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Connections

Official Publication of the Association of Texas Appraisers, Inc.



Ken Pruett, ATA-R
ATA President

To paraphrase Mr. Dickens, it has been the best of times, it has been the worst of times.

2020 has certainly been one to keep us on our toes. From the early murmur days of the Covid 19 breakout, to the ongoing crush-

ing need for appraisal services, this year has not played out how I would of expected.

As appraisers, we were expected to predict the path of the real estate market throughout the global pandemic, in an election year, within civil unrest, and record low interest rates. It has been a marathon sprint to year end and supposed relief with the turn of a digit.

It is time to look forward again, and prepare for what lies ahead. As the Texas Legislature convenes, they will again be taking up issues that could affect changes in our profession. Legislation is being reintroduced with regards to a Statute of Repose for appraisers work product. The Foundation Appraisers Coalition of Texas (FACT) has been leading the effort since the 2019 Legislative session, in short, this legislation would limit the appraiser's liability to 10 years.

An additional item of interest is Evaluations. A good explanation of evaluations, think of our friend the Uniform Standards of Professional Appraisal Practice (USPAP). An appraisal is to USPAP Standards, as evaluations are to Advisory Opinions and Frequently Asked Questions. There exists a need for a valuation product for an institutions internal support and documentation that does not require an adherence with USPAP. These products are currently being completed by others, yet the preference is

for a valuation professional. The issue is to create the means where the valuation professional can produce a reliable abbreviated product, which is free of USPAP guidelines.

These are just a couple of current issues that you may, or may not, be aware of. As a result, the ATA Board of Directors has created a new Legislative Committee to follow current affairs within our appraisal profession. What does need to be stated up front, this committee will serve to inform, not to influence. We are not a political action committee. The Vice President, currently Pam Teel, will head up this committee, and report to the President. And from there, the President will report to the membership. As needed. When appropriate.

We are barraged daily with informative tid bits, and I have purposefully tried not to pile on. There is no need for the ATA to issue commentary that is additionally coming from National Association of Appraisers (NAA). Hopefully, this will serve to keep us all informed and in the loop, as well as a prudent use of your spare time. This does not eliminate constructive conversations, as always, feel free to reach out to myself, or any member of your Board. These days, we are all paddling as fast as we can, hopefully, this will get us all headed in the same direction!

I pray for everyone's continued good health, and good fortune. The demand is great of us right now, but please find the time to enjoy the holiday season. For my clan, that means we get to splurge and order in!

Ken



*Give yourself the best gift of all.
Join our association today!*

Upcoming Industry Meetings:

- TAFAC, Jan. 13, Virtual
- ASB Public Meeting, Feb. 5, Virtual
- ATA Mid-Year Meeting, Feb. 19-20, New Braunfels
- ACTS, April 14-16, Bay St. Louis, MS
- AARO Spring Conference, Apr. 30-May 2, San Antonio, TX

Inside this issue:

New Board Members	2
New and Designated Members	3
Annual Meeting	3
Trainees Seeking Sponsors	4
Appraiser Best Practices	5
Not Another Question and Best Use Questions	6
Sex Offenders and Value	7
TALCB Meeting	7
Education Reporting	8
Awards/Scholarships	8
Appraiser Office for Sale	8

Welcome New Board Members



Rick Neighbors, ATA-G, Keene

Over 11 years ago, I joined the ATA. It was probably the best single decision in my appraisal career. I have obtained a lot of good

knowledge from the classes and instructors over the years, and made a lot of good friends. I always look forward to, and try to attend, each and every meeting possible.

When I received the notice from Ken Pruitt, our ATA President, that he needed some volunteers for the Board of Directors, I told him to throw my hat in the ring. I have served on the Board in the past, and am always happy and honored to help out the ATA in any way I can. The ATA awards I have received over the years, and the ATA designation I have, make me proud to represent the ATA every day.

I would be proud to serve on the Board of Directors, and if appointed back to the Board, I promise to serve the members of the ATA to the best of my abilities. I will always be available to receive your questions, comments or suggestions. My email is rick@rickn.com, and my cell number is 817-648-1801. Feel free to contact me.



