

AGENDA

NORTH CAROLINA APPRAISAL BOARD

**Raleigh
June 9, 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

April 7, 2026 (**Exhibit 1**)
May 19, 2026 (**Exhibit 1A**)

FINANCE

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

Discuss Proposed Budget for 2026-2027

Approve excess lodging for 2026-2027

LEGAL

Probable Cause (**Exhibit 3**)

Pending Hearing Report (**Exhibit 4**)

Disciplinary Actions Year-to-Date (**Exhibit 5**)

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LICENSING AND EDUCATION

Present list of candidates who have been recently registered, licensed, or certified
(Exhibit 6)

Present list of Registered Appraisal Management Companies **(Exhibit 7)**

Examination Reports through May 2026 **(Exhibit 8)**

PUBLIC FORUM (Exhibit 9)

OTHER ITEMS

Review Operations Manual **(Exhibit 10)**

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

Committee Reports

Staff Report

Election of Chair and Vice Chair

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

Back to Open Session

	Date Rec'd	Case Number	Status	County
1	11/25/2025	2025-0042	Pend Hearing	BURKE
2	10/9/2025	2025-0037	Pend Hearing	MECKLENBURG
3	8/28/2025	2025-0031	Pend Hearing	BUNCOMBE
4	7/11/2025	2025-0025	Pend Hearing	WAKE
5	5/7/2025	2025-0018	Pend Hearing	GASTON
6	2/13/2025	2025-0004	Pend Hearing	UNION
7	8/7/2024	2024-0047	Pend Hearing	MECKLENBURG
8	6/11/2024	2024-0034	Pend Hearing	CURRITUCK
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							
Pending inquiry	29	40	35	40	32	40							
Hearing pending	2	2	5	5	10	9							
Total Pending	31	42	40	44	42	49							
PC done this mo.		n/a	10	n/a	14	n/a							
-PC found		n/a	3	n/a	5	n/a							
-dismiss		n/a	4	n/a	1	n/a							
-dismiss W/CD**		n/a	3	n/a	8	n/a							
Hearings held		n/a	0	n/a	0	n/a							
Consent orders		n/a	0	n/a	1	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

<u>LICENSE</u>	<u>NAME</u>	<u>CITY</u>	<u>TYPE</u>	<u>DATE ISS</u>	<u>REMARKS*</u>
T7423	JOSHUA D. DREW	WILMINGTON	T	4/2/2026	ED
A9620	DANIEL P. BUCHALTER	ST. LOUIS, MO	G	4/2/2026	EQ
T7424	JAMES J. HAVEY, JR.	CHARLOTTE	T	4/10/2026	ED
T7425	WILBERT C. THOMAS, III	FAYETTEVILLE	T	4/10/2026	ED
A9621	WILLIAM A. DICKEY, JR.	MYRTLE BEACH, SC	L	4/10/2026	EQ
A9622	GEORGE S. WONICA	STATEN ISLAND, NY	C	4/10/2026	EQ
A9623	ANDREW J. MILLER	RIVERSIDE, IL	G	4/10/2026	EQ
T7125	WILLIAM B. SANDERS	JACKSONVILLE	T	4/16/2026	ED
A9624	ALYSSA D. WILLIAMS	BROWNS SUMMIT	C	4/16/2026	EX
T7069	JOHN J. WARD	MOUNT HOLLY	T	4/17/2026	ED
T7193	KELVIN J. GULLATTE	HOPE MILLS	T	4/30/2026	ED
T7426	LUKE S. GRIBBON	CARY	T	4/30/2026	ED
T7427	JAY M. MOREAU	CARY	T	4/30/2026	ED
A9625	JEFFERY C. BAKER	CONCORD	L	4/30/2026	EX
A9626	JAMES A. NORMAN	ATLANTA, GA	G	4/30/2026	EQ
A9627	JAMES R. PRUITT, JR.	LAWTEY, FL	G	4/30/2026	EQ

