



# Appraisal Institute™

Professionals Providing  
Real Estate Solutions

## Great Lakes Chapter Newsletter

September 2020

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### Officers and Directors 2020

#### President

*Daniel J. Bittner, SRA*

#### Vice President

*Ryan T. Korth, MAI*

#### Treasurer

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

#### Secretary

*Robert J. Lentz, MAI*

#### Directors

*Jared S. Bennett, MAI*

*Edward E. Bowen, SRA, AI-RRS*

*Brandon L. Ellis, MAI*

*William P. Fowler, MAI*

*Alexander J. Groves, MAI*

*Brian S. Kirksey, MAI, SRA*

*Brenda D. Makarov, MAI*

*John A. Meyer, SRA*

*Dennis J. Penfold, SRA*

*Kenneth R. Siegle, MAI*

#### Past President

*Ryan T. Lake, MAI*

### SEMINARS & CHAPTER MEETING

Wednesday, September 9th, we will have a new Chapter Developed Seminar “Alphabet Soup - The Income Approach Unraveled”. This will be held at the Okemos Conference Center.

You will find the registration on [page 2](#).

Thursday, Morning, September 10th, we will have a 4 hour seminar “Smart Risk Management for Appraisers (101)”, also at the Okemos Conference Center.

Thursday September 10th at Noon we will be having our Chapter Meeting Luncheon. And then in the afternoon we will have a 3 hour seminar “Legal Issues for Non-Lending and Litigation Appraisal Work. If you sign up for the morning and afternoon the lunch is free, just call Joan (810) 364-5640 for the discount code. You will find the registration for all three on [page 2](#).

### WELCOME NEW MEMBERS

Jennifer Benton— Practicing Affiliate—Lansing  
Richard F. Gallagher— Affiliate— Wyandotte  
Donald D. Harbin— Practicing Affiliate— Rochester Hills  
Lindsey Marie Martinchek— Practicing Affiliate— Traverse City

### DAVID RICE, MAI—EDUCATION CHAIR NEEDS YOUR HELP!

David Rice, Great Lakes Chapter instructor, is interested in developing a seminar for presentation to members on Valuation Issues in the Covid-19 market. Looking for sales and leases where the sale price or lease rate and terms were negotiated prior to and then changed after the pandemic. Information on all major property types (office, retail, industrial, lodging, multi-family and single family residential) desired.

If you have information and are willing to share please contact David at [David\\_Rice@edwardrose.com](mailto:David_Rice@edwardrose.com) or 269-321-7926. Thanks for your help.

**Alphabet Soup—The Income Approach Unraveled**

**Instructor: David Rice, MAI  
Wednesday, September 9, 2020  
Okemos Conference Center, Okemos, MI  
8:00 a.m.—5:00 p.m.**

To register, go to our webpage: [www.glcai.com](http://www.glcai.com)

**Smart Risk Management for Appraisers (101)**

**Instructor: Peter Christensen  
Wednesday, September 10, 2020  
Okemos Conference Center, Okemos, MI  
8:00 a.m.—12:00 p.m.**

To register, go to our webpage: [www.glcai.com](http://www.glcai.com)

**Chapter Meeting Lunch**

**Thursday, September 10, 2020  
Okemos Conference Center, Okemos, MI  
NOON**

To register, go to our webpage: [www.glcai.com](http://www.glcai.com)

**Legal Issues for Non-Lending and Litigation Appraisal Work**

**Instructor: Peter Christensen  
Wednesday, September 10, 2020  
Okemos Conference Center, Okemos, MI  
1:00 p.m.—4:00 p.m.**

To register, go to our webpage: [www.glcai.com](http://www.glcai.com)

## FEATURED MEMBER

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



I have always been intrigued by antiques and relics, as well as good investments. When I began my career as an Appraiser, I loved to appraise real estate in the city of Detroit because it had so many “old” properties. There were mansions, churches, office buildings and even cement silos that had historic significance, which made the appraisal assignments more interesting. The love of old things transcended real estate, because on the weekends, or whenever there was an antique show in the Detroit metropolitan area, I would always manage to find the time to stroll through the show and admire the antiques. About 35 years ago, at a Goodwill Antiques Show in Dearborn, MI, I saw an antique black cloth doll sitting in a rocking chair, and I was immediately smitten by the beauty and the details of the doll. Of course, I purchased her, and that was the beginning of my collecting dolls.

Early on as a collector, I learned two things: (1) I had to focus on what types of dolls I would collect. I chose to collect antique Black dolls because they are rarer, and they have so much history behind them. (2) I had to like the dolls that I purchased; their investment value was secondary. Doll collecting is ranked as the number two hobby in the world and, believe it or not there are just as many, if not more men collectors than women. Through the years, I have purchased dolls from other collectors, dealers, doll shows, museums, eBay and at auctions. The highest price that an antique doll has yielded at an American auction was \$310,000 in 2015, for a French bisque doll.

