AGENDA

NORTH CAROLINA APPRAISAL BOARD

Raleigh
October 13, 2026

CALL TO ORDER

CONFLICT OF INTEREST REMINDER

In accordance with the State Government Ethics Act, it is the duty of every Board member to avoid both conflicts of interest and appearances of conflict. Board members are directed to identify any known conflict of interest or appearance of conflict with respect to any matters coming before the Board at this meeting and to refrain from any undue participation in the particular matter involved. Does any Board member know of any conflict of interest or appearance of conflict of interest with respect to any matters coming before the Board at this time? If one arises during the course of this meeting, please articulate it to the Board.

APPROVAL OF AGENDA

Consider approving the agenda with items taken in any order as determined by the Chair.

APPROVAL OF MINUTES (Exhibit 1)

FINANCE

Auditor's Presentation of the 2025-2026 audit report

Review financial report through September 2026 **(Exhibit 2)**

LEGAL

Probable Cause **(Exhibit 3)**

Investigation Request **(Exhibit 4)**

Pending Hearing Report **(Exhibit 5)**

Disciplinary Actions Year-to-Date **(Exhibit 6)**

LICENSING AND EDUCATION

Present list of candidates who have been recently registered, licensed, or certified **(Exhibit 7)**

Present list of Registered Appraisal Management Companies **(Exhibit 8)**

Examination Reports through September 2026 **(Exhibit 9)**

PUBLIC FORUM (Exhibit 10)

OTHER ITEMS

Review The Appraisal Foundation's report **(Exhibit 11)**

Statements of Economic Interest (Ethics Commission)

Committee Reports

Staff Report

Closed Session pursuant to N.C. Gen. Stat. §143-318.18(6)

Back to Open Session

	Date Rec'd	Case Number	Status	County
1	2/23/2026	2026-0016	Pend Hearing	STANLY
2	2/9/2026	2026-0012	Pend Hearing	MECKLENBURG
3	1/30/2026	2026-0010	Pend Hearing	MONTGOMERY
4	1/27/2026	2026-0008	Pend Hearing	OUT OF STATE
5	1/2/2026	2026-0003	Pend Hearing	UNION
6	7/7/2025	2025-0024	Pend Hearing	OUT OF STATE
7	5/7/2025	2025-0018	Pend Hearing	GASTON
8	8/7/2024	2024-0047	Pend Hearing	MECKLENBURG
9	5/16/2024	2024-0029	Pend Hearing	MECKLENBURG

2026 Disciplinary Actions*

	Carryover from 2025	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
YTD received	48	11	17	22	28	36	42	49	52	59			
Pending inquiry	29	40	35	40	32	40	37	44	35	44			
Hearing pending	2	2	5	5	10	9	7	7	9	9			
Total Pending	31	42	40	44	42	49	44	51	44	53			
PC done this mo.		n/a	10	n/a	14	n/a	9	n/a	12	N/A			
-PC found		n/a	3	n/a	5	n/a	2	n/a	5	N/A			
-dismiss		n/a	4	n/a	1	n/a	1	n/a	3	N/A			
-dismiss W/CD**		n/a	3	n/a	8	n/a	6	n/a	4	N/A			
Hearings held		n/a	0	n/a	0	n/a	0	n/a	0	N/A			
Consent orders		n/a	0	n/a	1	n/a	4	n/a	3	N/A			

