

North Carolina Appraisal Board

NEWSLETTER

Volume 35, Number 3

CALENDAR

2026 Board Meetings

February 10	August 11
April 7	October 6
June 9	December 8

All meetings are conducted at the North Carolina Appraisal Board building located at 5830 Six Forks Road, Raleigh, unless otherwise noted.

The agenda is posted to the Board's website at least 48 hours prior to the start of the meeting.

INSIDE THIS ISSUE:

Board Members/Staff	2
Appraiser/AMC Count	2
Examination Results	2
Board Appointment	3
2026 CE Requirement	3
PAREA	4
1 st Appraiser to Use New UAD 3.6	5
AQB Criteria Approved Changes	6
Trainee Corner	7
Is NC Hands-Free	8
Year in Review	9
New Licensure/Registration	10
Disciplinary Actions	11
Contact Us	13

Upcoming Observed Holidays

January 1 - New Year's Day
January 19 - Martin Luther King Jr. Day
April 3 - Good Friday



The mission of the North Carolina Appraisal Board is to protect consumers of real estate services provided by its licensees by assuring that these licensees are sufficiently trained and tested to assure competency and independent judgment. In addition, the Board will protect the public interest by enforcing state law and Appraisal Board rules to assure that its licensees act in accordance with professional standards and ethics.

The North Carolina Appraisal Board believes that the appraisal profession should reflect the diversity of our State. To further this mission, the Board is dedicated to expanding diversity and inclusivity in the profession by removing barriers that limit the opportunities of any qualified individual to become an appraiser.





BOARD MEMBERS

Chair of the Board

Claire M. Aufrance, Greensboro
Certified General Appraiser

Vice-Chair of the Board

Mike Warren, Beaufort
Certified Residential Appraiser

Sarah J. Burnham, Hickory

Public Member

Darius R. Chase, Waxhaw

Banking/AMC Member

Marcella D. Coley, Boone

Certified Residential Appraiser

Jack C. (Cal) Morgan, III, Wilmington

Certified General Appraiser

Viviree Scotton, Chapel Hill

Certified Residential Appraiser

H. Clay Taylor, III, Raleigh

Public Member



APPRAISER COUNT

as of November 30, 2025

Trainees	419
Licensed Residential	131
Certified Residential	1,737
Certified General	1,334
Total	3,621

AMC COUNT

as of November 30, 2025

134

APPRAISER EXAMINATION RESULTS

September 1, 2025 - November 30 2025

Examination Type	Total	Passed	Failed
Licensed Residential	2	1	1
Certified Residential	8	6	2
Certified General	6	4	2

NCAB STAFF

Donald T. Rodgers, Executive Director

Brandy M. March, Deputy Director

Jeffrey H. Davison, Investigator

Randall L. Echols, Investigator

Frank D. Fleming, Investigator

Mindy M. Sealy, Office Manager

Sarah M. Whitenack, Licensing Specialist

Sondra C. Panico, Special Deputy Attorney
General and Counsel to the Board

BOARD APPOINTMENT

Governor Josh Stein has reappointed Darius R. Chase to the Appraisal Board for a three-year term ending on June 30, 2028. A 20-year veteran of the banking and finance industry, Mr. Chase is a Relationship Manager with SouthState Bank specializing in Healthcare Finance, Commercial Lending, Credit Analysis, and Home Lending Products. He joined SouthState Bank in 2017 after holding the position of Private Banker and Retail Market Executive with First Citizens Bank. He is a Board Member for ZABS Place, an organization supporting children with special needs and for Loaves & Fishes, an organization with a mission to nourish our neighbors with food and compassion. He also served as President of the Charlotte Regional Mortgage Lenders Association in 2016. Mr. Chase is a graduate of UNC Charlotte with a bachelor's degree in Financial Management. Darius, his wife Renia, and their two daughters make their home in Waxhaw, NC, where he enjoys golfing and watching UNC Charlotte 49ers and Carolina Panthers games with his family.

