

# North Carolina Appraisal Board

# NEWSLETTER

Volume 36, Number 1

## CALENDAR

### 2026 Board Meetings

May 19 (Virtual)  
June 9  
August 11  
October 6  
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.

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.

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## Upcoming Observed Holidays

May 25 - Memorial Day  
July 3 - Independence Day





## 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 March 31, 2026

Trainees	440
Licensed Residential	132
Certified Residential	1760
Certified General	1,364
Total	3,696

## AMC COUNT

as of March 31, 2026

135

## APPRAISER

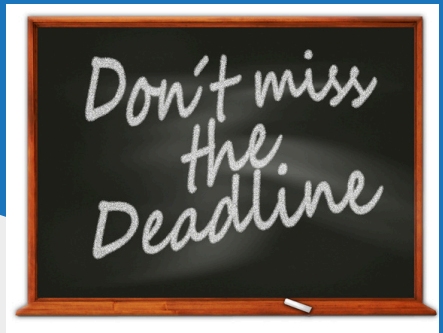
## EXAMINATION RESULTS

December 1, 2025 - March 31, 2026

<i>Examination Type</i>	<i>Total</i>	<i>Passed</i>	<i>Failed</i>
Licensed Residential	5	5	0
Certified Residential	8	5	3
Certified General	3	1	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



## APPRAISER RENEWALS

All registrations, licenses, and certificates expire on June 30th and must be renewed before this date to maintain active status. If you do not submit your renewal by June 30th, your registration, license, or certificate will expire. Any person who acts as a trainee, licensed, or certified real estate appraiser while expired shall be subject to disciplinary action and penalties as prescribed by the Appraiser's Act. **All licensees are required to complete the 2026-2027 7-Hour National USPAP Continuing Education (CE) Course by May 31, 2026, to renew on time. Online renewals will begin on May 1, 2026.**

The renewal fee is \$200.00 and if you want to be listed on the National Registry, there is an additional \$60.00 fee. Licensed and certified appraisers must be listed on the National Registry to perform appraisals for federally related transactions. Registered trainees are not permitted to be on the Registry. If you allow your license, registration or certification to lapse, you may renew with late penalty fees (\$10 per month) for the first 12 months. Registrations, licenses, and certificates may be reinstated when lapsed for more than 12 months but less than five years by submitting a full application for reinstatement. After five years, a former licensee must start over and meet all the current education and experience requirements plus pass the national exam.

Students taking the 2026-2027 7-hour National USPAP Continuing Education Course are advised that The Appraisal Foundation (TAF) requires that all students have a copy of the 2024 edition of USPAP and the 7-Hour National USPAP Continuing Education Course Student Manual available during course instruction. Instructors may turn you away if you do not have access to all course materials during the course. Instructors are not required to maintain extra copies of the course materials; it is the student's responsibility to have these available to them. When registering for the USPAP course, check with the course sponsor to see if they provide any of the materials as part of the course. If not, you can order your items from The Appraisal Foundation [here](#).

The current edition of USPAP does not automatically include guidance from the ASB. Anyone wanting the 2026 USPAP Guidance and Reference Manual, which includes guidance from the ASB in the form of the USPAP Advisory Opinions and the USPAP Frequently Asked Questions (FAQs), will need to purchase this book separately from the 2024 USPAP book.

## OUT-OF-STATE LICENSEES

If you reside in another state and are currently licensed by another appraiser certification regulatory body, you may satisfy the continuing education requirement by having Board approved course sponsors report the CE directly to us. If you complete your CE through a non-Board approved sponsor, you must notify the Board of your course completion and attach a copy of your course completion certificate. You may submit your course completion by email to [ncab@ncab.org](mailto:ncab@ncab.org). Our online renewal system will not allow you to upload documents at the time of renewal; therefore, you or the Board approved sponsor must submit your course completion ahead of time. Once the information has been received and uploaded to your record, you can then renew online beginning in early May.