Pam Teel, ATA-G, Bulverde

Pam is the current Vice President of ATA. She spent five years working for the real estate appraisal depart-

ment at USAA Federal Savings Bank where she was instrumental in standing up the appraisal operations and governance departments. She was responsible for development and delivery of all appraisal training for the departments. Prior to joining USAA, she was President of Corpus Christi Appraisal Service where she and her staff performed commercial, industrial, and residential appraisal services throughout the South Texas area. Pam has been a State Certified General Real Estate Appraiser for over 20 years. In April of 2014, Pam achieved designation as an AQB Certified USPAP Instructor. She has also been appointed by the State of Texas Appraiser Licensing Certification Board to the Peer Investigative Committee and as a Mentor. Prior to becoming a real estate appraiser, Pam was the Vice President of Operations for a commercial property management company, managing office buildings, shopping centers, and apartment buildings. She is married to the Artist formerly known as Professor, Harold Teel. They have three children, and nine grandchildren.



Kathy Tredway, ATA-R, Beaumont

Kathy is a current ATA Board member. She is a certified residential appraiser, was born in

Port Arthur and currently lives in Beaumont.

Prior to appraising, Kathy worked in the automobile industry. She started appraising in 1999 and stayed a trainee until she received her certification in 2004 (she hates to take tests).

Kathy loves gardening, reading, and spending time with her grandchildren and Bella and Coco (her precious schnauzers).

She is married to Garland "Bubba" Tredway (who is also an appraiser) and between the two of them, they have 10 grandkids.

Alternate Director



Roy Thompson, ATA-L, Burnet

(ATA's alternate director) is a Licensed Real Estate Appraiser from God's country, Burnet

Texas. Roy lives there with his wife, Tamara Thompson, a fellow appraiser and member of ATA. They have one son (a senior engineering student at Abilene Christian University) and a house full of animals they spoil like children. Roy is active in his local church congregation and he loves Jesus.

Roy has been an ATA member since Donna Green invited him to a meeting in 2017. Roy has found it to be a group of fun, knowledgeable people, who make him a better appraiser through sharing stories and lessons learned as well as support and caring. He looks forward to serving ATA in the coming year and beyond.

If you have not paid your 2020-2021 ATA membership dues, you are no longer a member of the association. If you wish to rejoin, please pay online at www.txappraisers.org or mail your check to :

ATA
10730 Potranco Road
Suite 122-696
San Antonio, TX 78251

We appreciate your support of ATA and the appraisal profession.



At the ATA meeting in Georgetown, we noticed an attendee had an "Appraiser Trainee Looking for a Sponsor" banner on their truck. We were hoping to reach out to you at the meeting but you disappeared. Please contact us (info@txappraisers.org). We are not sure if the individual found someone, but that's a great way to get noticed.

New Members and Designated Members

The ATA President and Board of Directors would like to welcome our newest members:

Matthew W. Brown, Georgetown
Alan G. Burkett, Beeville
Rhonda S Cox, Buda
Collin Cresson, Woodway
Patrick A. Harvey, Adkins
Leslee Long, McKinney
David Meaux, Austin
Andrew Re, Austin

Tricia A. Southerland, Austin
Michelle Smith Taylor, Corpus Christi
Troy Taylor, Austin
Michael Tepper, Meadowlakes
Dedrick J. Thomas, Houston
Maria L. Viada, Rio Hondo
Clarence W Walker, Katy
Mackenzie White, Marble Falls

Are you interested in joining ATA. Log on to www.txappraisers.org and click on join us.

Welcome!

If you have any questions, call (210) 837-7123 and we'll be happy to answer them.

Newly Designated Member:

Cathy Harper, ATA-R

15th Mid-Year Meeting—Live and Virtual!

ATA's 15th Mid-Year meeting will be held **February 19-20** (Friday and Saturday) at the Courtyard New Braunfels River Village, 750 IH 35 North, New Braunfels, TX 78130. **Once again, we will also offer this meeting virtually.** The following events will be held at this mid-year meeting:

- Friday morning - 8:00 a.m. - Noon - **TREC Legal I*** (instructor - Candy Cooke, ATA-G, Separate Registration Fee)
- Friday afternoon - 12:30 p.m. - 1:00 p.m. - **Welcome** (Ken Pruett, ATA-R, President)
- Friday afternoon - 1:00 p.m. - 5:00 p.m. - **Challenging Repairs**** - This course gives students more familiarity with guidelines and reporting protocol regarding minimum property requirements for FHA, USDA and VA. Student will be able to identify minimum property requirements and have the ability to note deficiencies. Your instructor is Melissa Bond.
- Friday evening - 5:00 p.m. - 6:30 p.m. - **Networking Reception**
- Saturday - 8:00 a.m. - Noon - **Foreclosure Properties**** - This 4-hour course will teach student how to gain a greater understanding and knowledge base when developing and reporting Real Estate Owned (REO) appraisal assignments. Students' objective is to achieve a higher level of proficiency in FHA, USDA, VA, Fannie Mae, etc. guidelines for performing this type of assignment. Your instructor is Pam Teel, ATA-G.