Doll collecting has proven to be an excellent diversion from appraising real estate. I am currently the President of The Motor City Doll Club (MCDC). We celebrated 25 years as a club in 2018. MCDC, like most doll clubs in the US, Canada and Europe are affiliated with the United Federation of Doll Clubs (UFDC). They are a 71-year-old nonprofit organization that has over 5,000 members. When I attended the UFDC annual convention as a delegate for my club in 2019, there were 1,200 people in attendance. Through the years, Motor City Doll Club has had fund raiser teas and luncheons for various nonprofits, and have facilitated numerous exhibits at Fort Wayne, public libraries, and schools. The most exciting thing that I have experienced as a doll collector was the opportunity to be a consultant and loan some dolls from my collection to The Charles H Wright Museum of African American History, when they had an exhibition of Black Dolls entitled: I See Me: Reflections in Black Dolls. Working behind the scenes as this exhibition was created from start to finish is something I will always cherish. During the nine months it was open, there were over 46,000 visitors who came from all over the world. I am currently working on a book to commemorate it, which I plan to complete in 2021. In addition to contributing to the exhibit, I moderated a panel discussion and participated in a TV interview with “Live in the D” on Channel 4, WDIV.



## JUNE SEMINARS



Paul Isely, PhD, was one of our Special Speaker for our June 9th Zoom Seminar.



We had 86 in attendance for our Economic Seminar via ZOOM.



We were able to have an in person USPAP and Business Practices and Ethics at the end of June



Micheal Lohmeier, MAI, SRA, once again did a great job.

## 2021 Chapter Officers

### BOARD NOMINEES:

President Ryan T. Korth, MAI  
Vice President Sharon B. Harbin, MAI, SRA, AI-GRS  
Treasurer Robert J. Lentz, MAI  
Secretary Peter F. Arbour, MAI

### NOMINEES FOR DIRECTORS:

Brian S. Kirksey, MAI, SRA  
John A. Meyer, SRA  
Kenneth R. Siegle, MAI  
William P. Fowler, MAI  
Dennis J. Penfold, SRA  
Jared Garcia, MAI  
Andrea M. Kujala, MAI  
Gregory P. Laikind, MAI  
Charles E. Larson, MAI  
John P. Snyder, IV, SRA

### NOMINEES FOR REGION III REPRESENTATIVES:

Sharon B. Harbin, MAI, SRA, AI-GRS  
Timothy S. Evans, SRA  
Brenda D. Makarov, MAI  
Gary L. Pray, SRA

*Note: Chapter President is automatically a member of the Regional Representatives and is required to attend Regional Meetings.*

### NOMINEES FOR REGION III ALTERNATE REPRESENTITIVES – (ALL ONE YEAR TERMS)

Ryan D. Bissell, MAI  
Brandon L. Ellis, MAI  
Christopher S. Grajek, MAI

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### 2020 Nominating Committee:

Ryan T. Lake, MAI  
Immediate Past President, Chair  
Paul K. Bidwell, MAI, SRA  
Alan L. Johns, MAI  
Andrew E. Sill, MAI  
Brian M. Sinclair, MAI

## Calendar of Events 2020 – Great Lakes Chapter A.I.

September 9, 2020	<b>Alphabet Soup-The Income Approach Unraveled</b> Instructor: David Rice, MAI 7 Hours CEC	Okemos Conference Center Okemos
September 10, 2020 8:00 am-12:00 pm	<b>Smart Risk Management for Appraisers (101)</b> Instructor: Peter Christensen 4 Hour CEC	Okemos Conference Center Okemos
September 10, 2020	<b>CHAPTER MEETING (NOON)</b>	Okemos Conference Center Okemos
September 10, 2020 1:00 pm-4:00 pm	<b>Legal Issues for Non-Lending and Litigation Appraisal Work</b> Instructor: Peter Christensen 3 Hour CEC	Okemos Conference Center Okemos
December 3, 2020	<b>Great Lakes Chapter Detroit Economic Summit</b> 7 Hours CEC	Detroit Marriott at the Renaissance Center
December 4, 2020	<b>CHAPTER MEETING (NOON)</b> <b>Installation of 2021 Chapter Officers</b> Special Speaker: Rodman Schley, MAI, SRA 2021 Appraisal Institute President	Detroit Marriott at the Renaissance Center

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



[ai.appraisalinstitute.org/eweb/DynamicPage.aspx?webcode=AIEducationSearch](http://ai.appraisalinstitute.org/eweb/DynamicPage.aspx?webcode=AIEducationSearch)