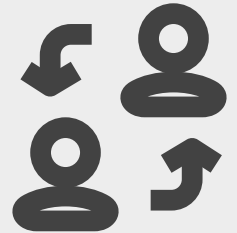
## AMC RENEWALS

All Appraisal Management Company registrations expire June 30, 2026, and must be renewed before this date to maintain active status. Each renewal shall post with the Board a surety bond in the amount of \$25,000. The bond must not expire before June 30, 2027. A rider to a current bond is acceptable. AMCs may log in [here](#) to renew on or after May 1, 2026. If you did not change the password, it is the last five digits of the company's EIN.

If you plan to renew your AMC registration online, you must send your bond, or bond rider, to the Board prior to renewing online. Please allow time for the bond or rider to arrive and be processed before you renew online.

AMCs who do not plan to renew their registration and who are ceasing operations in North Carolina may file the closing notification form in lieu of the online renewal. The form is located [here](#). Note: Your surety bond must remain in place for no less than two years after you cease operations in North Carolina.

## CHANGING AN INTENDED USER, TRANSFERRING, OR READDRESSING A REPORT



After an assignment has been completed and the report has been delivered, appraisers may be asked to change the intended user or readdress/transfer the report to another individual, lender, or client. According to the Uniform Standards of Professional Appraisal Practice (USPAP), it's improper to readdress or transfer a report to another client. Readdressing or transferring a report does not change the first appraiser-client relationship. In fact, doing so may violate or harm the confidential nature of the initial appraiser-client relationship. In addition, the scope of work and assignment conditions needed for the new client may be different than those of the original client. Therefore, valuation services performed for a different client or intended user would constitute a new assignment and the assignment results would be specific to that new assignment.

USPAP defines an intended user as the client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment and defines the client as the party(ies) who engage an appraiser by employment or contract in a specific assignment, whether directly or through an agent. Identification of the client(s), intended user(s), and intended use are key elements in all assignments which drive the appraiser's scope of work decision. These items cannot be modified after an assignment has been completed.

Appraisers must consider these requests a new assignment and establish a new appraiser-client relationship before subsequently appraising the property for the new client. The appraiser must disclose the prior services performed within the past three years (except for the caveat when the appraiser must decline any future assignment if the mere occurrence of a prior assignment is to be kept confidential). Best practice is to obtain a written engagement letter or contract with the new client. The new assignment may or may not have the same effective date as the prior assignment and appropriate disclosure of prior services would need to be reported. Performing the new assignment on the same property would not be considered revealing the first client's assignment results to the new client, even if the value conclusions were the same. It should be noted that the value conclusion could be different if the effective date or the scope of work changed in any manner and USPAP always requires an appraiser to provide an unbiased opinion of value to each client.

Appraisers should refer to Advisory Opinions 27 and 36 for further clarification.



## 2026 RULEMAKING

On February 10, 2026, the Board voted to commence rule making. The Board held a public hearing on Tuesday, April 7, 2026, at 9:00 am at the Board's office (5830 Six Forks Road, Raleigh, NC 27609). Written comments may be submitted on the proposed rules to Mindy Sealy, 5830 Six Forks Road, Raleigh, NC 27609 or via email to [mindy@ncab.org](mailto:mindy@ncab.org). The comment period ends on May 15, 2026 at 5:00 pm EST. Click [here](#) to view the proposed rule changes. A summary of the changes is listed below.

