North Carolina Appraisal Board
NEWSLETTER

Volume 36, Number 2

CALENDAR
2026 Board Meetings

October 13
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.

INSIDE THIS ISSUE:

Upcoming Observed Holidays

September 7 - Labor Day
November 11 - Veteran's Day
November 26 - 27 - Thanksgiving
December 24 - 28 - Christmas

BOARD MEMBERS

Chair of the Board
Claire M. Aufrance, Greensboro
Certified General Appraiser

Vice-Chair of the Board
Jack C. (Cal) Morgan, III, Wilmington
Certified General Appraiser

Sarah J. Burnham, Hickory
Public Member

Darius R. Chase, Waxhaw
Banking/AMC Member

Marcella D. Coley, Boone
Certified Residential Appraiser

Viviree Scotton, Chapel Hill
Certified Residential Appraiser

H. Clay Taylor, III, Raleigh
Public Member

Mike Warren, Beaufort
Certified Residential Appraiser

APPRAISER COUNT

as of July 31, 2026

Trainees	350
Licensed Residential	125
Certified Residential	1,633
Certified General	1,286
Total	3,394

AMC COUNT

as of July 31, 2026

129

APPRAISER EXAMINATION RESULTS

April 1, 2026 - July 31, 2026

Examination Type	*Total*	*Passed*	*Failed*
Licensed Residential	1	0	1
Certified Residential	11	7	4
Certified General	4	2	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 UPDATES

BOARD APPOINTMENTS

Speaker of the House, Destin Hall, has reappointed Marcella D. Coley to the Appraisal Board for a three-year term ending on June 30, 2029.

Speaker of the House, Destin Hall, has reappointed Jack C. (Cal) Morgan, III to the Appraisal Board for a three-year term ending on June 30, 2029.

BOARD ELECTS OFFICERS

Claire M. Aufrance of Greensboro has been elected Chair of the Appraisal Board for 2026-2027. Governor Roy Cooper first appointed Ms. Aufrance to the Board in 2019.

Jack C. (Cal) Morgan, III of Wilmington has been elected Vice-Chair of the Appraisal Board for 2026-2027. Speaker of the House, Tim Moore, first appointed Mr. Morgan to the Board in 2020.

APPRAISAL EXPERIENCE REQUIREMENTS

- All experience claimed are required to be verifiable, meaning the applicant's assistance must be documented in an appraisal report, and the report must be produced to the Board upon request.

- Individuals are required to maintain their reports and workfiles for all claimed experience, even if it exceeds USPAP recordkeeping requirements. If you're unable to produce a report or workfile for experience hours claimed on the log, the hours may be denied.

- An applicant may not claim experience hours when there was a cancelled order and an appraisal was not delivered; when an applicant did not sign the report or was not listed as providing significant assistance within the report; when the applicant did not have a declared supervisor (if a trainee appraiser); when the report does not substantially comply with the version of USPAP in effect at the time of the assignment and Board rules; and for any out of state experience, when the hours did not comply with the licensure requirements in that state.

- Experience claimed as of January 2025 must be on the most recent log found on the Board's website or a log that contains all the same information if an applicant is using their own version.

- Only one individual may claim experience credit for an assignment; multiple people may not claim experience credit for the same report/assignment.

APPRAISER RENEWALS

If you did not renew by June 30, 2026, your registration, license, or certificate has lapsed.
Anyone who has a lapsed registration, license, or certificate may late renew through June 30, 2027, by paying the renewal fee, the National Registry fee (if desired), and a late fee. All required continuing education that would have been required had the registration, license, or certificate been renewed must be completed prior to renewing. The renewal fee is $200 and the late fee is $10 per month for each month or part thereof that the registration, license, or certificate is lapsed. Renewals can be completed online here. Individuals completing a late renewal by June 30, 2027, must have completed the most recent seven-hour National Uniform Standards of Professional Appraisal Practice (USPAP) Continuing Education course.

If an individual's registration, license, or certificate has been lapsed for more than 12 months, but less than five years, an individual may apply for reinstatement. The reinstatement application is available on the Board's website under the forms page. In order to be considered for reinstatement, the individual must show proof that they have completed the continuing education that would have been required had the registration, license, or certificate been continuously renewed, which includes the most recent edition of the seven-hour National USPAP Continuing Education course, and any required number of hours of a course which meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations outline, as required by the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board. Reinstatement applications require a current background check, $200 application fee, and a current photo.