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

NORTH CAROLINA APPRAISAL BOARD

NEW APPRAISER REGISTER

<u>LICENSE</u>	<u>NAME</u>	<u>CITY</u>	<u>TYPE</u>	<u>DATE ISS</u>	<u>REMARKS*</u>
T7428	ANOOP KUMAR MISHRA	WAKE FOREST	T	5/7/2026	ED
A9628	JAYASREE KRISHNAMOORTHY	CARY	G	5/7/2026	EX
A9629	GARY M. PENDERGAST	CLERMONT, FL	G	5/7/2026	EQ
A9630	SEAN R.L. WILLIAMS	MORGANTON	G	5/7/2026	EX
T7429	ANTHONY N. PALOZZI	CHARLOTTE	T	5/8/2026	ED
T7430	SALVADOR PEREZ MIGUEL	PITTSBORO	T	5/8/2026	ED
T7181	CHRISTOPHER E. HORN	WILMINGTON	T	5/14/2026	ED
T6642	YVONNE M. SWINEHART	LELAND	T	5/14/2026	ED
A9631	TAYLOR R. DICKSON	VIRGINIA BEACH, VA	C	5/14/2026	EQ
A9632	JONATHAN H. VAN DYKE	RICHMOND, VA	G	5/28/2026	EQ

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

06/01/2026

NORTH CAROLINA APPRAISAL BOARD
NEW APPRAISAL MANAGEMENT COMPANIES

<u>LICENSE</u>	<u>NAME OF COMPANY</u>	<u>LOCATION</u>	<u>DATE ISSUED</u>
NC-1288	Caliber Appraisal Management Company LLC DBA Caliber AMC	California	04/09/2026



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)
 4/1/2026 12:00:00 AM
 5/31/2026 12:00:00 AM

Printed By: Mindy Sealy
 Report Date: 01-Jun-2026 07:35 AM
 Data as of (CST): 01-Jun-2026 12:02 AM
 Date Range: 01-Apr-2026 to 31-May-2026

Total Appointments : 11
 Total No Shows : 0
 Total Canceled : 0
 Total Graded Exams : 11
 Total Scheduled : 0

Client Name: North Carolina Appraisers

Exam Series Code	Exam Title	First Time Takers			Repeaters			Total				
		Total Graded	Total Passed	Fail Rate	Total Graded	Total Passed	Fail Rate	Total Graded	Total Passed	Fail Rate		
22-NC-A	Licensed Residential Appraiser	0	0	0%	3	2	67%	3	2	67%	1	33%
22-NC-B	Certified Residential Appraiser	3	1	33%	0	0	0%	3	1	33%	2	67%
22-NC-C	Certified General Appraiser	1	1	100%	4	1	25%	5	2	40%	3	60%
Total		4	2	50%	7	3	43%	11	5	45%	6	55%

Mindy Sealy

From: The Appraisal Foundation <news@appraisalfoundation.org>
Sent: Friday, May 8, 2026 10:27 AM
To: Mindy Sealy
Subject: AQB Releases White Paper on Experience

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AQB Releases White Paper on Experience

As part of its Criteria Reassessment Project, the Appraiser Qualifications Board has published a white paper that brings together findings from the published research literature on professional licensing and assessment, the federal statutory and regulatory record applicable to appraiser licensing in the United States, and the publicly available regulatory frameworks of comparable licensed professions.

This rigorous academic review reaffirms a principle that has long defined the appraiser qualification framework: education, examination, and hands-on practice together produce a practitioner the public can trust.

This white paper is being released in preparation for the upcoming exposure draft. The AQB looks forward to sharing that draft for public review and comment soon.

Click below to learn more.

[Read the White Paper](#)



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Washington, DC 20005
202-347-7722



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Mindy Sealy

From: The Appraisal Foundation <news@appraisalfoundation.org>
Sent: Tuesday, May 26, 2026 11:38 AM
To: Mindy Sealy
Subject: The Appraisal Foundation Opens Call for ASB and AQB Applications

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The Appraisal Foundation Opens Call for ASB and AQB Applications

The Appraisal Foundation is now accepting applications for its annual selection of new members to serve on the Appraiser Qualifications Board (AQB) and the Appraisal Standards Board (ASB). Individuals appointed through this process will begin their term on January 1, 2027. Each appointment may be for a one-, two-, or three-year term, depending on the needs of the board.

For this selection cycle, there are up to three open seats on the AQB and up to four open seats on the ASB that are eligible for appointment or reappointment.

“The ASB and AQB are central to the Foundation’s work to uphold our congressional authorization and maintain public trust,” said Kelly Davids, President of The Appraisal Foundation. “Folks with a deep commitment to the appraisal profession’s next chapter have a unique opportunity to shape its standards and qualifications at the highest level.”