Rule	Category	Summary of Changes
21 NCAC 57A .0201	Qualification for Trainee Registration and Appraiser Licensure and Certification	Adds the option of a practicum course.
21 NCAC 57A .0204	Continuing Education	Removes the requirement to take USPAP by May 31 of even numbered years.
21 NCAC 57A .0207	Payment of Registration, License and Certificate Fees	Updates the term from "checks" to "payments."
21 NCAC 57A .0402	Display of Registration, Licenses and Certificates	Removes the requirement of having a license displayed at each place of business.
21 NCAC 57A .0403	Advertising	Removes paragraph (c) which has language referring to appraisal firms (the Board no longer regulates firms).
21 NCAC 57A .0405	Appraisal Reports	Adds the requirement to retain all versions of any appraisal report.
21 NCAC 57A .0407	Supervision of Trainees	Adds the option of a practicum course. Adds the requirement for a supervisor to have completed the supervisor/trainee course within the past 10 years of supervising a trainee. Removes paragraph (h).
21 NCAC 57A .0601	Reporting Experience Credit	The title of this rule is updated to include all reporting. Rule 57A .0605 was merged into this rule, and the requirements to report experience through the supervisor/trainee model, PAREA, and a Practicum course are separated by type, and also includes that every report delivered is to be included in the work file.
21 NCAC 57A .0604	Types of Appraisal Experience	Adds the option of a practicum course.
21 NCAC 57A .0605	Reporting Appraisal Experience	Repeal. (Merged with 57A .0601)
21 NCAC 57B .0207	Administration	Adds the exception of those offering only the 8-hour Valuation Bias and Fair Housing (VBFH) course.



## RULEMAKING CONTINUED

Rule	Category	Summary of Changes
21 NCAC 57B .0306	Instructor Requirements	Adds a section outlining the instructor’s requirements for the 8-hour VBFH course and instructor renewal requirements.
21 NCAC 57B .0603	Criteria for Course Approval	Updates the classroom requirements to remove reference to correspondence instruction.
21 NCAC 57B .0614	Instructors for the Trainee/Supervisor Course	Change “trainee/supervision” to “supervisor/trainee” to be consistent, as well as the requirements to become an instructor. Removed requirement to “attend an educational workshop sponsored by the Board.”
21 NCAC 57D .0204	Payment of Fees to the Board	Updates the term from “checks” to “payments.”
21 NCAC 57D .0304	Appraiser Qualifications	Expands on the rule to be in line with the federal law.
21 NCAC 57D .0305	Appraiser Competency	Changes the term “require” to “request” and “all” to “any.”
21 NCAC 57D .0401	Business Practices	Adds the federal law.

**Written comments due by May 15, 2026 at 5:00 pm EST**



Mindy Sealy  
 5830 Six Forks Road  
 Raleigh, NC 27609  
 -OR-  
 mindy@ncab.org

## USPAP'S ETHICS RULE AND DISCUSSING ASSIGNMENT RESULTS WITH OTHERS

Appraisers often receive calls or questions from individuals such as buyers, sellers, and real estate agents during an appraisal assignment who are not the client or intended user. Likewise, appraisers may need to speak to individuals who are not the client or intended user to obtain or verify data. It can sometimes be difficult for an appraiser to differentiate between confidential information and general appraisal practice/methodology.

### **Per USPAP:**

*Confidential Information: information that is either:*

- *identified by the client as confidential when providing it to an appraiser and that is not available from any other source; or*
- *classified as confidential or private by applicable law or regulation.*

*Assignment Results: An appraiser's opinions or conclusions, not limited to value, that were developed when performing an appraisal assignment, an appraisal review assignment, or a valuation service other than an appraisal or appraisal review.*

*Comment: Physical characteristics are not assignment results.*

In addition to confidential information, specific opinions or conclusions within a report are considered part of the assignment result and they cannot be disclosed to anyone other than the client, parties authorized by the client, state appraiser regulatory agencies, third parties as authorized by due process of law, or a duly authorized peer review committee except when such disclosure would violate applicable law or regulation.

Obtain consent from the client prior to speaking to anyone specifically about an assignment otherwise, refer the individual to the appropriate channel to discuss their concerns. If an appraiser must speak to other individuals, they should do so generically without going into assignment specific items, which include but are not limited to comparable sales utilized, value (or statements that reflect a range in value to the appraised value), applied adjustments, extraordinary assumptions, or hypothetical conditions.

