

# Appraisal Institute™

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Real Estate Solutions

## Great Lakes Chapter Newsletter

February 2016

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### FEBRUARY CHAPTER MEETING

Our February Chapter Meeting is at 5:00 pm, Thursday, February 4th, at the Holiday Inn Gateway Centre. Norman Thomas, Diana Meyer and Andrew Brisbo, will be our guest speakers and will give a 2 Hour presentation of “LARA and the MI Real Estate Appraisal Profession”. You can find the registration form on **Page 2**. Also, that day we are having a new 4 hour seminar “Avoiding Buybacks, Since MI Appraisers Don’t Get Bailouts”, from 8:00a.m.—12:00 p.m. **page 3**. Then from 1:00 p.m.—5:00 p.m. We will also be having another new seminar “2016 Contemporary MI Property Tax Issues”. These seminars were developed and are administered by the Great Lakes Chapter. **page 4**. Attendees are eligible to receive 4.0 hours of continuing education credit, for each seminar, towards the Appraisal Institute, State of MI Appraisal License, and Assessors License.

### NEW DESIGNATIONS

Nicholas G. Groves, MAI—Valbridge Property Advisors—Lansing  
 Andrew E. Sil, MAI—Northern Michigan Real Estate Consultant—Traverse City  
 Loren J. Faucher, MAI—Northern Michigan Real Estate Consultant—Traverse City

### WELCOME NEW MEMBERS

Alex Arnold—Affiliate—Southfield  
 Brian Ingalls—Affiliate—Salem  
 Anne Marie Mills—Practicing Affiliate—Armada  
 Marc A. Poggiolo—Practicing Affiliate—Southfield  
 Gretchen Tolksdorf—Candidate—Calumet  
 Sarah Jane VandenBerg—Candidate—Kalamazoo

### PRESIDENTS REMARKS:

Happy New Year!

It is a pleasure and an honor to serve you as the President of the Great Lakes Chapter for 2016. As we begin the New Year, I would first like to thank those departing Board members from 2015. John Meyer, SRA, Jason Krentler, MAI, and Past-President Joe Torzewski, MAI, each provided their time, energy, and talents for the last three years or more dedicated to serving the Chapter.

2016 is off to a great start. Our first educational offering in Flint for the National USPAP Update set a record for the Chapter with 104 in attendance. As you know, education is our primary focus as a Chapter and it is critical to our financial stability. We have an outstanding line up of courses, seminars, and programs this year offering you quality education and excellent networking opportunities. Next up, we are back in Flint this Thursday, February 4th and we are expecting a great turn out with an opportunity to earn up to 10 credits for continuing education wrapped around our first board and general membership meetings of the year.

With so many competing educational opportunities available to you especially online today, we thank you for your strong, continued support of our local offerings for both national seminars as well as the chapter-member developed programs.

On behalf of myself and the Board of Directors, we encourage and welcome your fresh ideas at our meetings and involvement on committees and special projects through the year. The Chapter not only offers excellent education and professional networking, it provides a vehicle for professional and personal growth and leadership at the local level and support for those interested in Appraisal Institute Regional and National participation.

We look forward to an exciting year! Thank you for your continued support!

Michael T. Williams, MAI

### Officers and Directors 2016

#### President

*Michael T. Williams, MAI*

#### Vice President

*Paul R. Arnold, MAI*

#### Treasurer

*Alan L. Johns MAI*

#### Secretary

*Ryan T. Lake, MAI*

#### Directors

*Peter F. Arbour, MAI*

*Brent R. Davis, SRA*

*Robert R. Davis, SRA*

*Curt S. Hanson*

*Sharon B. Harbin, MAI, SRA,  
AI-GRS*

*Semone M. James*

*Valerie Lafferty*

*Patricia A. Mohritz, SRA, AI-  
RRS*

*Marc G. Nassif, MAI*

*William G. Steinke, SRA*

*Shaun B. Toupin*

#### Past President

*Patrice M. Uhnavy SRA*

**GREAT LAKES  
CHAPTER MEETING**

**THURSDAY EVENING, FEBRUARY 4, 2016**  
**HOLIDAY INN-GATEWAY CENTRE**

5353 Gateway Centre Drive  
Flint, MI 48507  
(810) 232-5300

Cost: \$40 for Appraisal Institute Members; \$45 for Non-Members

12:00 PM **Board of Directors**  
5:00 PM **Cocktails & Networking**  
5:30 PM **Dinner & Chapter Meeting**  
          **“LARA and the Michigan Real Estate Appraisal Profession”**  
          **Special Speakers: Noman Thomas, ASA**  
                                  **Diana Meyer, AI**  
                                  **Andrew Brisbo, Director Licensing Division**