AMC RENEWALS

An Appraisal Management Company (AMC) whose registration has lapsed may submit a late renewal through December 31, 2026, by making payment to the Board of the renewal fee ($2,000) and the late filing fee ($20.00) for each month or part thereof that the registration is lapsed, in addition to any required national registry fee. If a late renewal is not made by December 31, 2026, and the AMC wishes to conduct business in North Carolina, the AMC must reapply by submitting a new application.

Prior to submitting a late renewal, the AMC 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. Please allow ample time for the bond or rider to arrive and be processed.

AMCs 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: Surety bonds must remain in place for no less than two years after an AMC ceases operations in North Carolina.

UNDER 7 FOOT: CEILING HEIGHT, ANSI, AND THE GSES

Fannie Mae and Freddie Mac provide guidance on how to report nonstandard finished areas (NSFA), such as finished areas with direct interior access from within a dwelling that do not conform to ANSI ceiling height requirements. The Board regularly receives questions from appraisers, consumers, and brokers regarding the guidelines.

Within the Fannie Mae Selling Guide (publication date: June 3, 2026), Fannie Mae requires that any NSFA be calculated and reported separately in accordance with ANSI standards, provide the reason it does not comply with ANSI standards, and acknowledge any contribution of the additional square footage. Specifically, appraisers should include rooms located above-grade in NSFA in the room count (total rooms, bedrooms, bath(s)) in the Improvements section and in the Sales Comparison Approach grid of the appraisal report to comply with Uniform Appraisal Dataset requirements. All other areas of the dwelling which do not conform with ANSI's definition of finished area be reported as unfinished area.

Freddie Mac put out the following Q&As on March 27, 2025.

How should appraisers value finished areas that do not meet the ANSI Standard ceiling height requirements for finished square footage?

Finished areas that fall short of the ANSI standard minimum ceiling height requirements must be classified as nonstandard finished areas (NSFA) and must be reported on the first blank line of the adjustment grid. Additionally, the appraisal report must account for all square footage not included in the finished area. Freddie Mac's policy on adjustments remains unchanged. Adjustments must reflect market reaction, as outlined in Guide Section 5605.6. It is the appraiser's responsibility to determine the market reaction for NSFA, which could differ from finished area. Note: Freddie Mac does not impose restrictions on gross, net, or line-item adjustments Guide reference: Section 5604.2.

How should appraisers report finished area if the ANSI Standard results in a property having no above-grade finished square footage?

Properties for which the entire square footage is below grade or a dwelling where all levels have ceiling heights lower than 7 feet would be eligible for the applicable declaration statement. In these instances, the appraiser must explain how all areas were measured, calculated, and reported.

According to the Seller/Servicer Guide (Effective 1/26/2026), non-standard finished areas (NSFA) must be reported in the following manner:

- Must be reported as NSFA on the appraisal report on the first blank line of the Sales Comparison Approach adjustment grid, when applicable.
- Rooms located in NSFA must be included in the room counts in the Improvement section and in the Sales Comparison Approach grid of the appraisal report to comply with Uniform Appraisal Dataset requirements, when applicable.
- The FEATURE column of the Sales Comparison Approach grid must include "NSFA" when used to report non-standard finished areas.
- There must be no other entries on this Sales Comparison Approach row when it is used to report NSFA.

COMPARABLE SALES

Is the Multiple Listing Service (MLS) the only option?