2026 CE REQUIREMENT



All registered trainees and licensed and certified appraisers must complete the 2026-2027 7-Hour National USPAP Continuing Education course by May 31, 2026. The new course is available now and requires each student to have a copy of the 2024 USPAP book, the 2026-2027 7-Hour National USPAP Student Manual and the 2026-2027 USPAP Reference Manual. Since there is not a new edition of the USPAP book, the Board is not offering books at a discounted rate. Please check with your course provider to see if the required materials will be provided with the class or if they need to be acquired in advance from The Appraisal Foundation.



The Appraisal Foundation's Breaking News



The AQB released an Exposure Draft Proposing Significant Criteria Changes. Click [here](#) to view the Exposure Draft.



Board Rules go into effect December 31, 2025



As a reminder, the Board rules that were delayed due to Legislative Review will go into effect December 31, 2025. The full summary is available [here](#).

Practical Applications of Real Estate Appraisal (PAREA)

Applicants that successfully complete an approved PAREA program, may apply for the licensed or certified residential appraiser classification starting January 1, 2026. Below are some key points to be aware of and/or consider.

1. PAREA participants are not required to register as a trainee appraiser. The trainee registration only applies to the supervisor/trainee experience model. The Board does not dictate pre-requisite requirements to enroll. Each provider may implement pre-requisite requirements in addition to those required in the Appraiser Qualifications Board (AQB) Real Property Appraiser Criteria (Criteria). Individuals will need to check with the program provider to determine any necessary qualifications.
2. The AQB pre-requisite is completion of all the required qualifying education prior to enrollment for each specific license or certification type.
3. Currently, there is only one PAREA program provider, the Appraisal Institute; however, other providers have submitted applications and may receive approvals in the near future.
4. In order to be eligible to apply for an initial license or certification, an individual must have successfully completed an approved PAREA program and have received their completion certificate.
5. The Appraisal Foundation is offering Pathways to Success Scholarships to eligible applicants, which covers the cost of the PAREA program as part of their Appraiser Development Initiative. To learn more, click [here](#).
6. Applications for licensure and certification will be available on the Board's website starting January 1, 2026.

Licensed Residential Application Requirements:

- a. Complete Application
- b. Qualifying Education Course Certificates, including the 8-Hour version of the Valuation Bias and Fair Housing Laws and Regulations course
- c. PAREA Certificate of Completion for Licensed Residential program

Certified Residential Application Requirements:

- a. Complete Application
- b. Qualifying Education Course Certificates, including the 8-Hour version of the Valuation Bias and Fair Housing Laws and Regulations course
- c. PAREA Certificate of Completion for Certified Residential program
- d. PAREA Experience Log
- e. College Transcript and/or CLEP course certificates

Adam T. Winstead – 1st Appraiser to Deliver an Appraisal Using the New UAD 3.6 Report

One of North Carolina's very own certified residential appraisers, Adam Winstead, has made national news for completing an industry milestone for being the first appraiser to issue an appraisal report in the new Uniform Appraisal Dataset (UAD) 3.6 format. Mr. Winstead completed the appraisal report for North State Bank through the AIMS dashboard using Appraise-It-Pro software.

Mr. Winstead first became a registered trainee appraiser in July 2004 and obtained his certified residential license on April 5, 2007.

Staff had the opportunity to interview Mr. Winstead and gain insight into his preparation for using the new UAD 3.6 report and the overall process in completing the assignment.

Staff: Can you tell us how you prepared yourself for using the new UAD 3.6 report?

Mr. Winstead stated he took continuing education, played around with the software available from his provider, and browsed through the Uniform Appraisal Dataset (UAD) Specification-Appendix F-1: URAR Reference Guide issued by Fannie Mae and Freddie Mac. Mr. Winstead stated he definitely did not go into the assignment blind.

Staff: Can you tell us about some of the challenges, advantages, and differences in developing your assignment results using the new UAD 3.6 report.

Mr. Winstead stated his challenges mostly involved "learning new software on the fly." To overcome this challenge, Mr. Winstead stated he made it a point to "go line by line" and take his time. He added that he was able to ask for technical support from Software for Real Estate Professionals (SFREP). Mr. Winstead stated the biggest difference to him with the UAD 3.6 format was that it's much longer and requires more data entry; "There are many more line items, check boxes, and places for narrative descriptions or facts." He noted there were 17 pages of data/facts even before the sales comparison grid. Mr. Winstead commented that the UAD 3.6 format is no longer a "form appraisal," and that he personally considers it to be a "condensed narrative."

