



"DON'T BECOME ANTIQUATED; YOU HAVE TO GET DESIGNATED!"

NCPAC's "The Scope"

Quarterly Newsletter of the North Carolina Professional Appraisers Coalition (NCPAC)

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Why Join NCPAC?

- Annual membership: **\$100** (free for new trainees).
- Access to **live CE, advocacy, and mentorship** statewide.
- Member-exclusive benefits, including **OREP's \$50,000 discrimination coverage enhancement** and **discounts through the NAA**.
- Representation at the **NC Appraisal Board, the Legislature, and The Appraisal Foundation (TAF)**.
- A community of hundreds of appraisers across North Carolina.

Join or Renew: www.ncpac.us/membership
Questions? Email ncpac@live.com

1. President's Corner:

As we close 2025, I am filled with gratitude for the dedication, collaboration, and progress demonstrated by our members throughout the year. This year's conference in Asheville reminded us that our strength lies not only in our professional expertise but also in our shared commitment to learning and service.

The next year will bring new opportunities to grow membership, expand education, and strengthen mentorship within NCPAC. Together, we will continue to raise the bar for professionalism and advocacy across North Carolina.

PAREA - Effective January 1, 2026, Practical Applications of Real Estate Appraisal (PAREA) will be accepted in North Carolina. Click [here](#) to view the details of Senate Bill 690.

– **Dana L. Murray, CDA, RAA, MNAA**
President, NCPAC

NCPAC – Building Better Appraisers. Together.

Advancing professionalism, education, and unity among North Carolina appraisers.

#BuildingBetterAppraisers #StrongerTogetherNCPAC

2. 2025 NCPAC Annual Conference: Learning, Rebuilding, and Recognizing Excellence in Asheville

After months of planning, the 2025 NCPAC Annual Conference came together October 1–3 in Asheville, North Carolina. The event brought together appraisers from across the state for continuing education, collaboration, and community connection. Fourteen hours of CE were offered, and, more importantly, countless professional relationships were strengthened.

Why Asheville — and Why Now

Choosing Asheville wasn't an accident. The conference was intentionally scheduled just days after the one-year anniversary of Hurricane Helene. Holding our meeting in Western North Carolina was one small way to give back to an area still rebuilding.

Sponsor Acknowledgements

NCPAC extends heartfelt appreciation to our 2025 Conference Sponsors.

Silver Sponsors: OREP, SFREP, Farm Credit Associations of North Carolina, and Kingdom Real Estate.

Promotional Partners: LIA Administrators & Insurance, Deer Creek Appraisals, Solomon Adjustment Calculator, True Footage, Landy Insurance, Intercorp, Elite, Aivre, and Solidifi.

Their generous support made this event possible and strengthened NCPAC's ability to serve appraisers statewide.

Silver Sponsors



FARM CREDIT
ASSOCIATIONS OF NORTH CAROLINA

[CLICK HERE](#) for special OREP program for NCPAC Appraisers



Promotional Partners



LIA Administrators & Insurance Services



True Footage



Deer Creek
Appraisals



LANDY
INSURANCE



3. Bias & Fair Housing Course Recap

NCPAC's 7-hour *Valuation Bias & Fair Housing Laws and Regulations* course was among the most well-attended sessions of the year. The course challenged appraisers to reflect on fairness and objectivity at every stage of the valuation process.

Instructors emphasized real North Carolina case examples, emerging state regulations, and the 2024 USPAP Ethics Rule revisions reinforcing the appraiser's obligation to remain impartial and free from bias.

Interactive discussions, polling questions, and case-review exercises helped participants identify implicit-bias risks and develop strategies for compliance. Feedback from attendees was overwhelmingly positive, and the course will be offered again statewide in early 2026.



4. The CDA Disaster Appraising Tour

Organized and led by Laura Gourlay, the CDA Disaster Appraising Tour provided a firsthand look at communities deeply affected by Helene's flooding and landslides. Standing in neighborhoods where homes were swept away and seeing the ongoing cleanup was profoundly different from watching it on television—the emotional impact was immediate and unforgettable.

Laura guided the group through several properties, explaining the unique facets of appraising in a post-disaster environment — from identifying temporary versus permanent damage to dealing with limited comparables and safely gaining access.

The tour offered a unique blend of classroom instruction and hands-on fieldwork. Participants witnessed firsthand how storm damage affects markets, access, and comparables. The group studied properties still in various stages of repair and learned to distinguish between temporary and permanent damage, FEMA mapping considerations, and valuation best practices during recovery.

The experience reminded all who attended that disaster appraising requires not just technical precision but empathy and professionalism. NCPAC plans to expand this event in 2026 to include CE credit, reflecting the growing importance of specialized knowledge in this field.





Lake Lure NC is still cleaning out the debris



Chimney Rock, North Carolina



Bat Cave, North Carolina



Laura Gourlay Teaching on the Bus!

5. Learning That Matters

In addition to the field tour, the classroom sessions covered a broad range of timely topics. **Bias & Fair Housing, Legal Risk Management** presented by Isaac Peck of OREP, **UAD 3.6 Updates** led by Remington Jones of SFREP, and **Appraising After a Disaster** delivered by Kelli Kline Mayhew of the Appraisal Institute offered attendees both technical insight and real-world application. Also many thanks to Don Rodgers, Executive Director of the North Carolina Appraisal Board (NCAB) who presented the current Stats on NC Appraisers and Legislation that effects all of us.