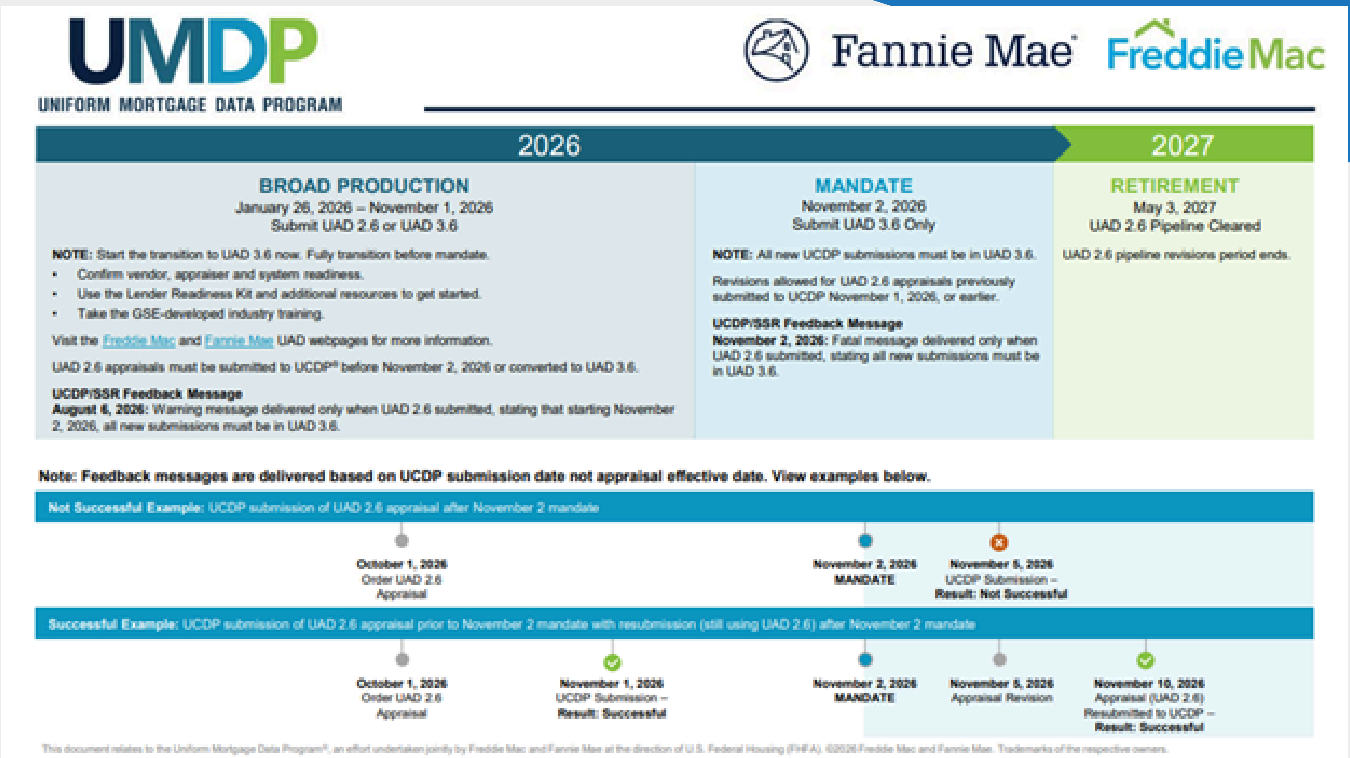
The Uniform Standards of Professional Appraisal Practice (USPAP) requires an appraiser to analyze such comparable sales data as are available to indicate a value conclusion when the sales comparison approach is necessary for credible assignment results.

Fannie Mae requires an appraiser to analyze all closed sales, contract sales, and offerings or listings of properties, that are the most comparable to the subject property in order to identify any significant differences or elements of comparison that could affect their opinion of value for the subject property, as of the effective date of the appraisal report. Data verification of a sale includes, but is not limited to, the MLS, deed records, tax records, real estate agents, builders, appraisers, appraiser's files, other third-party sources, and vendors. Note: Data sources must be reliable sources for the area where the subject is located and there must be sufficient data to understand the conditions of sale, existence of financing concessions, physical characteristics of the property, and whether it was an arms-length transaction. It is acceptable to obtain comparable sales data from parties that have a financial interest in either the sale or financing of the subject property; however, an appraiser must verify the data with a party that does not have a financial interest in the subject transaction. For example, if the real estate agent of the subject property has provided comparable sales data, that information must be verified through another disinterested source. Refer to section B4-1.3-07, Sales Comparison Approach Section of the Appraisal Report of the most recent Selling Guide for more information.

In new subdivisions, new Planned Urban Developments (PUDS), and recently converted or New Condominium Projects, Freddie Mac requires, among other things, an appraisal report to have at least one comparable sale from inside the subject's subdivision, PUD, or project when available, and states that it can be a sale by the builder or developer of the subject property and when there are no closed comparable sales from inside the subject subdivision, PUD, or project, contract sales from inside the subject's subdivision, PUD, or project may be used to satisfy this requirement. Refer to Section 5605.6 Sales comparison approach within the most recent Seller/Servicer Guide for additional requirements.