Staff: Did you have any revision requests or rejected versions of the report due to complications in using the new UAD 3.6 report and/or have to go back out to the subject property due to missing information?

Mr. Winstead stated to his surprise, he only had a few items to address, none of which were anything major. He continued by saying the revision request was for check boxes that were out of place and an exhibit that was not legible due to its size, which were all easily fixed.

Staff: What was it like completing your appraisal in the new UAD 3.6 report and do you have any advice for your peers?

Mr. Winstead stated, "ask for help from tech support" and "make sure to have plenty of office time to write the first one." He stated he asked questions, such as where to place photos, where the sketch is, what happens when a certain button is checked, and assistance with signature sizing and placement.

Winstead (Continued)

Staff: When you submitted the appraisal report, did you think that you would be the first appraiser to do so?

Mr. Winstead stated, yes, the lender notified him when he was asked to accept the assignment. He adds that getting the file from the bank to the Government Sponsored Entities (GSE's) was a task, as everyone involved knew the importance of this report.

Staff: What has your life been like since you've gained notoriety as being the first appraiser to complete an appraisal using the new UAD 3.6 report?

Mr. Winstead stated he's been able to network and speak to a lot of great people in the industry. He added that it's been a lot of fun and a little bit validating for his life's work.

Staff: Now that you've achieved this milestone, what's next?

Mr. Winstead stated "Appraisals!"

AQB Criteria Approved Changes

The 2026 AQB Criteria changes are set to go into effect on January 1, 2026. The major change is the requirement placed on appraisers to take the Valuation Bias and Fair Housing Laws and Regulations course, each continuing education cycle and the same course, but with an examination, is required of any individual who is obtaining a trainee registration or upgrading their current license or credential.

In North Carolina, appraisers must take the 7-hour course prior to May 31, 2027, to be eligible to renew their registration, license, or certification, and any individual who is obtaining their trainee registration or upgrading to licensed residential, certified residential, or certified general status must take the 8-hour course (7-hour course plus 1-hour proctored exam) prior to being eligible to sit for the national exam, regardless of whether the person currently holds or has held a license or certification. Therefore, if you plan to upgrade at any time in the near future, you should take the 8-hour Valuation Bias and Fair Housing Laws and Regulations course this cycle as providers may not offer a post examination to make the 7-hour continuing education course an 8-hour qualifying education course.

After the 7-hour course has been taken during the 2025-2027 continuing education cycle, appraisers must complete a 4-hour version of the Valuation Bias Fair Housing Laws and Regulations course in order to continue to maintain an active registration, license, or certification each renewal cycle. The 4-hour Valuation Bias Fair Housing Laws and Regulations course requirement will be required starting with the 2027-2029 continuing education cycle and will continue indefinitely, similar to the 7-hour USPAP course requirement.

Can PAREA be combined with my current experience?

The Board has received questions from trainee appraisers regarding the Practical Applications of Real Estate Appraisers (PAREA) program; specifically, whether a PAREA program can be used as a supplement to their current experience credit. A PAREA program is an alternate pathway to licensure or certification and is not intended to be a supplement to another pathway (i.e., supervisor/trainee model). This means a person who has gained experience credit as a trainee appraiser under their supervisor but has not upgraded to either licensed residential or certified residential status, may not use any of their gained experience towards fulfilling any portion of a PAREA program. Similarly, a PAREA participant who has completed a portion of a PAREA program, but has not successfully completed the program, may not apply any of that experience towards the supervisor/trainee model. An individual will need to determine which pathway towards licensure or certification is right for them and then successfully complete all requirements within that chosen path in order to be eligible for licensure or certification.

Board Notifications and Registration Maintenance

As a trainee appraiser registered in North Carolina, you are required to become familiar with the Board's statutes and rules. This is a friendly reminder of some of the statutes and rules that pertain to the maintenance of your registration. Note: Not all statutes and rules have been provided below. You are responsible for knowing, understanding, and complying with all statutes and rules that are enforced by the NC Appraisal Board. You can find the NC Appraiser Act and the complete list of Board Rules on the Board's website.