**(2 Hours CEC has been approved for MI Appraisers and A.I.)**

NAME \_\_\_\_\_

NICKNAME (FOR BADGE) \_\_\_\_\_

FIRM \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_

PHONE: (\_\_\_\_) \_\_\_\_\_

EMAIL: \_\_\_\_\_

AI MEMBER TYPE: \_\_\_ DESIGNATED \_\_\_ ASSOCIATE \_\_\_ AFFILIATE \_\_\_ NON-MEMBER

FORM OF PAYMENT: \_\_\_\_\_ CHECK ENCLOSED PAYABLE TO GLCAI

\_\_\_\_\_ VISA \_\_\_\_\_ MASTERCARD \_\_\_\_\_ AM/EX \_\_\_\_\_ DISCOVER

CARD # \_\_\_\_\_

EXPIRES: \_\_\_\_/\_\_\_\_ CCV\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**Please fill out the above and fax it to 888-587-5381 OR Call 810-364-5640.**

**AVOIDING BUYBACKS, SINCE MI APPRAISERS DON'T GET BAILOUTS**

Instructor: Rachel Massey, SRA, AI-RRS  
Thursday, February 4, 2016  
Holiday Inn Gateway Centre, Flint, MI  
8:00 a.m.—12:00 p.m.

This program was developed and is administered by the Great Lakes Chapter. Attendees are eligible to receive 4 hours of Appraisal Institute continuing education credit. Attendees are also eligible to receive 4 hours continuing education credit for the State of MI Appraisal License, and for Assessor Certification.

As residential appraisers, we are all too familiar with the repurchase demand letters stemming from the mortgage meltdown years, but were you aware that there are demands being made on performing loans?

This seminar focuses on the current issues in repurchase demands that come about from random audits of performing loan files. We will address the Fannie Mae "Unacceptable Appraisal Practices" section, as well as look at some other common issues that trigger these demands. The seminar is geared towards residential appraisers who are primarily mortgage-lending oriented, and will help provide some strategies to build a more defensible report prior to delivery. We will also talk about some strategies to assist your client in the event of a demand based on one of your assignments.

You may fax ahead to (888) 587-5381 to start the registration process.

**SEMINAR TUITION:** \$75 member/\$100 non-member. Tuition fees include all instruction, material, coffee, tea and muffins.

If you are paying with credit card please fill in the information below:

Visa, MasterCard, Am/Ex and Discover \_\_\_\_\_ Card number \_\_\_\_\_  
Expiration \_\_\_\_\_ CCV# \_\_\_\_\_

Billing Address of Card \_\_\_\_\_

**REGISTRATION INFORMATION (please print)**

Full Name \_\_\_\_\_

Nickname for Badge----- \_\_\_\_\_

Appraisal Institute Member:  MAI  SRPA  SREA  SRA  RM  
 Associate Member  Affiliate Member  Nonmember

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

City/ State/Zip Code \_\_\_\_\_

Office Phone ( ) \_\_\_\_\_ Office Fax ( ) \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

◇ If you have a disability and may require some accommodation, please check here; please notify us in writing at least two weeks in advance to allow sufficient time to arrange for reasonable accommodations.

**SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**MICHIGAN APPRAISER LICENSE#** \_\_\_\_\_

**LICENSE TITLE** \_\_\_\_\_  
(L-Limited, SL-State Licensed, CR-Certified Residential, CG-Certified General)

**2016 CONTEMPORARY MICHIGAN PROPERTY TAX ISSUES**

**Speakers: Micheal Lohmeier, MAI, SRA, MMAO(4), Steven Lasher, Chief Judge of the MI Tax Tribunal, Stacey Bassi, Assessor Independence Twp, Laurie Taylor, President OCAAO and Derk Beckerleg, Attorney  
Thursday, February 4, 2016  
Holiday Inn Gateway Centre, Flint, MI  
1:00 p.m.—5:00 p.m.**

This program was developed and is administered by the Great Lakes Chapter. Attendees are eligible to receive 4 hours of Appraisal Institute continuing education credit. Attendees are also eligible to receive 4 hours continuing education credit for the State of MI Appraisal License, and for Assessor Certification.

This program focuses on the issues challenging appraisers and assessors in the state of Michigan relating to property valuation within the property taxation environment. The challenges will be discussed in several areas as well as reasons behind changes. This includes decisions made by the Michigan Tax Tribunal on recent appeals. Through presentation and discussion, participants will be better prepared to develop their own “best practices” for addressing the issues presented as well as other future issues.

You may fax ahead to (888) 587-5381 to start the registration process.

**SEMINAR TUITION: \$75 member/\$100 non-member. Tuition fees include all instruction, material, coffee, tea and cookies.**

If you are paying with credit card please fill in the information below:

Visa, MasterCard, Am/Ex and Discover \_\_\_\_\_ Card number \_\_\_\_\_  
Expiration \_\_\_\_\_ CCV# \_\_\_\_\_

Billing Address of Card \_\_\_\_\_

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Full Name \_\_\_\_\_

Nickname for Badge----- \_\_\_\_\_

Appraisal Institute Member:  MAI  SRPA  SREA  SRA  RM  
 Associate Member  Affiliate Member  Nonmember

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

City/ State/Zip Code \_\_\_\_\_

Office Phone ( ) \_\_\_\_\_ Office Fax ( ) \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_ E-Mail \_\_\_\_\_

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**MICHIGAN APPRAISER LICENSE#** \_\_\_\_\_

**LICENSE TITLE** \_\_\_\_\_  
(L-Limited, SL-State Licensed, CR-Certified Residential, CG-Certified General)



## DECEMBER CHAPTER MEETING



**Nidhal Ghraib, SRA, is presented his SRA Certificate, by his father Paul Ghraib.**



**Jared Bennett, MAI, is presented his MAI Certificate, by Kevin Kernen, MAI.**



**Patrice Uhnavey, SRA, presents Sharon Harbin, MAI, SRA, AI-GRS with her AI-GRS Certificate**



**Ed Bowan, SRA, AI-RRS, is presented his AI-RRS Certificate, by Patrice Uhnavey, SRA**



## DECEMBER CHAPTER MEETING



Micheal Lohmeier, MAI, SRA accepts the Connie Vickroy Award from Patrice Uhnavy, SRA



Patrice Uhnavy, SRA, 2015 Chapter President receives the Presidents Gavel Plaque from Mike Williams, MAI, 2016 Chapter President



Swearing in of our 2016 Chapter Officers.

## Calendar of Events 2016– Great Lakes Chapter A.I.

**CALL: (810) 364-5640**

**Or register on line at: [www.appraisalinstitute.org/education/GreatLakes](http://www.appraisalinstitute.org/education/GreatLakes)**