An appraiser may use sales outside of the MLS when the appraiser can comply with any assignment conditions, state and federal requirements, and when they can adequately verify the sale. The fact that a sale is not included in the MLS should not be a basis for not using it when it is the most comparable sale to the subject property.

THE UNIFORM APPRAISAL DATASET (UAD) DEADLINE IS APPROACHING FAST



Fannie Mae and Freddie Mac's implementation deadline for the Uniform Appraisal Dataset transmission to 3.6 is November 2, 2026. This means any new appraisal report transmitted on or after November 2, 2026, that is being sold to Fannie Mae or Freddie Mac must be performed using the new 3.6 format. Note: UAD 3.6 orders may come prior to this date and lenders may choose to utilize the new reporting format prior to the official deadline.

You can find the combined Fannie Mae and Freddie Mac job aid by going to their websites or clicking here, and their free UAD 3.6 training here. NC Appraisal Board approved continuing education courses on UAD 3.6 can be found on the Board's continuing education page at: https://www.ncappraisalboard.org/approved-continuing-education.

The Uniform Appraisal Dataset (UAD) 3.6 and Forms Redesign Team constantly updates and clarifies information. Appraisers are responsible for ensuring they are using and complying with the most up-to-date information and requirements when performing appraisal services.

Q: Does the Board require a registrant, licensee, or certificate holder to take a course on the UAD 3.6 by a specific date?
A: No, the Board does not have a specific requirement mandating an appraiser to take a course on the UAD 3.6. However, appraisers are encouraged to check with their clients and any appraisal management companies, in which they are a panel member, to determine if a course is required to receive and complete orders/assignments.

Q: Are there any free resources available on the UAD 3.6 requirements?
A: Yes, Fannie Mae and Freddie Mac have created "The Industry's Guide to The New URAR" to help appraisers become familiar with the new dynamic form. The guide is available here.

Q: How will the UAD 3.6 mandate be enforced by the GSEs?
A: UAD 3.6 becomes mandatory for all new appraisal reports submitted to UCDP on or after November 2, 2026. The November 2, 2026, mandate is based on the initial UCDP Submission Date of each report. If a UAD 2.6 appraisal report is submitted to UCDP on or after November 2, 2026, UCDP will return a fatal message resulting in a "Not Successful" submission.

Q: How will the UAD 3.6 mandate be enforced by the GSEs?
A: UAD 3.6 becomes mandatory for all new appraisal reports submitted to UCDP on or after November 2, 2026. The November 2, 2026, mandate is based on the initial UCDP Submission Date of each report. If a UAD 2.6 appraisal report is submitted to UCDP on or after November 2, 2026, UCDP will return a fatal message resulting in a "Not Successful" submission.

Q: Can an appraiser still submit a revision in UAD 2.6 after November 2, 2026?
A: Yes, a revision may be submitted from the UAD 3.6 mandate date of November 2, 2026, through the UAD 2.6 retirement date of May 3, 2027.

Q: Does UAD 3.6 support FHA, VA, and USDA requirements?
A: Yes, the GSEs have worked closely with the government agencies – Federal Housing Administration (FHA), United States Department of Agriculture (USDA), and the Department of Veterans Affairs (VA) – to include their specific requirements in UAD 3.6. Appraisers should contact each individual agency to inquire about their implementation plans.

Q: Does UAD 3.6 support land-only appraisals?
A: No, land-only appraisals are not within the scope of the UAD 3.6 and Forms Redesign project.

Q: Where can I find sample scenario PDFs?
A: Appraisers can find sample scenarios here.

Q: Is there a more extensive list of Q&As available?
A: Yes, you can find more questions and answers here and here.

Related Links

The Appraisal Foundation — appraisalfoundation.org

The Real Property Appraiser Qualification Criteria and Interpretations of the Criteria — appraisalfoundation.org

Appraisal Subcommittee FFIEC — asc.gov

Fannie Mae — fanniemae.com

Freddie Mac — freddiemac.com

U.S. Department of Housing and Urban Development — hud.gov

What Services Do the Board Staff Offer?

Board staff are an excellent resource for trainee appraisers and those seeking to upgrade their credential and are happy to answer your licensure questions. A few of the services staff offer are highlighted below.