One example relating to concerns from a consumer regarding square footage would be stating appraisers typically measure properties using ANSI standards, which can be researched on the American National Standards Institute website versus providing specific report details, such as the second-floor room was not included in the overall gross living area but was listed as an additional line item and adjusted at \$40 square foot. The latter statement could violate USPAP without prior client authorization.



## USE OF AN APPRAISAL SEAL



The North Carolina appraisal seal requirements have been eliminated; however, some licensees or certificate holders may still wish to affix a seal to their reports. Currently, the continued use of one's seal is not prohibited. License and certificate holders who continue to use their prior approved seal must assure that the use of the seal does not misrepresent or mislead the public regarding the appraiser's current license or certification status, level of license or certification, or qualifications. If a client requests that the seal not be used, it is no longer a mandatory requirement of the Board.

## TRAINEE CORNER

### Inspection Requirements

Board rules were recently amended to lower the requirement for when trainees must accompany their supervisory appraiser on inspections. Currently, a trainee must accompany their supervisor on the first 25 reports, or the first 750 hours, whichever comes first, for which the trainee either signs the appraisal report or is noted as providing significant appraisal assistance in the report, in compliance with Standard Rule 2(a) and (b) of the Uniform Standards of Professional Appraisal Practice. After this point, a trainee may perform the inspections without the presence of the supervisor, provided that the supervisor is satisfied that the trainee is competent to perform those inspections. The supervisor is responsible for determining when a trainee is competent to perform inspections on their own. It may be prudent for a supervisor to continue to accompany the trainee on inspections when a new property type is being learned, when there are abnormalities to the property, and/or when inspection practices vary.

Supervisory appraisers need to be aware of USPAP compliance obligations when allowing a trainee to inspect a property on their own, specifically, when it comes to client specific assignment conditions and certification statements. An appraiser cannot indicate, in the certification, that they personally inspected the property, if they only inspected photos of the property, remained in the vehicle (when an interior inspection is required), or viewed live streaming/recordings of aerial photography. Any appraiser signing the certification indicates they recognize their ethical obligations, which includes correctly stating whether they did or did not personally inspect the property.

More information can be found on inspections in USPAP Advisory Opinion 2 (AO2) and USPAP FAQ numbers 184, 185, 186, 209, 220, and 279, among others.

## Signing Appraisal Reports

Outside of USPAP compliance requirements, the Board does not have any restrictions on when or if a trainee appraiser signs an appraisal report. Therefore, when allowed by the client and USPAP, a trainee may choose to sign an appraisal report and an accompanying certification statement. USPAP Advisory Opinion 30 (AO30) provides more detail about when it may be acceptable for a trainee to sign a report and their additional obligations regarding recordkeeping and disclosure of significant assistance.

If a trainee's work is limited to part of the assignment, signing a certification accepting responsibility for the entire assignment would not be appropriate, according to USPAP. In this instance, USPAP requires that the trainee be named in a certification, and the extent of their significant appraisal assistance be reported. If a trainee is not competent to complete the entire assignment, AO30 states the trainee should not accept full responsibility for the assignment results or sign a certification. Ultimately, it is up to the supervisory appraiser based on assignment conditions and internal practices for when they allow a trainee to sign an appraisal report, as USPAP allows for disclosure without a Trainee's signature.

## Transcript Evaluations

Board staff are willing to evaluate a trainee's college transcript to ensure that it meets the college degree requirements for the Certified Residential classification, especially when the trainee does not hold a Bachelor's degree or an Associate's degree in one of the required fields of study (Business Administration, Accounting, Finance, Economics, or Real Estate). Additionally, a trainee may request that Board staff review the college course syllabus to ensure it meets a requirement prior to enrollment in the course. A trainee should ensure that the college they are attending is an accredited degree-granting institution by the Commission on Colleges, a national or regional accreditation association, or by an accrediting agency that is recognized, by visiting the US Secretary of Education's website at: <https://www.ed.gov/accreditation>.