February 4, 2016 8:00 am-12:00 pm	<b>Avoiding Buybacks Since MI Appraisers Don't Get Bailouts</b> Instructor: Rachel Massey, SRA, AI-RRS 4 Hours CEC	Holiday Inn-Gateway Centre Flint
February 4, 2016 1:00 pm-5:00 pm	<b>2016 Contemporary Michigan Property Tax Issues</b> Speakers: Micheal Lohmeier, MAI, SRA, MMAO (4) Steven Lasher, Chief Judge of the MI Tax Tribunal Derk Beckerleg, Attorney Stacey Bassi, Assessor Independence Twp. Laurie Taylor, President OCAAO & Deputy Assessor City of Rochester Hills 4 Hours CEC	Holiday Inn-Gateway Centre Flint
February 4, 2016 5:00 pm	<b>CHAPTER MEETING (EVENING)</b> <b>LARA and the Michigan Real Estate Appraisal Profession</b> Special Speakers: Noman Thomas, ASA Diana Meyer, A.I. Andrew Brisbo, Director Licensing Division Bureau of Professional Licensing 2 Hours CEC	Holiday Inn-Gateway Centre Flint
February 23, 2016	<b>7 Hour National USPAP Update</b> Instructor: Kern Slucter, MAI, SRA 7 Hours CEC	Greater Lansing Association of Realtors Lansing
February 23, 2016	<b>MI Laws and Rules</b> Instructor: Beth Graham 2 Hours CEC	Greater Lansing Association of Realtors Lansing
March 11, 2016	<b>7 Hour National USPAP Update</b> Instructor: Micheal Lohmeier, MAI, SRA 7 Hours CEC	Flagstar Bank Troy
March 11, 2016	<b>MI Laws and Rules</b> Instructor: Micheal Lohmeier, MAI, SRA 2 Hours CEC	Flagstar Bank Troy
April 11-14, 2016	<b>Basic Appraisal Principles</b> Instructor: Robert Davis, SRA 30 Hours (28 Classroom, 2 Hour Exam)	Greater Lansing Association of Realtors Lansing
May 12, 2016	<b>7 Hour National USPAP Update</b> Instructor: Terrell Oetzel, MAI 7 Hours CEC	Crowne Plaza Grand Rapids Grand Rapids
May 12, 2016	<b>MI Laws and Rules</b> Instructor: Randy Davis, SRA, SRPA 2 Hours CEC	Crowne Plaza Grand Rapids Grand Rapids
May 12, 2016	<b>CHAPTER MEETING (EVENING)</b> <b>Michigan Economy 2016</b> Special Speaker: Dr. Paul Isely Seidman College of Business Grand Valley State University 2 Hours CEC	Crowne Plaza Grand Rapids Grand Rapids

## Calendar of Events 2016– Great Lakes Chapter A.I. Cont'd

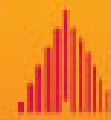
May 13, 2016	<b>Capitalization Rates: Real World Applications – Michigan</b> Instructor: David Rice, MAI 7 Hours	Crowne Plaza Grand Rapids Grand Rapids
May 16-19, 2016	<b>Basic Appraisal Procedures</b> Instructor: Rober Davis, SRA 30 Hours (28 Classroom, 2 Hour Exam)	Greater Lansing Association of Realtors Lansing
May, 2016	<b>7 Hour National USPAP Update</b> Instructor: Bruce Closser, MAI, SRA 7 Hours CEC	Marquette
May 2016	<b>MI Laws and Rules</b> Instructor: Bruce Closser, MAI, SRA 2 Hours CEC	Marquette
June 16, 2016	<b>7 Hour National USPAP Update</b> Instructor: Micheal Lohmeier, MAI, SRA 7 Hours CEC	Holiday Inn Gateway Centre Flint
June 16, 2016	<b>MI Laws and Rules</b> Instructor: Randy Davis, SRA, SRPA 2 Hours CEC	Holiday Inn Gateway Centre Flint
June 17, 2016	<b>Business Practices and Ethics</b> Instructor: Micheal Lohmeier, MAI, SRA 4 Hours-State of MI, 7 Hours AI	Holiday Inn Gateway Centre Flint
June 20-21, 2016	<b>15 Hour National USPAP</b> Instructor: Rachel Massey, SRA, AI-RRS 15 Hours (14 Classroom, 1 Hour Exam)	Greater Lansing Association of Realtors Lansing
September 2016	<b>CHAPTER MEETING (NOON)</b>	Lansing
October 2016	<b>4th Annual GLCAI Economic Summit</b>	Crowne Plaza Auburn Hills
December 2, 2016	<b>CHAPTER MEETING (NOON)</b> <b>Installation of 2017 Chapter Officers</b>	Crowne Plaza Detroit/Novi Novi

**WATCH FOR ADDITIONAL CLASSES TO BE ADDED THROUGHOUT THE YEAR.**  
**DATES AND TIMES ARE SUBJECT TO CHANGE!!!**



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