- Trainees must display a copy of their registration at their place of business.
- When advertising or holding yourself out as an appraiser, you are required to use the terms, "registered trainee" or "trainee real estate appraiser."
- You are required to inform the Board within ten (10) business days of any change of business address, residence address, or name change. Note: A change of name also requires a new wall certificate to be issued.
- You are required to update your experience log every 30 days.
- You are required to ensure the Board has received and processed any Supervisor Declaration form before assisting in an appraisal report.
- You must report any required actions outlined in G.S. 93E-1-12(b)(1),(2),(4),(5),(6) within 60 calendar days of the final judgement or final order which includes, but is not limited to certain convictions, disciplinary action of any professional license in any state, being adjudged as mentally incompetent, and performing any duties - as an appraiser while impaired by alcohol or drugs. Refer to G.S 93E-1-12(b)(1),(2),(4),(5),(6) for the full list.
- Prior to accepting an assignment from an Appraisal Management Company (AMC), you must ensure the AMC is registered in North Carolina or is exempt from registration.
- You are required to comply with USPAP in the development and reporting of all appraisal reports.



For future reference, while trainee appraisers are not eligible for inclusion on the national registry, once a trainee upgrades to licensed or certified status, you will have the option to join the national registry by paying the \$60 fee at each renewal. Failure to pay the national registry fee would make you ineligible to perform appraisals on federally regulated transactions and you will have a red stamp stating such on your license or certification.

IS NC A HANDS-FREE STATE?

A recently proposed bill, SB526, has prompted several licensees to reach out to the Board on how appraisers can take comparable sale photos when there is a potential law change that prohibits the use of electronic devices while driving.

As of today, SB526 has yet to become law. Licensees concerned about new or potential legislation can check the status of any bill by going to the North Carolina General Assembly and searching for the bill. You can find the direct link for SB526 [here](#).

N.C.G.S. 20-137.4A is the current law regarding the use of mobile phones.

The Appraisal Subcommittee (ASC) distributes a daily report to all state administrators on disciplinary actions taken on an appraiser. The Board utilizes this report, along with other measures, to ensure that appraisers conform with North Carolina Appraisal Board Rules and Statutes.

A licensee must report any revocation, suspension or other disciplinary action taken by a licensing authority, in North Carolina or any other jurisdiction, to the Board within 60 days of the final action.

DID YOU
KNOW?