Background and Qualifications:

The Appraiser Qualifications Board (AQB) is responsible for establishing the minimum education, experience, and examination requirements for real estate appraisers to obtain and maintain state licensure or certification. The AQB also sets minimum qualifications for personal property appraisers, which must be met by Foundation Partners that confer personal property designations.

Serving on the AQB requires a strong understanding of what it takes to enter and succeed in the appraisal profession — including the skills, knowledge, and practical competencies expected of new appraisers. While holding an appraiser credential is not required, AQB members must bring

relevant expertise, sound judgment, and a willingness to engage deeply with the *Real Property Appraiser Qualification Criteria*.

The Appraisal Standards Board (ASB) is responsible for developing, interpreting, and amending the *Uniform Standards of Professional Appraisal Practice (USPAP)*. ASB members are expected to have a strong working knowledge of USPAP, the ability to think critically about its structure and intent, and the judgment to determine when and how new guidance should be issued.

Each Board holds two in-person, two-day work sessions annually, along with additional virtual work sessions as needed. Meetings are typically held in Washington, DC, but may occasionally take place in other locations in conjunction with Foundation events. Boards also convene for two to three virtual public meetings per year (half-day sessions) and monthly two- to three-hour conference calls. Board work between meetings is ongoing and varies by project.

Members are compensated for their service and reimbursed for travel expenses. Individuals appointed to the AQB or ASB in this cycle will begin their terms on January 1, 2027, with an initial term length of one, two, or three years depending on Board needs.

The Boards Nominating Committee of the Board of Trustees seeks applicants from a range of disciplines and professional backgrounds who bring deep thinking, collaborative decision-making, and a commitment to advancing the appraisal profession in the public interest.

How to Apply:

[Click here to apply for the Appraisal Standards Board \(ASB\).](#)

[Click here to apply for the Appraiser Qualifications Board \(AQB\).](#)

Questions or More Information?

If you have questions, please feel free to contact Arika James at: arika@appraisalfoundation.org or via phone at 202-624-3072.



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Mindy Sealy

From: The Appraisal Foundation <news@appraisalfoundation.org>
Sent: Monday, June 1, 2026 10:19 AM
To: Mindy Sealy
Subject: JUNE NEWSLETTER: Looking back on the Spring Board of Trustees Meeting

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Greetings!

Thank you to everyone who joined our Spring Board of Trustees meeting last month! May's meeting was one of our most highly attended, and the trustees covered a lot of ground.

For those who weren't able to join us in person, I want to use this month's newsletter for a quick rundown of everything that happened in Fort Lauderdale.

The first day of the meeting, the Trustee Nominating Committee held public interviews for trustee terms beginning January 1, 2027. It was a competitive field, and the Board ultimately voted to appoint Douglas Hodge, Leigh Lester, Donald Martin, Tyler Mullins, and Donna VanderVries. Please join me in congratulating this incredible group!

This was followed by one of the most engaging meetings of our Partner Organizations that I have ever attended. Partners had phenomenal conversations about the direction of the appraisal profession and innovative plans to carry the profession into the future. This perfectly teed up the rest of the week.

The second day also featured dynamic conversations about the future of the profession with the IMPACT Special Committee and State Harmonization Task Force. Niesha Hinton shared a special presentation about how she is inspiring students to consider the appraisal profession in local schools, which was an inspiration to everyone in attendance. I look forward to hearing more from her at our Joint Council meeting later this month (don't forget to register below!).

The Women's Forum panel shared valuable perspectives from every corner of the appraisal profession on crafting a meaningful career and wealth building. Their conversation led us straight

into the afternoon with an international panel focused on public trust on the world stage and a presentation from the Endowment Task Force to consider the possibilities of creating an endowment to support Foundation efforts to uphold public trust in the profession.

Friday capped things off with the general session where attendees heard from the Appraisal Subcommittee and the board conducted official business.

These meetings are always jam packed, and I walk away so invigorated to continue our work to support the appraisal profession and protect the public. If you haven't been able to join us for one of our in person meetings in the past, I hope you'll consider joining one later this year. Check out our [Events page](#) for a full schedule.

I also wanted to share a quick update on federal action related to the appraisal profession. The 21st Century ROAD to Housing Act, which I have referenced in past newsletters, passed the House of Representatives and now goes back to the Senate. The White House has indicated that the President will sign the bill if passed by the Senate. The Foundation is also continuing to engage with federal regulators to identify ways to carry out the President's Executive Order Promoting Access to Mortgage Credits. I anticipate we will have more updates on this very soon. Stay tuned!