## Trainee Town Hall

For the last several years, the Board has been holding Trainee Town Halls. These sessions are scheduled via WebEx and allow Board staff to address specific topics and answer questions from trainees and their supervisors on the rules and requirements to upgrade to a licensed or certified appraiser. The next Town Hall is scheduled for May 12, 2026 at 1:00 pm. You may register [here](#).

## Related Links



[appraisalfoundation.org](http://appraisalfoundation.org)



[fanniemae.com](http://fanniemae.com)



[appraisalfoundation.org](http://appraisalfoundation.org)



[freddiemac.com](http://freddiemac.com)



[asc.gov](http://asc.gov)



[hud.gov](http://hud.gov)

# New Licensure/Registration



The North Carolina Appraisal Board congratulates the following individuals and appraisal management companies on obtaining licensure or registration between December 1, 2025, and March 31, 2026.

## Registered Trainee

Grayson A. Andrews, *Concord*  
Ian A. Broerman, *Charlotte*  
Nichole M. Bruhn, *Beaufort*  
Randall K. Cales, *Trent Woods*  
Zachary R. Canada, *Holly Springs*  
Desmond E. Davis, *Charlotte*  
Patrick G. Fisher, *Cameron*  
Darlene H. Floyd, *Raleigh*

Joseph C. Frandano, *Charlotte*  
Summer M. Garrett, *Andrews*  
Erin J. Hogge, *Hickory*  
Michael M. Johnson, *Charlotte*  
Felicia King, *Charlotte*  
Elizabeth A. Kirk, *New Bern*  
Latasha S. Lucas, *Middlesex*  
Herschel L. Miller, *Charlotte*

Zari C. Moaveni, *Hertford*  
Hunter B. Morgan, *Mt. Gilead*  
Jared E.D. Newcomer, *Moore, SC*  
David K. Ritchie, *Charlotte*  
Zillur Rahman, *High Point*  
Jessica L. Sanders, *Gastonia*  
Joshua D. Smith, *Fayetteville*  
Ethan C. Ylizarde, *Durham*

## Licensed Residential

Gregory D. Davis, *Wake Forest*  
Brian B. Hayes, *Wilmington*

Antares J. Porter, *Asheville*  
Michael B. Smith, *Charlotte*

Aubrey J. Vague, *Godwin*

## Certified Residential

Nicholas H. Alexander, *Charlotte*  
Anthony C. Augello, *Port Orchard, WA*  
Kyle K. Bartosiewicz, *Charlotte*  
Chad B. Buckwalter, *Norcross, GA*  
Nicole D. Bullard, *Huntersville*  
Gerald P. Coburn, *Cameron*  
Morgan T. Collins, *Charlotte*

Khyle A. Dyer, *Fort Mill, SC*  
Matthew H. Howell, *Asheville*  
Larry S. Langdale, *Charleston, SC*  
Joshua A. Klischer, *Graham*  
Andrew P. Morgan, *Raleigh*  
Whitney M. Nye, *Tar Heel*  
Andrew G. Parrish, *Wilmington*

Kealani M. Rogers, *Charlotte*  
Ryan D. Shumate, *Statesville*  
Rene M. Stephen, *Rocky Mount, VA*  
Matthew W. Washington, *Sumter, SC*  
James C. Williams, III, *Raleigh*  
Jackson T. Zix, *Greenville, SC*

## Certified General

Yamil N. Arocho, *Brooklyn, NY*  
Joshua F. Batic, *Avon, IN*  
Eric F. Castro, *Miami, FL*  
Swarnalatha Chandrashekar, *Apex*  
Donald W. Davison, *Cypress, TX*  
Levi D. Dorsey, *Louisburg*  
David P. Fuller, *Potomac, MD*

Jay T. Hembree, *Americus, GA*  
Brent T. Hillin, *Houston, TX*  
Grace A. Hunnings, *Sandy Springs, GA*  
Patrick L. G. Lynch, *Bluffton, SC*  
Christopher M. Markwood, *Zebulon*  
Greggie D. Pascual, *Ponte Vedra, FL*  
Xen Brice Portwood, *Knoxville, TN*

Zachary R. Quinn, *Atlanta, GA*  
Matthew K. Reynolds, *Houston, TX*  
Van T. Roberts, *Monroe*  
Daniel Salcedo Salcedo, *Matthews*  
Jared L. Schweitzer, *Moneta, VA*  
Erin R. Sepmoree, *Flint, TX*  
William A. Wharton, *Greenville, SC*

## APPRAISAL MANAGEMENT COMPANY

Appraisify, Inc.

