAR** through quarterly newsletters and the committee webpage.

Continuing Education:

Hosted two CE courses at NC REALTORS® headquarters in Greensboro in collaboration with NCPAC.

- FHA Appraisal
- Valuation Bias & Fair Housing Laws & Regulations
- **Upcoming:** 2026-2027 7-hour National USPAP CE Course with instructor Mel Black USPAP course in Greensboro on December 8, 2025.

NCAB Engagement:

- Executive Director Don Rodgers and Legal Counsel Sondra Panico attended our January meeting, sharing insights on exam statistics, complaint data, recent rule changes, CE requirements, and more.

Professional Resources:

- Developed a **Words and Phrases NOT to use in Appraisal Reports** reference list-available now on the Appraisal Committee webpage.
- Created **Benefits of Being an NC REALTORS® Appraiser** document to promote our specialty group and its value. (To be uploaded soon.)

NAR HUB | JOIN THE COMMERCIAL AND SPECIALTY OPEN CONVERSATION COMMUNITY

REALTORS® operate in a wide range of disciplines and specialties. NAR supports members whose area of practice goes beyond residential real estate brokerage. This open forum is ideal to discuss and raise awareness of issues affecting your area of practice – be it commercial real estate, **real property valuation**, property management, meeting the needs of global clients, or the nuance of working in a second home market.

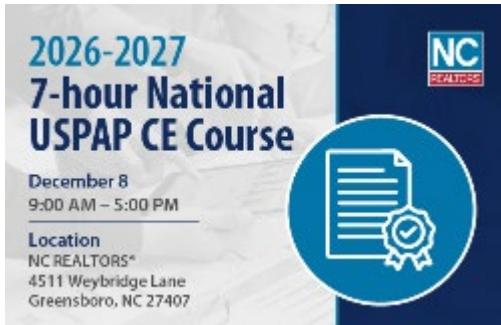
Join this community on the [**NAR HUB**](#) to connect, collaborate and share insights.

FACE VALUE PODCAST

The Appraisal Institute is relaunching its popular **Face Value Podcast** with a fresh format covering timely topics – from major industry changes to lighter conversations like the value of artificial grass.

[**CLICK HERE**](#) to listen to the latest episode.

UPCOMING MEETINGS AND EVENTS



2026-2027 7-hour National USPAP CE Course with instructor Mel Black

December 8, 2025 | 9am-5pm

NC REALTORS® Headquarters |
Greensboro, NC

[**REGISTER HERE**](#)



2026 NC REALTORS® Vision Quest/Winter Leadership Meetings

January 26-30, 2026

Grandover Resort & Spa | Greensboro, NC

Appraisal Committee Meeting |
January 29, 2026 | 10am-11am

[**Learn More and Register Here**](#)

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

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