Isaac Peck with OREP



Kelli Mayhew with NC Chapter of AI
presenting her experiences during & after Hurricane Helene

6. Recognizing Service and Excellence

Our Friday morning business meeting celebrated those who give so much to NCPAC.

Andy Ledford Award: Becky Johnson



Life Member Award: Graham Smith



Outgoing President Recognition: Linda Nelson



CDA Honorees: Jacob Turner, CDA (General) and Kaleb Sargent, CDA (General)



Jacob Turner



Kaleb Sargent



1st Time Conference Attendees!



New Officers & Board members being sworn into new positions

7. Looking Ahead to 2026

The 2026 NCPAC Conference was originally planned for the Outer Banks in October 2026, but after hosting at the coast in 2023 and the mountains in 2025, we're surveying members to see if a more central location is required.

Our goal is to expand participation, CE opportunities, and sponsorship engagement while continuing to strengthen NCPAC Members statewide.

- 8. Upcoming Appraisal Industry Meetings:** Stay informed on national standards and regulatory discussions by monitoring these key industry meetings.

Industry Advisory Council (IAC) Meeting: March 26th, 2026, Miami FL.

The Appraisal Foundation (TAF) Board of Trustees: October 14-16, 2025 – San Antonio, TX

Appraisal Standards Board (ASB) Meeting: Virtual Public Meeting: February 19th 2026 - To register for this event click here: [Webinar Registration - Zoom](#)

The Appraiser Qualifications Board (AQB) Virtual Public Meeting: December 05th 2025 - To register for this event click here: [Webinar Registration - Zoom](#)

The Appraisal Foundation Advisory Council (TAFAC) Meeting: November 19-20, 2025, Arlington, VA

The Council to Advance Residential Equity (CARE) Meeting: February 5-6, 2026 (Joint meeting with TAFAC) Washington DC.

Association of Appraiser Regulatory Officials (AARO) Spring Meeting: April 2026, San Diego CA.

9. Appraiser News:

NCPAC is continuing to live stream and record the **NCAB** meetings for all appraisers who are unable to attend the meetings. You can view the meetings on our NCPAC Facebook page, website – ncpac.us and on YouTube. The next 2 North Carolina Appraisal Board (NCAB) meetings will be 28 Oct 2025 and 09 Dec 2025. The 2026 meeting schedule has not yet been posted.

As of 16 Oct 2025 the NCAB website indicates the current appointees to the board are:

Appraisal Board Members	
Claire M. Aufrance, Chair	Greensboro
Mike Warren, Vice-Chair	Beaufort
Sarah J. Burnham	Hickory
Lynn Carmichael	Arden
Darius R. Chase	Waxhaw
Marcella D. Coley	Boone
Jack C. (Cal) Morgan, III	Wilmington
Viviree Scotton	Chapel Hill
H. Clay Taylor, III	Raleigh

NCAB OPEN FORUM POLICY

The Appraisal Board will have a Public Forum scheduled for each Board meeting. To appear at the meeting, a speaker must:

1. Name the speaker;
2. Identify if the speaker is appearing on behalf of a group or entity;
3. Identify the topic of the speaker's comments;
4. Limit the comments to five minutes; and
5. Make the request to speak no later than 5:00 pm on the Thursday prior to the Board meeting.

The speaker may not address any pending disciplinary matter or application. If you are requesting that the Board take action on any issue or item, please provide a

summary of the requested action in writing when requesting to speak or at the time of the presentation.

Board and staff members will not respond to the speaker during the comments, but may ask for clarification.

The Public Forum will be scheduled at the end of the meeting; however, it may be moved to another time at the direction of the Chairman.

Speakers must maintain a professional demeanor and proper decorum during their comments. Failure to do so may result in the Chairman terminating the speaker's time for comment.

10.Appraisal Classes:

New Valuation Bias and Fair Housing Laws and Regulations Course Requirements

Effective June 1, 2025, every current trainee, licensee, and certificate holder is required to complete a course which meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations, as set forth in the Real Property Appraiser Qualifications Criteria. The course must be at least seven-hours and shall be completed by May 31, 2027. **Any courses related to Valuation Bias and Fair Housing Laws and Regulations taken prior to June 1, 2025, DO NOT meet this requirement. NCPAC has an approved 7 hour Valuation Bias and Fair Housing Laws and Regulations course which we will start scheduling later this year.**

If an appraiser completes the seven-hour (plus one hour exam) course as part of their qualifying education, they have met this requirement. Once a licensee meets the initial requirement, the course length shall be at least four-hours each continuing education cycle thereafter.

North Carolina Professional Appraisers Coalition (NCPAC) -800-310-8860
www.ncpac.us or ncpac@live.com

McKissock - 800-328-2008 www.mckissock.com

Triangle Appraisal School - 252-291-1200 www.triangleappraisalschool.com

Hignite Training Service – 252-764-0107 - www.hignitetrainingservice.com

Appraisal Institute North Carolina Chapter - 336-297-9511 -
www.ncappraisalinstitute.org

American Society of Farm Managers and Rural Appraisers – 303-758-3513 –
www.asfmra.org

Appraiser Elearning – 615-965-5705 –www.appraiserelearning.com

11. Job Postings

NCPAC members can now post to the job board on the NCPAC Website if they are looking for a firm to affiliate with or are a firm looking for a new candidate to add to their organization. NCPAC's job board is a valuable resource whether you're seeking to affiliate with a firm or looking to fill a position. Visit our website's contact page to post your opening. www.ncpac.us/contact-us.html.

Click on the following link to see all of the available jobs! [NCPAC Member Job Postings](#)