*As of the last day of the month

**Dismiss W/CD = Dismiss with warning or conditional dismissal

NORTH CAROLINA APPRAISAL BOARD

NEW APPRAISER REGISTER

LICENSE	NAME	CITY	TYPE	DATE ISS	REMARKS*
T7444	JESSICA L. MAYO	ORIENTAL	T	8/6/2026	ED
A9662	TANNA S. SANTANGELO	HARTWELL, GA	G	8/6/2026	EQ
T7445	CULLEN B. CARTER	CHARLOTTE	T	8/14/2026	ED
T7446	ALEXANDER J. FARR	INDIAN LAND, SC	T	8/14/2026	ED
T7447	JIMMY L. LEFEVER	PFAFFTOWN	T	8/14/2026	ED
T7448	JOHN T. SNEAD	TRENT WOODS	T	8/14/2026	ED
A9663	JOHN J. KOSIR	HUNTERSVILLE	C	8/14/2026	EQ
A9664	LEIF G. STORMO	HUNTERSVILLE	C	8/14/2026	EQ
A9665	BRIAN E. GORDINEER	CHARLES CITY, VA	G	8/14/2026	EQ
A9666	PAXTON A. POPPELL	JONESBORO, GA	G	8/14/2026	EQ
A9667	TRAVIS B. PREWETT	FAIRHOPE, AL	G	8/14/2026	EQ
T7449	ISMAAEEL ALI	CARY	T	8/20/2026	ED
T7450	JOSHUA J. BUTLER	CHARLOTTE	T	8/20/2026	ED
T7451	JAMES P. FOWLER	CHARLOTTE	T	8/20/2026	ED
T7452	MICHAEL P. GERSHOWITZ	BELMONT	T	8/20/2026	ED
A9668	BRIAN B. HAYES	WILMINGTON	C	8/20/2026	EX
A8692	JASON D. PACE	ALEDO, TX	G	8/20/2026	EQ
A9669	MADELINE E. BRADLEY	CHARLOTTE	C	8/27/2026	EQ
A9071	SERGE BUTOVSKY	MOUNT AIRY, MD	C	8/27/2026	EQ
A9670	SIDNEY C. SMITH	HAYMARKET, VA	C	8/27/2026	EQ
A4640	JOSEPH J. CARTER, II	COLUMBIA, SC	G	8/27/2026	EQ
A9671	MICHELLE J. MICKLE	SIMPSONVILLE, SC	G	8/27/2026	EQ
A9672	JOHN M. MORROW, JR.	NORTH MYRTLE BEACH, SC	G	8/27/2026	EQ

* Note: EX = EXAM; EQ = EQUIVALENT; ED= EDUCATION

NORTH CAROLINA APPRAISAL BOARD

NEW APPRAISER REGISTER

LICENSE	NAME	CITY	TYPE	DATE ISS	REMARKS*
A9673	BRITNEY BURCH	TAMPA, FL	G	9/3/2026	EQ
A9674	JOHN S. SOMORA	GROVE CITY, PA	G	9/3/2026	EQ
T7453	ANDREW B. HARRIS	GREENVILLE	T	9/10/2026	ED
A9675	DARRYL S. CUILLA	LADERA RANCH, CA	L	9/10/2026	EQ
A9676	TRACI M. LAMB	WAXHAW	L	9/10/2026	EX
A9677	JARRYD P. RAUHOFF	WEST END	L	9/10/2026	EX
A9678	DAMON W. SMITH	FAYETTEVILLE	L	9/10/2026	EX
A9679	PHILIP P. CULOTTA, IV	NEW ORLEANS, LA	G	9/10/2026	EQ
A6584	CAROLYN B. TERRY	MILLEN, GA	G	9/10/2026	EX
T7454	CLAUDIO CRUZ, II	FUQUAY VARINA	T	9/17/2026	ED
A9680	JESSE J. LOPEZ	JACKSONVILLE	C	9/17/2026	EQ
A9681	JUSTIN H. ARNOLD	SAINT JOHNS, FL	G	9/17/2026	EQ
A9682	TANNER GROGAN	MABLETON, GA	G	9/17/2026	EQ
A9683	RASHARD B. STEVENS	CHARLOTTE	G	9/17/2026	EX
A9684	JOHN J. WARD	MOUNT HOLLY	L	9/24/2026	EX
A9685	DAMON W. SMITH	FAYETTEVILLE	C	9/25/2026	EX