Log Review

Board staff are willing to perform an intermediate review of an individual's experience log. The intermediate review helps ensure an applicant is logging their experience hours appropriately. Log reviews may save an applicant time and unnecessary changes during the upgrade process by catching any errors, inconsistencies, or conflicting data early in the logging process and correcting the issues up front. If you are interested in having your log reviewed, please send a request and a copy of your log to ncab@ncab.org. It's best to have at least two pages to review and to submit it within the first three months of logging hours; however, the request can be made at any time during the experience period and for any number of entries.

Transcript Evaluations & College Course Syllabus Review

Board staff can evaluate an individual's college transcript prior to application to certified status to ensure it meets the college degree requirements for the Certified Residential classification, especially when the individual 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 staff review a college course syllabus to ensure it meets the AQB requirement prior to enrollment in a course. Individuals 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.

Town Halls

Board staff frequently hold 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 requirements to upgrade to a licensed or certified appraiser. Information regarding these sessions is emailed to all current trainees and posted on the Board website once they are scheduled. If you wish to be added to the list of individuals to be notified of upcoming sessions, please contact us at ncab@ncab.org.

New Licensure/Registration

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

Registered Trainee

Norm D. Bennett, *Pinehurst*
Cameron R. Brewer, *Hampstead*
Mark R. Caverly, *Carolina Beach*
Joshua D. Drew, *Wilmington*
Kelvin J. Gullatte, *Hope Mills*
Luke S. Gribbon, *Cary*
Chad J. Haubrich, *Concord*
James J. Havey, Jr., *Charlotte*
Dylan J. Hedmark, *St. Charles, IL*
Christopher E. Horn, *Wilmington*
Nathan A. Hughes, *Atlantic Beach*
Nicholas C. Kim, *Holly Springs*
Carey L. Maher, *Monroe*
Nathaniel O.P. Meier, *High Point*
Salvador Perez Miguel, *Pittsboro*
Anoop Kumar Mishra, *Wake Forest*
Jay M. Moreau, *Cary*
Taj G. Newkirk El, *Charlotte*
Nathan T. Nurnberger, *Charlotte*
Anthony N. Palozzi, *Charlotte*
Stephen E. Percy, *Cary*
William B. Sanders, *Jacksonville*
Yvonne M. Swinehart, *Leland*
Wilbert C. Thomas, III, *Fayetteville*
John J. Ward, *Mount Holly*
Jonathan M. Yeatts, *Charlotte*

Licensed Residential

Jeffrey C. Baker, *Concord*
Christy A. Clark, *Winston Salem*
Crystal B. Daw, *Washington*
William A. Dickey, Jr., *Myrtle Beach, SC*
Charles B. Doss, *Morehead City*
Christine E. Griffin, *Charlotte*
Adam L. Wester, *Nashville*

Certified Residential

Carson T. Arthur, *Nashville*
Deandre L. Brabham, II, *Alexandria, VA*
Patrick E. Coyle, *York, SC*
Taylor R. Dickson, *Virginia Beach, VA*
Luke W. Denoyer, *Oviedo, FL*
Karen M. Eggers, *Apex*
Timothy W. Goetchius, *Waxhaw*
Ryan E. Johnson, *Fayetteville*
Grace S. Roberts, *Asheboro*
Meredith C. Rucinski, *Winston Salem*
Melody J. Samuel, *Raeford*
Charles W. Siebrecht, *Jupiter, FL*
Emily A. Smith, *Kernersville*
Alyssa D. Williams, *Browns Summit*
George S. Wonica, *Staten Island, NY*

Certified General

Ivan J. Antal, *Whitwell, TN*
Daniel P. Buchalter, *St. Louis, MO*
Elizabeth K. Collins, *Atlanta, GA*
Tammy M. Duke, *Flowery Branch, GA*
Jordan J. Edney, *Lake Park, FL*
Cynthia M. Gregory, *Fort Mill, SC*
Ann M. Holcombe, *Fort Lauderdale, FL*
Albert Karls, *Chicago, IL*
Jayasree Krishnamoorthy, *Cary*
Garrett D. Langford, *Boca Raton, FL*
Darrin Liddell, *Salt Lake City, UT*
Gary M. Pendergast, *Clermont, FL*
Andrew J. Miller, *Riverside, IL*
Matthew B. Mitchell, *Midlothian, VA*
James A. Norman, *Atlanta, GA*
James R. Pruitt, Jr., *Lawtey, FL*
Ronald N. Purdy, *Tavares, FL*
Tyler D. Satterfield, *Lawrenceville, PA*
Wayne P. Turner, Jr., *Birmingham, AL*
Jonathan H. Van Dyke, *Richmond, VA*
Sean R.L. Williams, *Morganton*
Ken A. Wilson, *Overland Park, KS*