- Saturday - 1:00 p.m. - 5:00 p.m. - **The Workfile**** - Presenter will discuss Workfile requirements and teach students how to compile/create a workfile that is compliant with USPAP's Record Keeping Rule for each assignment. Students will receive an in-depth review of collection, verification, and documentation necessary for producing credible opinions and valuation conclusions. Your instructor is Melissa Bond.

The ATA Board of Directors will meet Friday morning from 9:00 a.m. to 11:00 a.m.

Attendees will have the opportunity to network with fellow appraisal professionals at the continental breakfast, breaks, lunch, and at the networking reception Friday evening.

Who Should Attend

Anyone who needs to stay on the leading edge of appraisal issues, as well as professionals who are responsible for keeping appraisal processes in compliance.

Hotel Accommodations

ATA's contracted rate is \$129 and it expires on Feb. 1. Call the Courtyard by Marriott River Village (800) 769-8380 to reserve your room.

Registration Fees

The fee to attend this meeting is \$150 for ATA members and \$300 for non-members. (Fees increase \$20 14 days before the meeting.)



Registration with payment must be received at least five business days in advance of the conference to guarantee your registration. If you have not received an e-mail confirmation one week prior to the conference, please call ATA at (210) 837-7123, M-F, 9:00 a.m.-4:00 p.m. to confirm your registration.

Exhibitors/Sponsors

If you are interested in exhibiting or sponsoring, please contact info@txappraisers.org or download the [exhibitor/sponsor form](#) here.

Cancellations/Refunds

Written requests received three business days prior—full refund; fewer than three business days prior—no refunds will be issued.

*TREC Legal Update I is offered by Texas Realtors; Provider #0001; CE: 37798.

**These classes are approved by: TALCB (Provider #8) for 4 hours each - Challenging Repairs = CE: 40302; Foreclosure Properties = CE: 40282; The Workfile = CE: 40303. TREC (Provider #9974) Challenging Repairs = CE: 40366; Foreclosure Properties = CE: 40365; The Workfile: Approval pending.

Trainees Looking for Sponsors

First Name	Last Name	City	Zip	Phone	Email
Crystal	Jordan	Houston	77219	832 792-9300	crystaljay595@yahoo.com
David	Carroll	Arlington	76017	817 808-7362	dwcarrroll@yahoo.com
Rachel	Carpenter	Austin	78759	512 771-6042	rachacarpenter@gmail.com
William	Massey	Montgomery	77356	719 210-7561	wildbillmassey@hotmail.com
Rebecca	Armstrong	Midland/Odessa/DFW		469 777-8632	rebecca@trinityrealestategroup.com
Raul	Garcia	South Texas		956 550-1354	earthrealtyrraul@aol.com
Philip	Yeatts	Denton		214 784-7676	pyracer@yahoo.com
Jimmy	Jackai	Dallas		214 372-0039	JJackai@aol.com
Michael	Bragdon	New Braunfels	78130	901 359-7670	bragdonmichael@gmail.com
Carlos	Mugica	San Antonio	78213	210 273-2102	candtproperties@sbcglobal.net
Mark	Abeyta	Katy	77494	214 960-0596	markabeyta2@gmail.com
Erik	Garza	Donna (will go anywhere in TX)	78537	956 223-3444	e-garza-5@hotmail.com
Lee	Brooks	Conroe	77304	936 520-0980	leebrookslandman@gmail.com
Shelia	Ireland	Gainesville	76240	817 907-9871	shelia@cfaith.com
Melchor	Besheer	San Antonio	78154	210 331-0290	melbesheer400@gmail.com
Aaron	Lay	San Antonio	78208	214 457-0705	aaron1130@hotmail.com
O'Ryan	Ethington	Austin		512 689-6988	o.ethington@gmail.com
Frank	Hendricks	San Antonio		512 557-2273	Frankehendricks@gmail.com
Ronald	Reed	Austin	78669	512 914-8236	rakreed@sbcglobal.net
Dirk	Alvarado	Manchaca	78652	650 619-7254	dirkalvarado@aol.com
Placido	Vasquez	San Antonio		210 777-5882	placido@housetohomere.com
Raul	Pena	Austin, Georgetown, San Antonio		210 364-0720	raul.c.pena@gmail.com
Benjamin	Gross	San Antonio	78257	773 562-0260	beniamin_gross@yahoo.com
Becky	Ackley	San Antonio/Austin/Corpus Christi		284 352-3697	backleyetp@gmail.com
Teresa	Stearns	Austin		512 960-7137	teresa.sterns@yahoo.com
Frank	Ditta	Anywhere in Texas		832 457-6019	frank.ditta@gmail.com
Grant	Jacobs	Boerne		830 446-8306	grantfamilyfirst@gmail.com
Ron	Richardson	New Braunfels		281 795-6774	ronrichardsonjr@gmail.com
Marisol	Garcia	Austin		512 903-5030	marisolgarcia2@gmail.com
Rick	Shurtz	Austin		512 350-7289	rcshurtz@gmail.com
Linda	Dlugosch	Victoria		361 935-5717	linda@jacobrealtytx.com
Stacy	Mellish	Cedar Park		832 264-3852	stacym1225@gmail.com
Corey	Rowland	Wimberley (GC Trainee)		830 313-0636	corey.p.rowland@gmail.com
Troy	Taylor	Austin		512 285-0721	troytaylor787@gmail.com
Joe	Rivera	Ft. Worth		817 301-6823	rjoe2045@gmail.com
Garrett	Page	Aledo (DFW)	76102	817 249-1490	garrettpage@gmail.com
Dominic	Smith	Dallas	75204	214 597-2647	walterdominicsmith@gmail.com
Amber	Marvin	DFW		253 651-2801	amberlynnemarvin@gmail.com
Warren	Walker	Katy		470 214-2397	warwalk@gmail.com
Chris	Solimine	Austin		512 429-3662	chrissolimine@realtvaustin.com