Let's Make it a Great Month!

Kelly Davids
President
The Appraisal Foundation

Joint Council Meeting

June 23-25 | Washington, DC

[Register Today >](#)

Apply to the ASB and AQB

The Appraisal Foundation is now accepting applications for its annual selection of new members to serve on the Appraiser Qualifications Board (AQB) and the Appraisal Standards Board (ASB). Individuals appointed through this process will begin their term on January 1, 2027. Each appointment may be for a one-, two-, or three-year term, depending on the needs of the board.

For this selection cycle, there are up to three open seats on the AQB and up to four open seats on the ASB that are eligible for appointment or reappointment.

Applications are due July 24th. Apply and learn more at the links below.

- [Apply to the ASB](#)

- Apply to the AQB

Updates from the AQB

As part of its Criteria Reassessment Project, the Appraiser Qualifications Board has published a white paper that brings together findings from the published research literature on professional licensing and assessment, the federal statutory and regulatory record applicable to appraiser licensing in the United States, and the publicly available regulatory frameworks of comparable licensed professions.

This rigorous academic review reaffirms a principle that has long defined the appraiser qualification framework: education, examination, and hands-on practice together produce a practitioner the public can trust.

This white paper is being released in preparation for the upcoming exposure draft. The AQB looks forward to sharing that draft for public review and comment soon.

Nominations for the SAVVY Award

Nominations are now open for the Spirited Achiever of Valuation Vision, the Yeomans (SAVVY) Award for Excellence. Each year, this award honors the significant contributions of a woman in the valuation profession, reflecting Edie Yeomans' tireless quest for excellence. Edith (Edie) Yeomans was an Appraisal Foundation Trustee and a prominent fine art appraiser. Her long and illustrious career was distinguished by a commitment to international volunteer service, including serving as Chair of the Foundation's Personal Property Resource Panel.

This award embodies the spirit of Edie's passion and dedication to serving the valuation profession through guidance and support for men and women across all appraisal disciplines. Edie's vision was to establish the Women's Forum to promote and support the unique needs of women in the valuation profession.

Nominations must be submitted by July 15th. The award recipient will be honored at the Fall Board of Trustees meeting.

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](#).

Partner Spotlight

American Society of Appraisers (ASA)

Take advantage of upcoming Personal Property courses and webinars from the American Society of Appraisers, available through August 2026. ASA-accredited members receive 50% off all

offerings. Highlights include valuation fundamentals, report writing, fine art appraising, and the new Value in Motion: Market Trends in Personal Property—starting June 23, 2026! And just around the corner, the 2026 Personal Property Appraisal Summer Camp begins this July! Save big by bundling Personal Property's core valuation courses.

Stay up to date with the 2026–2027 USPAP Update Courses for Personal Property, Gems & Jewelry, and Machinery & Technical Specialties. Spots fill quickly, so register early.

And mark your calendar for ASA's 2026 International Conference, October 4–6 in Fort Worth, Texas—early-bird registration is open through August 7, 2026!

American Society of Farm Managers and Rural Appraisers (AFMRA)

Elevate your professional expertise this summer at ASFMRA's Summer Learning Series, July 12–24 in Denver, CO, combining high-impact classroom education with immersive agricultural tours. This two-week, in-person program features expert-led designation courses, accreditation pathways for appraisers and farm managers, exam prep, and a live Mock Trial to apply skills in a realistic courtroom setting. Participants will also explore Colorado agriculture firsthand through tours of Five Rivers Cattle Feeding, Petrocco Farms, and Colorado State University's Spur Campus, connecting real-world operations with cutting-edge innovation.

Register to attend.

Appraisal Institute (AI)

AI on AI is back this summer with Season 2 — a six-part live webinar series designed to help appraisers move from AI awareness to real-world capability. Through practical demonstrations and workflow-focused instruction, participants will explore how AI can support report drafting, market analysis, comp screening, quality control, and more while maintaining professional judgment and credibility. Whether you're new to AI or ready to deepen your skills, this series delivers practical tools and strategies you can apply immediately. Register [here](#).

