



OKLAHOMA REAL ESTATE APPRAISER BOARD

Newsletter

February 2017
Volume 47

2017 Board Meeting Dates

January 4	Board Meeting
February 1	Board Meeting
March 1	Board Meeting
April 5	Board Meeting
May 3	Board Meeting
June 7	Board Meeting
July 12	Board Meeting
August 2	Board Meeting
September 6	Board Meeting
October 4	Board Meeting
November 1	Board Meeting
December 6	Board Meeting

BOARD MEMBERS

Commissioner John D. Doak, Chairperson	
Stephen C. Walton, Appraiser Member, Vice	2021
Becky Zarecki, Real Estate Member	2021
Ted Smith, Appraiser Member	2020
Betty J. Cagle, Appraiser Member	2019
James R. Artman, Appraiser Member	2018
Shelley Pruitt, Layperson	2017
John P. Smithson, Banking Member	2017

Board Staff:

Christine McEntire, Director
Eric Schoen, Administrative Officer
Sherry Ainsworth, Legal Secretary

Course announcements can be found on the Board's website at the following link:

https://www.ok.gov/oid/documents/120415_Course%20Announcements.pdf

These listings change frequently as providers are only required to give 7 days' notice of a course offering.

2017 Board Chair and Committee Appointments

At its December 7, 2016 meeting, the Board voted to reappoint Stephen C. Walton as its Vice-Chairman for the calendar year 2017. Co-chair appointments were also voted on for each of the three committees that serve the Board. Betty J. Cagle and Becky Zarecki will continue to serve as co-chairs of the Education, Experience and Testing Committee. Shelley Pruitt and John P. Smithson will serve as co-chairs of the Legislation and Rules Committee. Ted Smith and James R. Artman will serve as co-chairs of the Standards and Disciplinary Procedures Committee. If you would like to review the entire roster for each committee, you will find it posted to the REAB website under Standing Committees or at the following link:

https://www.ok.gov/oid/documents/121216_Standing%20Committees%202017.pdf

2016 Licensing Numbers

Total Appraiser Population:

Trainees	81		
State Licensed	99		
Certified Residential	427	Non-Domestic Certified Residential	63
Certified General	444	Non-Domestic Certified General	223

Applications for Upgrade: **17**

State Licensed	7
Certified Residential	8
Certified General	2

Upgrade Applications Approved	14
Upgrade Applications Denied	1
Upgrade Applications Pending	2
Pass Approval Percentage	93%

2016 Enforcement Numbers

Grievances Filed Against Appraisers	41	Total Disciplinary Orders Issued	19
Grievances Filed against AMCs	1	Corrective Education	12
Grievances Forwarded to Prosecution	22	Imposed Fines	8
Grievances Dismissed by PCC	7	Probation	6
Non Disciplinary Letters of Concern	4	Voluntary Surrender	5
2016 Grievances Pending PCC Review	9	Reimbursement of Legal Costs	4
		Prohibition against Supervising	3
		Suspension	1

Change in Sales Price after the Effective Date of an Appraisal Report

Board staff has received many calls from appraisers seeking guidance regarding what to do if a sales price changes after the effective date of an appraisal that is reported on a URAR. Usually the sales price is reduced to reflect the appraised value. Clients often ask appraisers to simply change the first page of the URAR to reflect a new contract date and price, but to keep the same effective date.

FAQ 137 in the 2016-2017 edition of the USPAP book discusses whether changing the sales price results in a new assignment. The response in that FAQ states: "Because the new purchase agreement was obtained *after* the date of the first report, the revised report would need a new date of report that is the same or later than the date the new purchase agreement was obtained by the appraiser." (Emphasis in original) Changing the effective date of a report, the FAQ states, requires treating the request as a new assignment. This is based on FAQ 134, which states that the effective date is an assignment element, so changing it results in a new assignment.

If a sales price is changed after the effective date of report, an appraiser may not simply revise the report and put the new sales price in the contract section of the URAR while keeping the same effective date. This would result in a misleading report, as the subject was not under contract for that amount on the effective date of the report.

If the contract is amended or the price is lowered after the effective date of the report, there are four ways to approach the issue. You could"

1. Do a new appraisal with a new effective date, using the revised contract information. You would have to note your analysis of the prior sales contract in this new report. Your scope of work might change since you had already seen the property.

2. Add a note to an addendum onto the existing appraisal simply noting that the contract was amended and stating the terms of the new contract.

3. Issue a new appraisal with the original effective date and with the new contract terms on the first page of the URAR, using a hypothetical condition that the new contract was in effect on the effective date of the report.

4. Issue a new appraisal with a new effective date and the new contract terms on the first page of the URAR, using an extraordinary assumption that the subject is in the same condition on the effective date of the new report as it was on the date of inspection (which was probably

The above article is published with permission from the North Carolina Appraisal Board. The article was originally published in the Fall 2016 NCAB Newsletter. The Board hopes you will find this article helpful.

Certified General Appraiser Population History

	5/1/98	1/1/01	1/1/04	1/1/08	1/1/10	1/1/11	1/1/15	1/1/17
Median YOB of Cert Generals	1947	1947	1948	1952	1950	1950	1957	1959
Average YOB of Cert Generals	1946	1947	1948	1952	1951	1951	1958	1956
Certified Generals Domestic	323	312	295	288	268	282	227	221
Certified Generals Out of State	101	103	94	120	130	108	186	223
Certified Residential Domestic					423	412	390	363
Certified Residential Out of State					37	39	51	65

Uniform Standards of Professional Appraisal Practice Q&As

The *Uniform Standards of Professional Appraisal Practice* (USPAP) Q&As are issued by the Appraisal Standards Board (ASB) to provide guidance on USPAP questions raised by state regulators and the public. They illustrate the applicability of USPAP in specific situations and provide advice from the ASB for the resolution of appraisal issues and problems.

USPAP Q&As do not establish new standards or interpret existing standards and do not constitute a legal opinion of the ASB. The below link will take you directly to the current USPAP Q&As issued by the ASB:

https://appraisalfoundation.org/imis/TAF/Standards/Appraisal_Standards/Q_As/TAF/USPAP_QAs.aspx?hkey=5a53a9a1-e299-4ad5-a477-7964dfd1fca6