# 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.

## Ellen Noffke A7873 (Asheville)

By consent, the Board voted that effective June 30, 2026, Ellen Noffke voluntarily surrenders her certification as a residential appraiser. Effective April 9, 2026, Respondent agrees that she will begin winding down her appraisal practice and will not accept any new appraisal assignments.

The Board received a complaint against Respondent regarding Respondent's performance of an appraisal to determine current market value on a single-family residential property located in North Carolina. The allegations in the complaint included Respondent's use of inappropriate comparable sales, based on location and age, and failure to make proper adjustments to comparable sales.

In lieu of the Board conducting an investigation into this matter, Respondent has agreed to voluntarily surrender her license. She understands that this constitutes disciplinary action.

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?

## REFRESHED WEBSITE

### Welcome to the North Carolina Appraisal Board

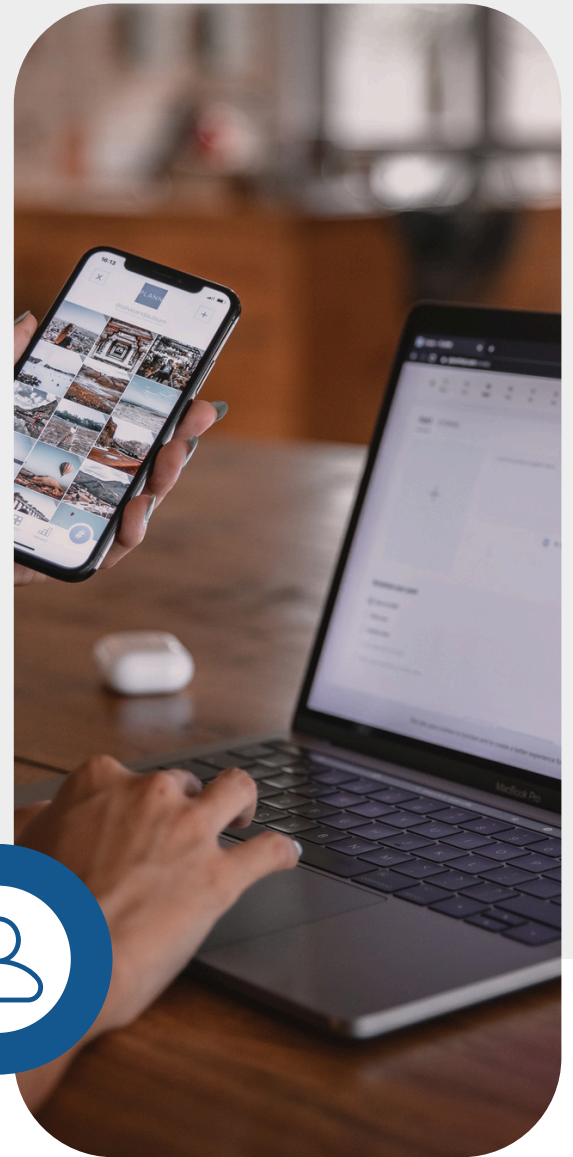
The Board has a refreshed website. You'll find the same information, now in a simpler and more helpful format, to make it easier to access resources. You can explore it at

[www.ncappraisalboard.org](http://www.ncappraisalboard.org).

[Board News](#)

# Connect with Us!

Feel free to reach out to  
us for further information!



919-870-4854



[www.ncappraisalboard.org](http://www.ncappraisalboard.org)



[ncab@ncab.org](mailto:ncab@ncab.org)



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Raleigh, NC 27609