The opinions and statements expressed herein are those of the individual authors and do not necessarily reflect the viewpoints of the Association of Texas Appraisers or of its individual members.

Appraiser Business Practices



Dave Towne, MNAA, AVAA, AGA
Appraiser Education Service

I communicate with hundreds of appraisers across the US via email, and sometimes by phone. I'm extremely grateful for this!

An appraiser on my distribution list sent me comments today, which I total agree with:

"I have something that has bothered me for quite some time and thought maybe you, with your wide audience, may want to expand on it.

I had a conversation with a client I have worked with for many years. She was telling me how they appreciate my timeliness with due dates. I told her that I feel bad cause I know once in a while I'm a day late and she just laughed and said many appraisers will be **2 - 4 weeks late**. I was shocked! She said **the worst thing is at that point the appraiser won't even return calls or emails**. I was really surprised and a little discouraged.

It's none of my business how my fellow appraisers run their office, however, the **lack of professionalism in re-**

gards to appraisal delivery dates and communication with lenders makes us ALL look bad. In a time when every effort is made to eliminate the need for an appraisal, this kind of action is certainly not helpful.

The lender told me they would much rather an appraiser decline an appraisal request than except to many appraisal assignments. In the past year I've received several rush requests due to the original appraiser "disappearing".

Again, I'm not on my high horse because God knows I struggle once in a while getting an appraisal out the door, but at least I always communicate with the lender.

Let's not give the "powers that be" any more ammunition in regards to the need for our appraisal services."

The writer is spot-on. Communication is paramount...in any business. Especially concerning appraisals, and from appraisers.

It's my view that too many people entered this 'profession' without really understanding what good customer service is. Good customer service has several elements:

1. Communicate by phone often when it is appropriate; don't always rely on email

2. Don't over-book assignments; while it might seem old fashioned, using a paper calendar to record inspections and due dates for those will help you keep 'visual track' of your work load
3. If you do get behind, CALL the client and explain the situation, plus provide them details of when you will get their report submitted.....but read #2 again, so this happens infrequently
4. Don't ever be a MIA appraiser.....that's a death spear to your business, and to appraisers in general; your clients expect to have communication with their vendors

Dave Towne has been an appraiser for 19+ years in WA State, and is a member of three appraiser associations. Works in a 'small urban' area, surrounded by open farm lands and forested hillsides in the suburban and rural locations. Assignments vary from waterfront mcmansions to manufactured homes in MH parks, small urban sites to large acreage tracts, and everything in between, with no consistency as to assignment type. Prior experience as a writer since high school, sales of various products for 30 years prior to becoming an appraiser, and believes appraisers should get out of their basements and interact with each other frequently.