APPRAISAL MANAGMENT COMPANY

Appraisal Scout Corp
Caliber Appraisal Management Company, LLC d/b/a Caliber AMC

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.

Lauren Burch A6530 (Moyock)

By consent, the Board voted that effective June 9, 2026, Ms. Burch's certification as a general appraiser is inactively suspended for a period of twelve months, during which she shall comply with the following conditions. Respondent shall not conduct any appraisals on wetlands until she completes one continuing education course in wetlands or conservation easements. Once Respondent submits a certificate of completion to the Board office, she will be notified that she may resume conducting appraisals on wetlands. Pursuant to the requirements of the Appraisal Qualifications Board (AQB), Respondent shall not supervise any registered trainees until three years from the date that this restriction is lifted by the Board. No later than December 9, 2026, Respondent shall complete one 30-hour qualifying education course with exam for general appraisers in sales comparison approach and shall provide a certificate of completion 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 course above and provide a certificate of completion to the Board office by December 9, 2026, an active suspension shall be activated on December 10, 2026. The active suspension shall continue until Respondent provides proof of completion of the above course to the Board office.

Respondent performed an appraisal to determine the current market value for asset and estate purposes in a corporate dissolution case between two owners of commercial property located in North Carolina. Respondent's appraisal report did not identify the client or state the identity of the intended users in the appraisal report. Respondent incorrectly applied an extraordinary assumption instead of a hypothetical condition for the purpose of the assignment and the application of a discounted cash flow. Respondent's report lacked sufficient explanation related to the legal size, riparian rights, and the denied submerged land claim of the subject property. Respondent used knowledge and experience to develop the land mix ratios used to extract the land value but could not produce a published source to support the concluded ratios. Respondent's report contained typographical errors, factual errors, and omissions. While some of the typographical errors, factual errors, and omissions were corrected in subsequent reports, not all of them were corrected. Respondent's report included incorrect information, inconsistent application of adjustments, and sales that were not comparable and/or not adequately verified, which produced non-credible results. Respondent contends the inclusion of one comparable sale was done inadvertently and not intended to be used in the analysis.

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.

Michael McGrew A7505 (Waynesville)

By consent, the Board voted that effective August 12, 2026, Mr. McGrew's certification as a general appraiser is reprimanded. Respondent shall complete the following courses: 1) the 15-hour USPAP qualifying education course, including the exam; 2) a continuing education course on appraiser liability, and; 3) The Appraisal Foundation corrective education course entitled, "Ethics, Competency, and Negligence." All courses shall be completed by February 12, 2027. If Respondent does not complete all of the coursework by February 12, 2027, the reprimand will be vacated, and an active suspension shall be activated in its place. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office. The qualifying education, continuing education, and corrective education hours for the above courses shall not be used for Respondent's required continuing education hours.

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.

McGrew (Continued)

Respondent performed an appraisal to determine market value of a conservation easement for agricultural use in North Carolina. Respondent's appraisal report(s) contained multiple errors and inconsistencies and included misleading information, which reduced the credibility of the appraisal report(s). Respondent failed to determine and perform the scope of work necessary when assignment conditions changed during the development of the assignment, lacked competency to complete the assignment, and did not exhibit adequate professional behavior. 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.

Kenneth Neu A8262 (Morganton)

By consent, the Board voted that effective June 10, 2026, Mr. Neu's certification as a residential appraiser is reprimanded. No later than December 10, 2026, Respondent shall complete the following coursework: a seven-hour continuing education course in supporting adjustments; a continuing education course in appraiser liability; and The Appraisal Foundation's corrective education course entitled, "Missing Explanations," 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 above and provide certificates of completion to the Board office by December 10, 2026, the reprimand will be vacated, and an active suspension shall be activated in its place on December 11, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office.

