

# KENTUCKY REAL ESTATE APPRAISERS BOARD

## TYPE OF MEETING

Regular Meeting

## DATE AND LOCATION

May 22, 2020 – Via Zoom Conference

## PRESIDING OFFICER

John Kenkel, Chair

## ROLL CALL

Present:

John G. Kenkel, Jr. Chair  
Russ Lohan, Vice Chair  
Neil Tong, Board Member  
M. Alan Hensley, Board Member  
Corey Chesnut, Board Member

Present Also:

Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Jacob Walbourn, Executive Director  
John Hardesty, Counsel

## MINUTES

Motion by Corey Chesnut, second by Russ Lohan and the Board unanimously approved the April 24, 2020 minutes. All in favor, motion passed 5-0.

## EDUCATION

Motion by Alan Hensley, second by Neil Tong and the Board unanimously approved the following education courses for Fiscal Year 2019-20 and 2020-21. All in favor, motion passed 5-0.

- A. Appraisal Institute
  - 1. Desktop Appraisals (Bifurcated, Hybrid) and Evaluations – 7 hours CE Classroom
- B. Appraisal Institute- Bluegrass Chapter
  - 1. Impact of Short-term Rentals or Real Estate Valuations 7 hours CE Classroom
- C. McKissock
  - 1. Instructor Approval – Robert McClelland, Dan Tosh, Dale Shea
- D. Renewals – See Attached
  - 1. McKissock
  - 2. Kentucky Realtor Institute
  - 3. ASFMRA
- E. American Society of Farm Managers & Rural Appraisers
  - 1. Appraisal of Water Rights Seminar – 8 hours CE Classroom
- F. Reynolds & Associates
  - 1. Instructor Approval – Stephen Forrester

## CERTIFICATION/LICENSURE

Motion by Neil Tong, second by Russ Lohan and the Board unanimously approved the following list of Appraisers, Appraisal Management Companies and Temporary Permits. All in favor, motion passed 5-0.

### A. Approvals

- 1. Appraisers
  - A. Jose D. Iniguez – Associate – Lexington, KY
  - B. Michael Douglas Grant – Certified General – New Albany, IN
  - C. Phillip J. Swiney – Certified General – Jackson, MO

Total Appraisers as of May 21, 2020

Certified General – 687  
 Certified Residential – 707  
 Licensed Residential – 12  
 Associate – 212  
**Total – 1,618 Appraisers**

2. Appraisal Management Company (AMC)–  
Total AMC's as of May 21, 2020 – 116 AMC's

3. Temporary Permits –17 Issued from 4/23/20 – 5/21/20

20-62	Piwarun	James
20-63	Davis	Blake
20-64	Alexander	Michelle
20-65	Streich	Garry F
20-66	Abraham	David
20-67	Key	Jeffrey M
20-68	McDevitt	Amanda F
20-69	Butler	Justin T
20-70	Burch	Daniel J
20-71	McGarr	Patricia Laverne
20-72	Adamson, IV	Henry K.
20-73	Bellack	Patricia
20-74	Beigle	Kelly L.
20-75	McDevitt	Amanda F.
20-76	Haney	William Todd
20-77	Randol	Dana K.
20-78	Griffith	Thomas J

## EXPERIENCE

Motion by Russ Lohan, second by Alan Hensley and the Board voted to accept the experience for the following: All in favor, motion passed 5-0.

- A. Shellie Webb – Approve experience for Certified Residential. She must pass the Certified Residential exam.
- B. Damian Rodriguez – Approve experience for Certified Residential. He must pass the Certified Residential exam.
- C. Jon D. Hawkins, II - Approve experience for Certified Residential. He must pass the Certified Residential exam.

## COMPLAINT

1. Investigator Report – Tom Veit reported there are fifteen (15) open appraiser cases and (0) AMC cases.

2. Case No. 19-07 – Motion by Alan Hensley, second by Russ Lohan and the Board agreed to set the case for an informal mediation and if not successful to set for a hearing. All in favor, motion passed 5-0.
3. Case No. 19-06 – Motion by Alan Hensley, second by Corey Chesnut and the Board agreed to dismiss the case with caution. Russ Lohan recused himself from discussion. All in favor, motion passed 4-0.

## MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. April Expenses and Income
- B. AQB Examination Results
- C. 201 KAR Chapter 30 Changes
  - i. Motion by Alan Hensley, second by Neil Tong and the Board voted unanimously to revise 201 KAR Chapter 30 to meet AQB minimum requirements for the following:
    1. Revise 201 KAR 30:040, Section 5(6)(c) Personally inspect each appraised property and the comparable sales with the associate on the associate's first fifty (50) real property appraisal assignments, to ensure that the associate is competent and is acting in accordance with the competency provision of the Uniform Standards of Professional Appraisal Practice for the property type; Revise to include “Accompany the Associate on all inspections until the Associate Appraiser is competent to conduct inspections independently and has met all specific requirements pertaining to property inspection established by the credentialing jurisdiction”.
    2. Revise 201 KAR 30:190, Section 2(3)(b)- Scope of Practice complex for Licensed Residential from \$250,000 to \$400,000 (b) Complex, one (1) to four (4) residential units with a transaction value less than \$250,000 – Change to \$400,000.
- D. KRS 324A Changes – Table until June Board Meeting
- E. Federal Grant
- F. Hybrid Appraisals – Table until June Board Meeting
- G. June Board Meeting – June 26, 2020 – Board Office

Motion by Neil Tong, second by Corey Chesnut and the Board voted to adjourn the meeting. All in favor, motion passed 5-0.

*John M. Kelly Jr.*

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Chair

*Angie Thomas*

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Staff Assistant

## MCKISSOCK, LLC

218 Liberty Street, Warren, PA 16365

Contact Person: Jackie Vincent (800) 328-2008

Web site: [www.mckissock.com](http://www.mckissock.com)

### COURSES APPROVED ~~ON-LINE~~ FOR BOTH QUALIFYING & CONTINUING EDUCATION CREDIT

*\*All approved qualifying education courses will be accepted for continuing education credit.*

2020-21 - National USPAP Course	15 hours
Advanced Residential Applications and Case Studies	15 hours
Appraisal Subject Matter Electives	20 hours
Basic Appraisal Principles	30 hours
Basic Appraisal Procedures	30 hours
Commercial Appraisal Review - Subject Matter Electives	15 hours
Expert Witness for Commercial Appraisers - Subject Matter Electives	15 hours
General Appraiser Income Approach	60 hours
General Appraiser Market Analysis and Highest and Best Use	30 hours
General Appraiser Sales Comparison Approach	30 hours
General Appraiser Site Valuation and Cost Approach	30 hours
General Report Writing and Case Studies	30 hours
Residential Market Analysis & Highest and Best Use	15 hours
Residential Report Writing and Case Studies	15 hours
Residential Sales Comparison and Income Approaches	30 hours
Residential Appraiser Site Valuation & Cost Approach	15 hours
Statistics, Modeling & Finance	15 hours

### COURSES APPROVED ~~ON-LINE~~ CONTINUING EDUCATION CREDIT

2020-21 National USPAP Update Course	7 hours
2020-21 National USPAP Update Course for Non-Residential Real Property	7 hours
A Review of Disciplinary Cases - Live Webinar	3 hours
Adjustment Support for Residential Appraisers - Live Webinar	4 hours
Advanced Hotel Appraising - Full Service Hotels	7 hours
Analyze This! Applications of Appraisal Analysis - Live Webinar	4 hours
Appraisal of Assisted Living Facilities	8 hours
Appraisal of Fast Food Facilities	7 hours
Appraisal of Industrial Incubators	7 hours
Appraisal of Land Subject to Ground Leases	7 hours
Appraisal of REO and Foreclosure Properties	7 hours
Appraisal of Self-Storage Facilities	7 hours
Appraisal Practices of Manufactured Housing - Live Webinar	3 hours
Appraisals of Owner-Occupied Commercial Properties	7 hours
Appraising Complex Residential Properties - Live Webinar	3 hours
Appraising Small Apartment Properties	6 hours
Appraising Small Apartment Properties - Live Webinar	4 hours
Appraising Today's Manufactured Homes	7 hours
Avoiding Mortgage Fraud for Appraisers	7 hours
Basic Hotel Appraising - Limited Service Hotels	7 hours
Be Compliant and Competitive with Restricted Appraisal Reports - Live Webinar	3 hours
Complex Properties: The Odd Side of Appraisal	7 hours
Commercial Land Valuation	4 hours
Divorce and Estate Appraisals: Elements of Non-Lender Work	4 hours
Essential Elements of Disclosures & Disclaimers	5 hours
Evaluations, Desktops, and Other Limited Scope Appraisals	4 hours
Evaluating Today's Residential Appraisal: Reliable Review	7 hours
Expert Witness Testimony: To Do or Not To Do - Live Webinar	4 hours
Fannie Mae Appraisal Guidelines - Live Webinar	4 hours
Fannie Mae Appraisal Guidelines: Debunking the Myths	4 hours
Focus on FHA Minimum Property Standards - Live Webinar	4 hours
Income Approach Case Studies for Commercial Appraisal	4 hours
Intermediate Income Approach Case Studies for Commercial Appraisers	4 hours
Introduction to Expert Witness Testimony for Appraisers - To Do or Not To Do	4 hours

