

CAPE FEAR REALTORS®
APPRAISAL DIVISION
Tuesday, April 18, 2017 – 11:30AM

MEETING REPORT
CFR
1826 Sir Tyler Drive
Wilmington, NC

Chair – Dale Walker

Vice-Chair – Tony McLamb

Purpose of Council

- Promote ethical and professional real estate appraisal standards.
- Provide a forum to express appraisers' concern to the boards of directors and for the boards to request information from the appraisers.
- Offer appraisal education opportunities to appraisers, REALTORS®, the banking community, and the public.
- Provide communication of real estate industry regulations.
- Provide collaboration and social opportunities.
- Promote to the public an understanding of the appraisal process and profession.

Division Members Present: *Belinda Baker-Byrd, Timothy Canady, John Craig, Paul Crowley, Maureen Cunningham, David DesChamps, Robert McIntosh, James McLamb, David Merkle, Craig Stewart, Dale Walker, Robert Walters*

Staff Member Present: *Tameca Jenrette*

Dale Walker called the meeting to order at 11:47am by welcoming everyone. All members of the Appraisal Division received notice of the meeting.

- I. Daniel Jones, Chief Information Officer, spoke with the Division in regards to Realist & the MLS.
 - a. Realist does not have building sketches
 - b. Tax ID 1 in the Realist Report is a link that takes you to the source.
 - c. Daniel welcomes your emails and phone calls concerning all violations. Daniel Jones daniel@capefear.realtor 910.473.5095
- II. Presumption 1 and Presumption 2 of the New Customary and Reasonable Rules.
- III. Evaluations – Good Thing or Bad Thing? - Are evaluations a new source of business or will they result in fewer appraisal requests?
- IV. Miscellaneous Discussion:
 - a. Discussed issues that appraisers are continuously finding in the MLS to include the following:
 - i. In-ground pools – Listings are being entered into the MLS stating that the home has an in-ground pool when there is only a community pool for the area.
 1. There is a box in the MLS that specifies if it is a private pool (See screenshot below)

Pool/Spa	
<input type="checkbox"/> Above Ground	<input type="checkbox"/> Community
<input type="checkbox"/> Hot Tub	<input type="checkbox"/> In Ground
<input type="checkbox"/> Private	<input type="checkbox"/> None
<input type="checkbox"/> See Remarks	

- ii. Garages – Listings are entered stated that there is 0 garages when there is a garage, or 1 or 2 car garage when there is not a garage.
- iii. Acreage – Listings are being entered into the MLS stating inaccurate acreage. Many listings state 1 acre when it is actually less than an acre.
- iv. Single Family vs Multi-family – Some listings of duplex homes are being input as single family homes when it should be multi-family.

- v. Condominiums are being input as single family homes when it should be multi-family
 - 1. Per Daniel, See screenshot of available fields below. Daniel encourages you to report violations to him.

Add Listing – Residential

General	Address	Main Fields	Details	Rooms	Export
Contract Info					
[Sub-Type]		<div> Select One Condominium Manufactured Home Single Family Residence Townhouse </div>			
Manufactured Type					
Construction Type					
[Status]		Active			

- a.
 - vi. Pre-sales are not entered into the MLS correctly.
- b. Reviewed Data Compliance
- c. Discussed fines and issues
- d. Appraisers would like to designate 1 or 2 appraisers to attend the MLS Committee Meetings.
 - i. Daniel offered to add all complaints submitted by Appraisers to the Agenda for the MLS Committee Meetings.
- e. Have an appraiser come and speak about the importance of accurate information. They have volunteers. (Would love for this to be added to the Ethics class and New Member KickStart)
 - i. Recommendation - if an appraiser does this, the appraiser would need to be familiar with inputting listings.
- f. Motioned and properly seconded, with a unanimous vote for Dale and Craig to meet with the manager (Clinton Howlett) to discuss recurring inaccurate info in MLS and possible solutions.

There being no further business Dale adjourned the meeting at 1:06 pm.

Next Meeting: Date: Wednesday, July 19, 2017
 Time: 11:30am to 1:00pm
 Location: CFR Classroom