In both cases, Respondent performed an appraisal on a single-family residential property located in North Carolina to obtain current market value for mortgage lending. In case number 2025-0004, Respondent used comparable sales with differences in age and/or condition without making adjustments. Respondent applied adjustments without providing support. Respondent inaccurately reported comparable sales' site characteristics and the subject's view/location. Respondent used comparable sales with differing ages and gross living areas without explanation. Respondent reported the sale date of comparable sale no. 4 incorrectly. In case number 2025-0042, Respondent inaccurately reported a physical feature of a comparable sale. Respondent made adjustments to comparable sales without providing support. Respondent used comparable sales with differing condition/quality of construction, site characteristics, and finished square footage without adequate explanation.

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.

Jeffery Perry A7978 (Charlotte)

By consent, the Board voted that effective June 10, 2026, Mr. Perry's certification as a residential appraiser is reprimanded. No later than December 10, 2026, Respondent shall complete a 30-hour qualifying education course on residential sales comparison approach and shall provide a certificate of completion 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 course above and provide a certificate of completion to the Board office by December 10, 2026, the reprimand will be vacated, and an active suspension shall be activated in its place on December 11, 2026. The active suspension shall continue until Respondent provides proof of completion of the above course to the Board office.

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.

Perry (Continued)

Respondent performed an appraisal on a single-family residential property located in North Carolina to obtain current market value for purposes of a refinance transaction. In Respondent's appraisal report, he used physically dissimilar comparable sales without sufficient analysis when other sales in closer proximity to the subject property were available and could have been used. Respondent's adjusted value of comparable sales did not support the appraised value; Respondent did not maintain a proper workfile; and Respondent did not adequately support his adjustments.

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.

William Petty A4611 (High Point)

By consent, the Board voted that effective May 20, 2026, William Petty's certification as a residential appraiser is actively suspended for a period of one month starting on May 20, 2026, and ending on June 20, 2026. On June 21, 2026, Respondent's license shall be inactively suspended for a period of eleven months ending on May 21, 2027. During the suspension, Respondent shall complete the following courses: two continuing education courses in the following areas: 1) sales comparison approach; and 2) appraiser liability. Respondent shall also complete The Appraisal Foundation's corrective education course entitled, "Ethics, Competency, and Negligence." The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. No later than November 20, 2026, Respondent shall provide certificates of completion to the Board office. If Respondent fails to successfully complete the above courses and provide certificates of completion to the Board office by November 20, 2026, his license shall be actively suspended at that time and will remain actively suspended until he successfully completes the coursework and submits certificates of completion to the Board office. Pursuant to the requirements of the Appraisal Qualifications Board (AQB), Respondent shall not supervise a registered trainee until three years after this matter is closed by the Board.

Respondent performed an appraisal to determine current market value for a refinance transaction on a single-family residential property located in North Carolina. Respondent responded to a reconsideration of value request (ROV) requesting Respondent review additional comparable sales. Respondent reviewed the sales and determined their use was not appropriate and that the value opinion would remain the same. Respondent discussed the appraisal assignment results with the owner of the property, who was the borrower, but was not his client, which increased Respondent's opinion of value, and Respondent submitted a third, unsolicited report to the client. Respondent did not disclose this conversation to his client. Respondent also made inadequate adjustments for differences in condition between the subject property and the comparable sales.

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.

Amanda Rivera A4533 (Zebulon)

By consent, the Board voted that effective August 12, 2026, Ms. Rivera's certification as a residential appraiser is inactively suspended for a period of six months. No later than November 12, 2026, Respondent shall complete a continuing education course in ethics and shall submit a certificate of completion to the Board office. If Respondent does not complete the course by November 12, 2026, her license shall be actively suspended at that time and will remain actively suspended until she successfully completes the coursework and submits a certificate of completion to the Board office.

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.

Rivera (Continued)

The continuing education hours for the above course shall not be used for Respondent's required continuing education hours. Respondent shall not teach any appraisal continuing education or qualifying education courses for a two-year period. Respondent shall not teach the trainee/supervisor course for a three-year period. Respondent shall not supervise a trainee appraiser for a three-year period.