* Note: EX = EXAM; EQ = EQUIVALENT; ED= EDUCATION

10/13/2026

NORTH CAROLINA APPRAISAL BOARD

NEW APPRAISAL MANAGEMENT COMPANIES

LICENSE	NAME OF COMPANY	LOCATION	DATE ISSUED
NC-1289	Appraisal Scout Corp	Troy, MI	6/17/2026
NC-1290	iRock Appraisal Management, LLC	Southfield, MI	9/17/2026
NC-1291	Access Real Estate Loan Services, Inc.	Travelers Rest, SC	9/28/2026

Exam Performance Summary

PEARSON CONFIDENTIAL

North Carolina Appraisers
Client Name - Exam Series Code : North Carolina Appraisers
Yes
Standard Test Center
Client Name - Test Center : North Carolina Appraisers
Candidate Region : VUE Americas
Custom Date Range (Click Run Below to Enter)
8/1/2026 12:00:00 AM
9/30/2026 12:00:00 AM

Printed By: Mindy Sealy
Report Date: 01-Oct-2026 07:49 AM
Data as of (CST): 01-Oct-2026 12:02 AM
Date Range: 01-Aug-2026 to 30-Sep-2026

Total Appointments	:	18
Total No Shows	:	0
Total Canceled	:	0
Total Graded Exams	:	18
Total Scheduled	:	0

Client Name: North Carolina Appraisers

Exam Series Code	Exam Title	First Time Takers					Repeaters					Total				
		Total Graded	Total Passed	Pass Rate	Total Failed	Fail Rate	Total Graded	Total Passed	Pass Rate	Total Failed	Fail Rate	Total Graded	Total Passed	Pass Rate	Total Failed	Fail Rate
22-NC-A	Licensed Residential Appraiser	5	3	60%	2	40%	1	1	100%	0	0%	6	4	67%	2	33%
22-NC-B	Certified Residential Appraiser	2	1	50%	1	50%	4	2	50%	2	50%	6	3	50%	3	50%
22-NC-C	Certified General Appraiser	1	0	0%	1	100%	5	1	20%	4	80%	6	1	17%	5	83%
Total		**8**	**4**	**50%**	**4**	**50%**	**10**	**4**	**40%**	**6**	**60%**	**18**	**8**	**44%**	**10**	**56%**

PUBLIC FORUM

North Carolina Appraisal Board

Name	Topic	Time Requested

None

Mindy Sealy

From: The Appraisal Foundation <news@appraisalfoundation.org>
Sent: Thursday, October 1, 2026 11:25 AM
To: Mindy Sealy
Subject: OCTOBER NEWSLETTER: Engage with the proposed changes to the Criteria

EXTERNAL EMAIL: This email originated from outside of NCAB. Do not click links or open attachments unless you recognize the sender and know the content is safe.

View Web Version



The Appraisal FOUNDATION
Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications

Greetings!

With a new month, we have a new exposure draft from the Appraiser Qualifications Board! On Thursday, September 24th, the AQB released their Third Exposure Draft of proposed changes to the Real Property Appraiser Qualification Criteria.

This draft is the product of a multi-year reassessment: five concept papers, two prior exposure drafts, more than 1,000 public comment letters, and the 2025 National Job Analysis. Combined with the proposed changes from the previous exposure drafts, this new draft proposes:

- Opening additional pathways into the profession, including the Demonstration Pathway, whose complete draft policies are released alongside this draft;
- Tying every requirement directly to the minimum qualifications each credential certifies;
- Revising the classification definitions to state clearly what each credential qualifies its holder to appraise, and to answer where scope of practice is decided; and
- Clarifying provisions that have produced confusion in practice.

The AQB relies on the continued engagement of the profession and stakeholders to determine the path forward for the *Criteria*. This Third Exposure Draft will be open for public comment until October 25th, so I urge you to make your voice heard by the deadline.

I also hope you'll consider joining the AQB's upcoming webinar on October 8th to make your voice heard, ask questions, and hear directly from the AQB about the latest proposals. Registration information is below.