Installation of the ATA 2020-2021 Board of Directors (live and virtual)



Oh, Please! Not Another Highest and Best Use Question



Tim Andersen, MNAA
The Appraiser's
Advocate

QUESTION: When it comes to the highest and best use of an existing single-family residence, how in the world do I go about proving it is financially feasible? Its already built, so what difference

does it make about the feasibility of its construction as if new!? Is not highest and best use a jaywalking-thing, when state appraisal boards should be going after bank robbers!? This all seems kind of silly to me!

You're right! It is silly to worry about the financial feasibility of new house when the subject improvements are already up and seasoned. And the reason such an analysis is silly is because that *not* what financial feasibility means in the context of an already-existing house.

Since the house (and other vertical and horizontal improvements) already exist, financial feasibility of their construction *as if new* is not the issue. It can't be since the house has already been built. Therefore, by elimination, the only aspect of value to which it can refer is razing the current improvements, and then developing the now-vacant site (hypothetically vacant, that is) to its highest and best use.

To analyze the improvements' highest and best use as improved, (1) assume someone were to purchase the property for more-or-less what you think it's worth. Then, (2) add to this whatever it would cost to raze the house including the horizontal and vertical improvements (i.e., take the property back to the vacant site). Next, (3) recreate the house on paper (i.e., the cost approach). However, *this will not be the house that you just tore down*. Rather, it will be whatever costs are involved (including an entrepreneurial profit or incentive) to improve the site to its highest and best use *with its ideal im-*

provements. You now (4) total these costs. If the total in (4) is *greater* than in (1), then it is *financially infeasible* to tear the house down and start all over again (and chances are, yes, the total of (4) will be higher than (1)).

Given the financial infeasibility of razing the improvements and then starting all over again, then the highest and best use of the property as improved is in its present improvements. It is the above analysis that supports this conclusion.

So, when the 1004 form asks if the present improvements are the site's highest and best use as improved, it merely assumes you have gone thru the analyses (1) thru (4) (above) to answer the question. Note that if you indicate the present improvements are indeed the site's highest and best use as improved, and the above analyses are *not* in your workfile, then, by your positive statement of fact, you *implied* you went thru those analyses. But, if you really did not, then to represent that you did is misrepresentation, a serious violation of USPAP 2-1(b), thus a serious violation of the ETHICS RULE, thus a serious violation of the COMPETENCY RULE.

Such a positive (albeit *false*) statement is also a violation of SR2-3, the *Certification* Standard Rule. In it, an appraiser certifies that "...each statement of fact in this report is *true and correct*" (ibid; emphasis added). If you certify you went thru the highest and best use analyses necessary to make the above statement, when, indeed, you did not, you have certified to a lie via that positive, but untrue, statement.

Certifying to a lie about highest and best use also calls into question the validity of the comparable sales. The reason for this is the definition itself of a comparable sale. Per all sorts of sources, a sale is not a comparable sale unless the appraiser can support *out of the market* it has the same highest and best use as the subject. Therefore, to use sale-A as a comparable implies you have done its highest and best use analyses to support your claim it is a comparable sale. To use sale-A as a comparable is a statement

of fact (that fact is that it is comparable *and* you can support your conclusion to use it as a comparable sale via demonstration of its highest and best use analyses in your workfile) is a statement of fact. That statement of fact is that it is truly a comparable sale and that you have verified it as such as per SR1-4.

To certify to a fact, when you are not sure it is both true and correct, is a violation of the ETHICS RULE, specifically the part that that avows "...[a]n appraiser must not use of communicate a report or assignment results known by the appraiser to be *misleading...*". If, in a report, you certify to something, yet you do not know it's both true and correct, then that report is misleading.

The take-away here is that a property's highest and best use may seem obvious (and likely is). But the issue is that when you say "...the subject's highest and best use is its present use...", but you have not done the analyses that support that statement, you've misled the client. Really, is that what you want to do? By making sure you have the proper analyses in your workfile supporting statements of fact (such as the H&BU statement), you help to guarantee the state has no reason to doubt your conclusions, your professionalism, and your integrity. You also help to guarantee that your clients get better service from you, the appraiser, than they can get from an AVM or an evaluation.

When your clients know they will get better service, more credible service, and more reliable service from you than from some printout, they'll call you first and they'll call you more often. That's what you want, right?

If you have any questions on this topic, or any other real estate appraisal-related topic, I'm available to consult with you. Contact me at tim@theappraisersadvocate.com. It will be a pleasure to hear from you!

How Do The Presence (or Absence of Sex Offenders) Affect Appraised Value?