Appraisers Association of America (AAA)

Now in its 10th year, the Comprehensive Appraisal Studies Program (CASP) begins its summer intensive course on July 6, 2026. Designed for prospective appraisers and arts professionals seeking a deeper understanding of the art market, CASP offers comprehensive training in the practices, principles, and professional standards required to become a qualified appraiser. The program builds the essential knowledge and skills needed to evaluate and appraise fine and decorative arts, as well as a wide range of personal property. A celebration of the 10th Anniversary of CASP will be held on Tuesday, July 14 at Doyle Auction.

Collateral Risk Network (CRN)

The Collateral Risk Network (CRN) will host an in-person Roundtable discussion on Section 6 of the Promoting Access to Mortgage Credit Executive Order on June 25–26 in Washington, DC.

This Roundtable will bring together mortgage, valuation, regulatory, and housing finance leaders to discuss what could become the most significant modernization of valuation policies and

practices in decades. Attendees will hear directly from, and interact with, organizations actively involved in shaping implementation of the Executive Order.

Confirmed and invited participants include representatives from the White House, the National Credit Union Administration, Mortgage Bankers Association, National Association of Mortgage Brokers, National Association of Home Builders, regulators, lenders, valuation leaders, and other industry stakeholders.

The meeting is the third in a series of CRN/Alston & Bird LLP Roundtables focused on the Executive Order and its implications for appraisal modernization, alternative valuation approaches, workforce challenges, technology, AI, and collateral risk management. The event will be hosted at the Washington, DC office of Alston & Bird LLP. Seating is limited. Register [here](#).

International Association of Assessing Officers (IAAO)

In June, IAAO is offering a webinar on practical tools and best practices for developing and implementing an effective succession plan.

Registration for the 2026 IAAO Annual Conference, Oct. 13-16 in Calgary, Canada is open. The IAAO Annual Conference is the premier platform for sharing successes, discovering best practices, and learning about the latest research in property appraisal.

Registration for both events is available on the [IAAO website](#).

International Society of Appraisers (ISA)

ISA continues to deliver valuable educational opportunities for members with upcoming programs designed to strengthen personal property appraisal expertise and professional practice.

On June 17th, join Craig Bell, ISA AM and Attorney at Law, for The Engagement Letter Blueprint, a webinar focused on creating effective engagement letters that clarify expectations, define responsibilities, and help prevent disputes. Attendees will gain practical guidance and best practices to enhance their appraisal processes. More information located [here](https://www.isa-appraisers.org/courses/course/2787): <https://www.isa-appraisers.org/courses/course/2787>.

Join us at the 2nd Annual ISA Summer Institute 2026, presented by Doyle on August 3–4 in New York City. Hosted at Doyle Auctioneers & Appraisers, this immersive program features hands-on learning, expert-led sessions, guest lectures, a museum visit, and networking opportunities with industry professionals.

This fall, ISA, along with its Canadian Chapter will host two full days of hands-on learning and appraiser education in Toronto, Ontario for the Fall Institute. Modeled after the successful Summer Institute, this exclusive educational experience will feature industry-leading specialists, guest lectures, networking opportunities, and a welcome reception on September 23, followed by sessions and hands-on experiences September 24–25 at The University Club of Toronto. Open to ISA members and non-members, the event is designed for Canadian appraisers as well as U.S. members working with Canadian clients.

Register today to take advantage of these exceptional opportunities to grow your expertise and strengthen your appraisal practice: <https://www.isa-appraisers.org/courses/connoisseurship-courses>.

National Association of Appraisers (NAA)

The NAA ACTS Conference buzzed with its usual mix of learning, laughter, and genuine community spirit—but this year, the fundraising energy stole the show. Between the lively bottle pull and the pickleball tournament and the always popular 50/50 raffle, attendees rallied around two causes close to the profession’s heart: the Appraiser Relief Fund and the George R. Harrison Scholarship Fund.

Stories of appraisers helped after disasters and trainees launched into their careers reminded everyone why these efforts matter. Together, we raised almost \$3,000 to support colleagues in need and future appraisers finding their footing.

National Association of Real Estate Brokers Inc (NAREB)

The National Association of Real Estate Brokers focuses on creating opportunities for homeownership for all Americans. The organization supports policies and programs that expand access to affordable housing, financial education, and economic opportunities. National Association of Real Estate Brokers wants to invite you to our National Conference July 26-31 in Las Vegas.



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