Related Links



appraisalfoundation.org



appraisalfoundation.org



fanniemae.com



freddiemac.com



asc.gov



hud.gov

Year in Review

January 1 - December 8, 2025

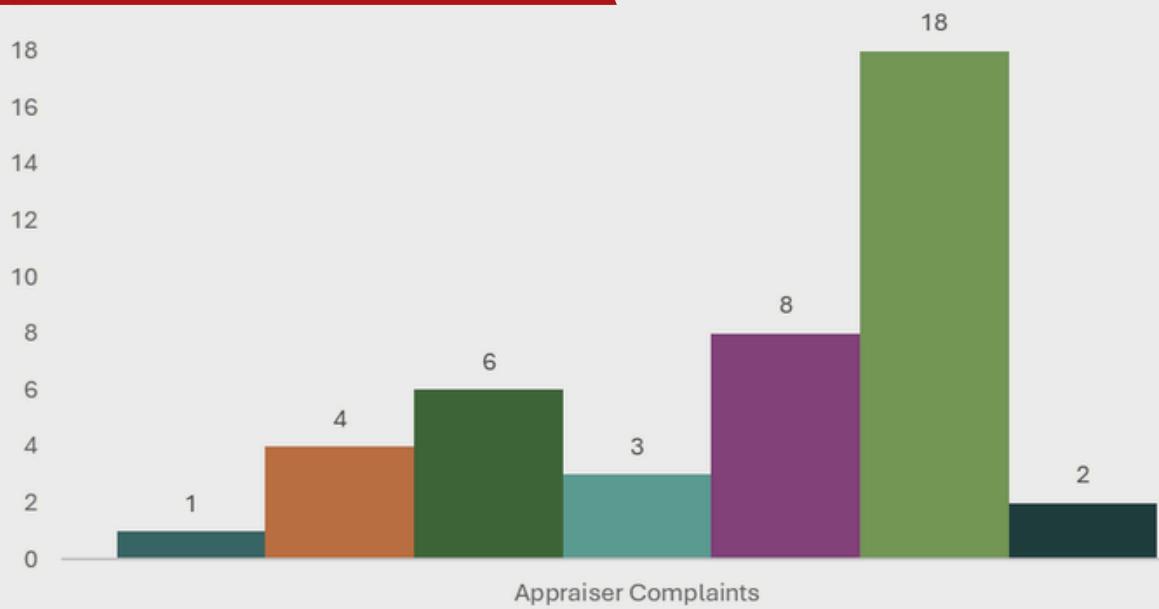
EXAM RESULTS

Exam Series Code	Exam Title	First Time Takers				
		Total Graded	Total Passed	Pass Rate	Total Failed	Fail Rate
22-NC-A	Licensed Residential Appraiser	6	5	83%	1	17%
22-NC-B	Certified Residential Appraiser	27	15	56%	12	44%
22-NC-C	Certified General Appraiser	18	11	61%	7	39%
Total		51	31	61%	20	39%

COMPLAINTS RECEIVED

	Open	Dispositioned	Total
AMC	1	1	2
Appraiser	26	20	46

TYPES OF COMPLAINANTS



GSE=Fannie Mae; Freddie Mac

Other Federal Agency=HUD, VA, etc.

New Licensure/Registration



The North Carolina Appraisal Board congratulates the following individuals and appraisal management companies on obtaining licensure or registration between September 1, 2025 and November 30, 2025.

Registered Trainee

Byron L. Browning, Wake Forest
Joseph M. Cohen, Durham
Christina A. Czarnecki-Atwell, Banner Elk
Charles A. Fox, Laurinburg
Nicole Gere, Concord

Robin E. Gray, Huntersville
Zeke W. Lazarus, Harrisburg
Magaly Moro, Concord
Jarryd P. Rauhoff, West End
Amanda Rodriguez, Graham

Holly M. Smith, Garner
James B. Stokes, Raleigh
Macy B. Sullivan, Mooresville
Jennifer M. Vance, Rockingham
Jonathan J. Whisnant, Kernersville
Joseph W. White, IV, Windsor

Licensed Residential

Christian T. Lynn, Lenoir
James C. Oglesby, Charlotte

Certified Residential

Aria B. Badgley, Elizabeth City
John C. Bunch, Myrtle Beach, SC
Akeem R. Casey, Wilmington
Maureen L. Fisher, Cameron
George G. Ibarra, Miami, FL

Waverly V. Jones, IV, Smithfield
Connor B. Lewis, Wilmington
Reginald R. McIntyre, Kernersville
Dominique A. Paul, Lake Forest, CA
Billy S. Phillips, Shallotte
Brady L. Price, Raleigh

Eric E. Reavis, Salisbury
George H. Rousseau, Virginia Beach, VA
Joseph C. Rutledge, Southefield, MI
Matthew V. Russ, Fort Myers, FL
Wendy L. Tally, Fayetteville
Carla L. Weyrick, Charlotte

Certified General

Daniel Brennan, Columbia, SC
Tim H. Cole, Austin, TX
Brian S. Conley, Chesapeake, VA
Brian P. Couturier, Charleston, SC
Ari Dirielyan, East Northport, NY
Terence P. Farmer, Sudbury, MA
Lindsey A. Fowler, Wesley Chapel, FL
Christopher A. Gray, Arden

Charles K. Haase, Omaha, NE
Kamryn H. Handley, Knoxville, TN
James R. Johns, Palm Harbor, FL
William D. Johnson, Taylorsville
Timothy D. Larimore, Queenstown, MD
Peter J. Leo, College Grove, TN
Callen C. Martin, Nashville, TN
Jerry Newsome, Grandview, MO

Thomas A. Ogle, Ocean Shores, WA
Claudia J. Ray, Charlotte
Bradley E. Robeson, Clayton
Thomas J. Schneider, Hoover, AL
Nicholas T. Watson, Cary
Thomas L. Whitelaw, Ponte Vedra Beach, FL