I have been blown away by the tremendous engagement we've seen so far in this criteria reassessment process. I urge you all not to stop now. Please make sure your voice is heard and help us shape the future of the appraisal profession!

Let's Make it a Great Month!

Kelly Davids
President
The Appraisal Foundation

AQB Webinar on the Third Exposure Draft

October 8th | 1pm
Register Today >

ASB Public Engagement Survey

The ASB has released a public engagement survey to gather feedback on what appraisers and stakeholders are seeing within the profession and the standards that may need further clarity. If you have an issue that you would like to raise with the ASB relating to the Uniform Standards of Professional Appraisal Practice (USPAP), please fill this survey out by October 31st.

Board of Trustees Public Meeting

The Board of Trustees will gather in a few short weeks for wide ranging conversations on key issues impacting the profession. All are welcome to join and participate in these critical discussions.

October 21-23 | Houston, TX
Register Today >

TAFAC and CARE Fall Meetings

November 2-3 | Washington, DC
Register Today >

Appraiser Talk

Have you checked out USPAP Talk? This special series on Appraiser Talk walks you through USPAP in weekly episodes. Join Amy and Lisa as they explore USPAP from week to week. Listen here.

AQB Virtual Public Meeting

November 19th | 1pm ET

Register Today >

Partner Spotlight

American Society of Farm Managers and Rural Appraisers

The 2026 ASFMRA Annual Conference this November 2-4 brings together farm managers, rural appraisers, ag consultants, and industry leaders for an unforgettable experience in Phoenix. Earn CE credits, expand your professional network, and discover new ideas that can help you stay ahead in a changing industry. Register now and be part of the conversation shaping the future of rural property: https://www.asfmra.org/conferences/annualconference

Association of Texas Appraisers

The Association of Texas Appraisers (ATA) is winding down from our annual meeting in August where 155 appraisers gathered for networking, continuing education, and socializing. In addition to the CE, appraisers got to see eight different software providers demonstrate their UAD 3.6 software. Read more about it in our newsletter.

International Society of Appraisers

The International Society of Appraisers (ISA) is excited to announce that its 39th annual Assets Conference will be heading to New Orleans on April 8-10, 2027. Themed "Find Your Rhythm in New Orleans" the event offers timeless culture, meaningful connections, unforgettable cuisine, and legendary hospitality meant to create the perfect backdrop for inspiration! Registration will open in October! Also, in October join us for our webinar "A Mirror of its Time: Diamond Jewelry in the Georgian Period" on October 15. Both the Assets Conference and the Webinar are open to members and non-members. More information can be found at https://www.isa-a ppraisers.org/

National Association of Appraisers

NAA is gearing up for our Annual Appraisal Summit (October 31-November 3 | Planet Hollywood Resort & Casino, Las Vegas, NV). The Summit—also co-hosted by Appraiser eLearning—focuses on professional development, market updates, and advocacy. There will be industry-leading speakers, valuable workshops all within a vibrant community of appraisers, regulators, and lenders and lots of discussions about UAD 3.6. For more information, visit our website at https://www.appraisalsummit.net/

North Carolina Professional Appraisers Coalition

The North Carolina Professional Appraisers Coalition is holding its 2026 Annual Conference September 30–October 2 in Holly Springs, North Carolina, featuring continuing education, industry

updates and a tour of Champion Homes' Lillington manufacturing facility. NCPAC has also been expanding its UAD 3.6 education efforts through a series of webinars and training opportunities designed to help North Carolina appraisers prepare for the transition. Learn more at https://www.ncpac.us/

Royal Institute of Chartered Surveyors
RICS - San Francisco Conference - Data Centers, Energy, and Digital Expansion

In partnership with the California Lawyer's Association, RICS is pleased to offer this one-day conference which explores the full life cycle of data center development and operation. Sessions will unpack how these facilities are planned and designed, financed, and delivered, and will provide deeper insights into the impacts that such projects are having on our communities. Register here: https://www.rics.org/training-events/conferences/rics-and-cla-northern-california-conference

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