Dustin Harris
The Appraiser Coach

OK. You're well and truly involved with your research on a job that's already late. You think you've got all your due diligence-

bases covered. But you call the broker to confirm on last detail and she asks you, "You know there is a halfway house for sex offenders in the neighborhood, don't you? It's about two blocks away from the subject". Needless to say, you are taken aback! No, you had no clue there was such a facility two blocks away from the subject. All other things being equal, that is not a question you would have even asked. And besides, who would you ask the question to if you even thought of it in the first place?

Understand that each of the states, under federal law, must register their convicted sex offenders. This registration, while perhaps not easy to find, is a public record. Since it is a public record, it is part of what USPAP's SR1-4 calls "...all information necessary for credible assignment results...". In other words, merely because you did not know this registry existed does not mean you are not responsible for researching its contents to determine how the presence of such a facility might affect values in a neighborhood.

To make a long story short, there are numerous university-level studies out there to show that the presence of a registered sex offender in a neighborhood affect

s the values of the properties in that neighborhood. To be sure those effects vary with the density of housing in the neighborhood, the number of children in the neighborhood, the general demographics in the neighborhood, and so forth. That there is an affect on values, however, is beyond question.

Given the effect on value is beyond question, then we have to analyze the market to determine if that proximity affects the subject's marketability as well as its market value. These university-level studies suggest that the nearer you are to that halfway house, the greater is the impact on value. So, if your subject is two blocks away from that facility, and your comps are too, any loss in value is likely already baked-in to the comps. If they are farther away however, thus less subject to its influence, you'll probably need to make adjustments.

Let me stress again what SR1-4

says. It calls for the appraiser to collect, verify and then analyze all information necessary for credible assignment results. If there is a halfway

house for sex offenders in the neighborhood, and that presence impacts

the sales prices of houses near it, then that is part of all of the information necessary to arrive at credible assignment results. To choose to analyze it or not to analyze it is part of the appraiser's scope of work. However, that appraiser will not have a choice if the state comes calling to ask why s/he did not collect, verify, and then analyze this datum to determine its impact on the subject's value.

Is this just one more hoop the appraiser has to jump through? Yes, it is. By jumping through that hoop, does the appraiser work to lessen the chances s/he will have to face the inquisition of an appraisal board. Yes. Is that one way an appraiser can protect her/his business, thus benefit her/his family? Yes. Since our families come before anything else, check that registry to determine if this is an issue you need to handle.

For more information or to listen to his podcast on this, log on to www.appraisercoach.com.

Dustin is a popular speaker and author. He writes a regular column for WorkingRE Magazine, The Appraisal

Buzz, and Appraisal Today and has been featured in all of the top industry publications.

Dustin holds a Master's Degree in Adult Education and is a regular and popular speaker at real estate appraiser, agent, and

regulator conferences throughout the country.



TALCB Board Meeting

Mark your calendar for the next TALCB meeting, scheduled for February 26 at 10 a.m. This meeting will be virtual.

ATA encourages every Texas appraiser to attend these board meetings as often as you can. This board determines your future!

Log on to <https://www.talcb.texas.gov/> and download the agenda and meeting materials.



Appraiser Education Reporting

It seems that many of you are confused about reporting your appraiser continuing education hours to the TALCB.

Any continuing education hours you took prior to **September 1, 2019**, you will have to send the course completion certificates to TALCB. ATA is responsible for reporting your education from September 1, 2019.

ATA cannot send your certificates for any classes that you took prior to September 2019. You will need to send that information to the state just as you have in the past.

When sending your certificates to the state, please include the statement that these courses were taken prior to September 2019 and send them documents@trec.texas.gov. Include

the name on your license and number in the email.

To check your appraiser education records, log on to www.talcb.texas.gov, type your name in license holder search field. Scroll down the page and you will see your appraiser education history. If you are a realtor, your real estate education history will show up first.

Appraiser Awards/Scholarship

Don't forget ATA's **Regional Outstanding Service Awards**. If you feel someone is deserving of one of the Awards, you can nominate them for an Outstanding Service Award. You can also self-nominate.

Also, don't forget about the **Pospisil Scholarship Award**. You can nominate (or self-nominate) to receive \$100 toward your education.

[Click here](#) for links to the Outstanding Service Award Nomination and Pospisil Scholarship Award forms.

Appraiser Office for Sale

Looking to expand your business? An appraiser in Spicewood is looking to sell his business. Business operates

from Austin to Marble Falls. Contact Brad Ferguson at (281) 444-4428 for details.



*From the ATA Board of
Directors and Staff*

ATA 2020-2021 Board of Directors

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