APPRAISAL MANAGEMENT COMPANY

Halo Appraisal Management LLC
Intact Professional Services LLC
Mosaic Valuation Services LLC

DISCIPLINARY ACTIONS

The following is a summary of recent disciplinary actions taken by the Appraisal Board. This is only a summary; for brevity, some of the facts and conclusions may not have been included. Because these are summaries only, and because each case is unique, these summaries should not be relied on as precedent as to how similar cases may be handled. In many cases, appraisers are required to complete additional education as part of a consent order. Please check with the Board office if you have questions regarding an individual's current license status.

Jeannette A. Ford A3602 (Benson)

By consent, the Board voted that effective August 20, 2025, Respondent, Jeannette Ford's certification as a residential appraiser is reprimanded. No later than February 20, 2026, Respondent shall complete the eight-hour Valuation and Fair Housing Laws and Regulations qualifying education course, which includes the exam, and provide a certificate of completion to the Board office. The hours for the above coursework may be used for Respondent's continuing education credit hours and requirements. No later than February 20, 2026, Respondent shall complete two continuing education courses: one continuing education course in business practices and ethics, and one in sales comparison or market adjustments, and shall provide certificates of completion for all courses to the Board office. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. If Respondent fails to successfully complete the courses by February 20, 2026, Respondent's license shall be actively suspended until Respondent provides proof of completion of the above courses to the Board office.

Respondent performed an appraisal on a single-family residential property located in North Carolina to obtain current market value for purposes of a mortgage finance transaction. In performing this appraisal, Respondent's behavior and language were unprofessional and inappropriate. In addition, the condition adjustments that Respondent applied to comparable sale numbers 1 and 2 were excessive based upon their condition compared to the subject property. Respondent failed to consider all five alternate sales provided to her, and in the appraisal report used inappropriate comparable sales due to dissimilar physical characteristics. Respondent incorrectly reported the actual date of the appraisal.

Respondent's conduct is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

Robert J. Ruark A6258 (Garner)

By consent, the Board voted that effective December 10, 2025, Respondent, Robert Ruark's certification as a residential appraiser is reprimanded. No later than June 10, 2026, Respondent shall complete the following coursework: one continuing education course in sales comparison approach or supporting adjustments, and The Appraisal Foundation corrective education course entitled, "Scope of Work: Appraisals and Inspections," and shall provide certificates of completion for all courses to the Board office. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. If Respondent fails to successfully complete the above courses and provide certificates of completion to the Board office by June 10, 2026, the reprimand will be vacated, and an active suspension shall be activated in its place on June 11, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office.

Respondent performed an appraisal on a single-family residential property located in North Carolina to obtain current market value for purposes of a mortgage finance transaction. In Respondent's appraisal report, he failed to collect, verify, and analyze information necessary for credible assignment results when he did not verify alternate sales as part of a reconsideration of value (ROV). Respondent admitted the alternate sales should have been further analyzed and considered when reevaluating the original appraisal report. Respondent did not provide support for the adjustments used in the sales comparison approach. Respondent used inappropriate comparable sales leading to a low value when there were other more similar sales available.

Respondent's conduct, as set forth above, is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

DISCIPLINARY ACTIONS - CONTINUED

The following is a summary of recent disciplinary actions taken by the Appraisal Board. This is only a summary; for brevity, some of the facts and conclusions may not have been included. Because these are summaries only, and because each case is unique, these summaries should not be relied on as precedent as to how similar cases may be handled. In many cases, appraisers are required to complete additional education as part of a consent order. Please check with the Board office if you have questions regarding an individual's current license status.

Thurman Stoddard A6759 (Old Fort)

By consent, the Board voted that effective December 10, 2025, Respondent, Thurman Stoddard's certification as a residential appraiser is reprimanded. No later than June 10, 2026, Respondent shall complete the following coursework: (i) a 15-hour (including the exam) USPAP qualifying education course and (ii) a continuing education course in appraiser liability. The hours for the 15-hour USPAP course shall not be used for Respondent's continuing education credit hours and requirements. The appraiser liability course hours may be used for Respondent's continuing education credit hours. If Respondent fails to successfully complete the above courses and provide certificates of completion to the Board office by June 10, 2026, the reprimand will be vacated, and an active suspension shall be activated in its place on June 11, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office.