Respondent performed an appraisal to determine market value on a residential manufactured property located in North Carolina as part of an FHA mortgage transaction. Respondent's appraisal report and communication with the lender included commentary that might be interpreted as advocacy or as exceeding the scope of commentary necessary to support the appraisal analysis. The report and related communication should have been limited to matters directly relevant to the appraisal assignment, FHA requirements, and the support for the opinion of value. While Respondent acknowledges that these comments were not appropriate, Respondent denies any intentional advocacy, discrimination, or knowing unethical conduct. Respondent made inaccurate subject to conditions and inappropriate requirements for roof replacement that were not in accordance with FHA guidelines. The most recent FHA handbook (HUD Handbook 4000.1) states that in this situation the appraisal report should be made subject to the roof being inspected by a qualified individual to determine its condition. Respondent's appraisal report did not include necessary repairs (lack of porch and patio rails), as required by FHA guidelines. Respondent's conduct, as set forth above, could constitute violations of the North Carolina Appraisers Act, Board Rules, and the Uniform Standards of Professional Appraisal Practice.

Samuel Yates A7136 (Asheville)

By consent, the Board voted that effective August 12, 2026, Mr. Yates's certification as a residential appraiser is inactively suspended for a period of twelve months; during which he shall comply with the following conditions: Respondent shall complete the following courses: 1) the 15-hour USPAP qualifying education course, including the exam; 2) a continuing education course on appraiser liability, and; 3) The Appraisal Foundation's corrective education course entitled, "Ethics, Competency, and Negligence." All courses shall be completed by February 12, 2027. If Respondent does not complete all of the above coursework by February 12, 2027, his license shall be actively suspended at that time and will remain actively suspended until he successfully completes the coursework and submits certificates of completion to the Board office. The qualifying education, continuing education, and corrective education hours for the above courses shall not be used for Respondent's required continuing education hours. During the twelve-month inactive suspension, Respondent shall not supervise or apply to supervise a trainee appraiser.

Respondent performed an appraisal to determine market value on a residential property located in North Carolina for purposes of mortgage lending. Respondent engaged in inappropriate behavior by initializing an unauthorized communication with the third-party Borrower without permission from the Lender client. Respondent's conduct, as set forth above, constitutes violations of the North Carolina Appraisers Act, Board Rules, and the Uniform Standards of Professional Appraisal Practice.

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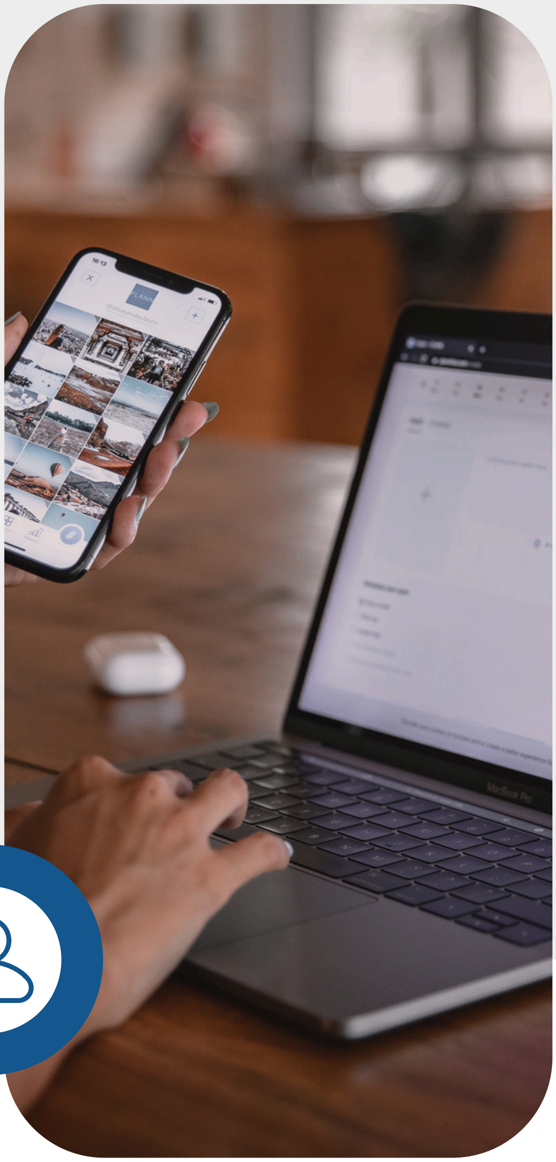

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