Introduction to the Uniform Appraisal Dataset	2 hours
Issues in Appraiser Liability - Live Webinar	4 hours
Managing Appraiser Liability	6 hours
Manufactured Home Appraisal	4 hours
Marcellus Shale: Effects of Energy Resource Operations	3 hours
New Construction Essentials: Luxury Homes	3 hours
Recognizing Mortgage Fraud and It's Effects - Live Webinar	4 hours
Relocation Appraisal and New ERC Form	6 hours
REO Appraisal: Guidelines and Best Practices - Live Webinar	4 hours
Residential Appraisal Review and USPAP Compliance	7 hours
Residential Construction and the Appraiser	7 hours
Residential Property Inspection	3 hours
Residential Property Inspection for Appraisers	7 hours
Residential Report Writing: More Than Forms	7 hours
Supporting Your Adjustments - Methods for Residential Appraisers	3 hours
That's a Violation	4 hours
The Appraisal of 2-4 Unit Properties - Live Webinar	4 hours
The Basics of Expert Witness for Commercial Appraisers	7 hours
The Cost Approach	7 hours
The Fundamentals of Appraising Luxury Homes	4 hours
The Income Approach:An Overview	7 hours
The New FHA Handbook 4000.1	7 hours
The New FHA Handbook 4000.1 - Live Webinar	5 hours
The Sales Comparison Approach	7 hours
Understanding Luxury Home Features	7 hours
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course	14 hours
Workfile Your Best Defense Against an Offense - Live Webinar	5 hours

**COURSES APPROVED CLASSROOM CONTINUING EDUCATION CREDIT**

2020-21 National USPAP Update Course	7 hours
Appraising Condominium Units	3 hours
Appraising REO Properties	4 hours
Desktop Appraisals	3 hours
Documenting the Appraiser's Workfile	3 hours
Evaluating Today's Residential Appraisal: Reliable Review	7 hours
Exploring Appraiser Liability	7 hours
Focus on FHA Minimum Property Requirements	4 hours
Fundamentals of Income Property Appraisal	7 hours
Limited Scope Appraisals and Appraisal Reports - Staying Compliant and Competitive	3 hours
Mortgage Lending Appraisal Requirements: Fannie Mae and Freddie Mac	7 hours
Residential Property Inspection for Appraisers	7 hours
Strange but True: Appraising Complex Residential Properties	7 hours
That's A Violation: Appraisal Standards in the Real World	3 hours
The Appraisal of 2-4 Unit Properties	4 hours
The FHA Handbook 4000.1	7 hours
Understanding Limited Service Hotels - The Basics of Hotel Appraising	7 hours
Understanding Owner Occupied Properties - A Guide for Commercial Appraisers	7 hours

**KENTUCKY REALTOR INSTITUTE**

2708 Old Rosebrd Road, #200, Lexington, KY 40509  
Contact Person: Nicole Knudston (859) 263-7377

**COURSES APPROVED ~~CLASSROOM~~ CONTINUING EDUCATION CREDIT**

GRI course 300 Competitive Market Analysis

7 hours

**AMERICAN SOCIETY OF FARM MANAGERS & RURAL APPRAISERS**

720 S. Colorado Blvd., Suite 360-S, Glendale, CO 80246  
Contact Person: Deanna Ilk (303) 692-1222

Web Site: [www.asfmra.org](http://www.asfmra.org)

**COURSES APPROVED CLASSROOM FOR BOTH QUALIFYING & CONTINUING EDUCATION CREDIT**

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Basic Appraisal Principles - A-101	30 hours
Basic Appraisal Procedures - Revised	30 hours
Cost Approach for General Appraisers	30 hours
Foundations of Appraisal Review	40 hours
General Market Analysis and Highest & Best Use	30 hours
Income Approach for General Appraisers, Part 1	30 hours
Integrated Approaches to Value	30 hours
National USPAP Course 2020-21	15 hours
Sales Comparison Approach for General Appraisers	30 hours

**COURSES APPROVED CLASSROOM CONTINUING EDUCATION CREDIT**

2020-21 National USPAP Update Course	7 hours
Advanced Appraisal Exam Preparation Course	20 hours
Advanced Rural Case Studies	36 hours
Valuation of Conservation Easements and Other Partial Interests Valuation	22 hours