Respondent performed an appraisal to determine current market value for mortgage lending on a residential single family property located in North Carolina. The Board's evidence shows that Respondent violated the CONFIDENTIALITY RULE of USPAP by disclosing to the seller's broker, without authorization, that the appraised value was close to the contract price. The Board's evidence shows that Respondent's report had inconsistencies that detracted from the credibility of the report. The Board's evidence shows that Respondent's conduct, as set forth above, if proven at hearing, is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules. Respondent neither admits nor denies the above conduct, but for purposes of resolving this matter enters into this Consent Order.

Matthew Todd A7831 (Asheville)

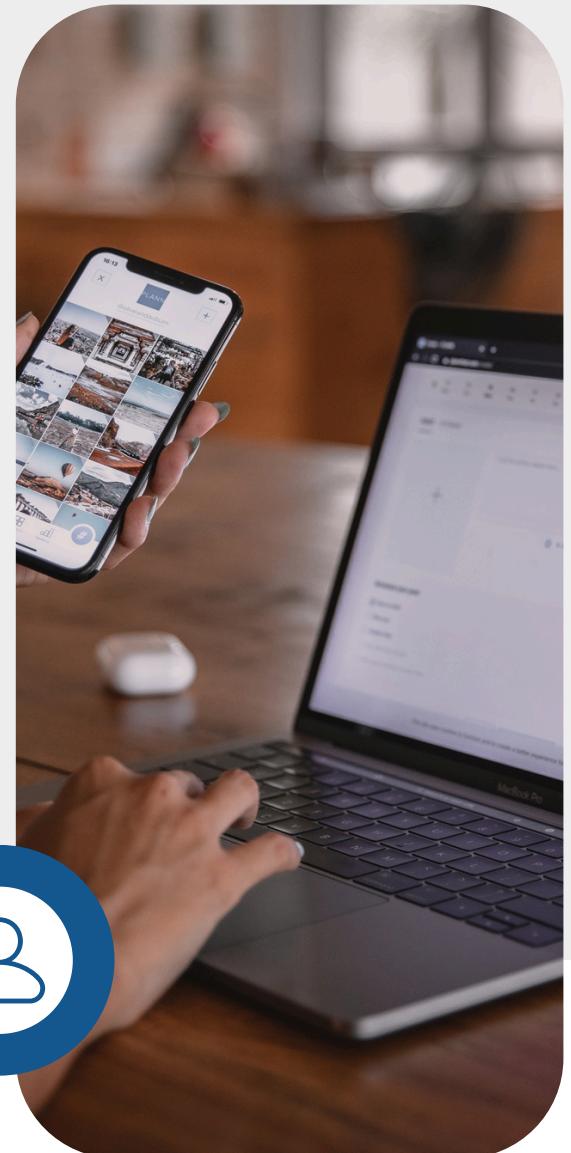
By consent, the Board voted that effective December 10, 2025, Respondent, Matthew Todd's certification as a residential appraiser is reprimanded. No later than June 10, 2026, Respondent shall complete the following coursework: a seven-hour continuing education course in appraiser liability/appraisal quality, and The Appraisal Foundation's corrective education course entitled, "Scope of Work: Appraisals and Inspections," and shall provide certificates of completion for all courses to the Board office. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. If Respondent fails to successfully complete the above courses and provide certificates of completion to the Board office by June 10, 2026, the reprimand will be vacated, and an active suspension shall be activated in its place on June 11, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office.

Respondent performed an appraisal of a vacant lot located in North Carolina to obtain current market value for the purpose of a refinance transaction. In Respondent's appraisal report, Respondent used inappropriate and distant comparable sales leading to a low value, when there were other more similar sales available, including many within the subject's development. Respondent's appraisal report contained multiple errors, which included typographical errors, cloning from other reports, and non-relevant or misleading data or comments, which reduced the credibility of the report.

Respondent's conduct, as set forth above, is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

Connect with Us!

Feel free to reach out to us for further information!



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