



Quarterly 2024 Year End Update

To submit a story, update, or announcement for the next quarterly newsletter, please send it to Brandy March at brandy.march@aaro.net or Fran Oreto at franfreab@gmail.com. The next quarterly update will be sent around January 2025.

Fall 2024 AARO Conference: Boston, MA

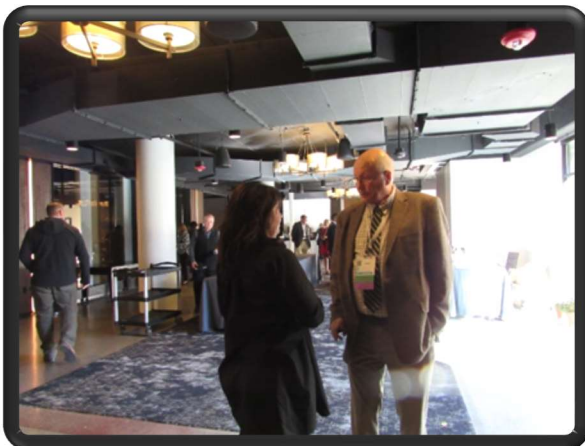
Revere Hotel Boston Common

The conference was well attended and the sessions provided interaction and useful information for all attendees.

The Program Committee, as well as the Board of Directors, thank all attendees for making this another informative conference and a great networking outlet. We look forward to our next conference which will be slightly different as it will be held virtually. More information after these enjoyable photos.













ASSOCIATION OF
APPRAISER
REGULATORY
OFFICIALS





Join Us for the 2025 Spring Conference!

Mark your calendars for the 2025 Spring Conference, taking place virtually from **April 29 to May 1, 2025**. This fully online event, hosted through **Cvent/Zoom**, is designed to bring together leaders and professionals in appraisal regulation to share insights, foster collaboration, and advance the profession. Whether you're a seasoned state appraiser regulatory official or a newcomer to the field, this conference offers invaluable opportunities to connect, learn, and engage.

Who Should Attend?

The Spring Conference is tailored for a diverse audience of professionals involved in appraisal and appraisal management company (AMC) regulation. This includes state regulatory officials, such as executive and division directors, administrative staff, education directors, IT directors, investigators, legal counsel, and board or commission members. Appraisal management company representatives and industry stakeholders, including educators and practicing professionals, are also encouraged to participate. This broad representation ensures a rich exchange of ideas and perspectives to strengthen the industry.

What to Expect

Attendees can look forward to a dynamic agenda featuring engaging presentations by industry leaders, offering fresh insights into emerging trends and challenges. Panel discussions will delve into pressing issues such as technological advancements, evolving regulatory frameworks, and strategies for enhancing compliance. The virtual format ensures easy access to expert content, interactive sessions, and networking opportunities from the convenience of your location.

As an added bonus, individuals who attend the virtual 2025 Spring Conference will receive a \$100 credit towards the 2025 Fall Conference in Atlanta, GA!

We invite you to be part of this transformative experience. Join us as we work together to build stronger, more effective regulatory programs that uphold public trust and advance the integrity of the appraisal profession.

As stated above, our next conference will be a virtual conference held April 29 through May 1, 2025. The Program Committee is actively planning the program and presentation proposals are due by February 1, 2025.

The Program Committee will review and rank all completed proposals received. Some items identified as being of interest to the Program Committee for the Spring 2025 conference include the following:

- Best Practices - Investigations; Rules; Work Product Review
- AQB Criteria - Application Reviews; Implementation
- ASC Compliance Audits
- Hot Topics



AARO Spring 2024
Presentation Propos

Send completed presentation proposals to Brandy.march@aaro.net.

We look forward to this exciting new format and hope that the presentations will be of great interest for you.



OOPS YOU MISSED IT - OR MAYBE NOT *(BUT YOU CAN CATCH UP...)*

(Note: to access “links” you must use CTL and Click to go there or if viewing in PDF you must “allow”)

THE APPRAISAL SUBCOMMITTEE:

AARO wishes to give our warmest wishes in the retirement of James (Jim) Park, Executive Director of the Appraisal Subcommittee. Jim’s last day with the ASC is December 31, 2024, and wish him well on his future endeavors. Jim has been a staple in AARO Conferences and a valuable resource to all appraiser regulatory agencies over the years.

The ASC meets at least four times a year. All meetings are open to the public.

[How to attend or address ASC at a meeting](#)

Send an email by 5 p.m. Eastern three business days before the meeting date to: meetings@asc.gov

THE APPRAISAL FOUNDATION:

Keep up-to-date with all newsletters and articles as well as press releases.

For information from The Appraisal Foundation (Foundation) Press Room; for media inquiries or to schedule an interview with a Foundation representative, please contact: amy@appraisalfoundation.org, or call: (202) 624-3048.

Sign up for The Appraisal Foundation e-News!

[Sign up for eNews](#) and stay up-to-date with the latest from The Appraisal Foundation!

https://appraisalfoundation.org/imis/TAF/News/TAF/News_PressRoom.aspx

Look! AQB and ASB have Q&As:

To view recent AQB Q&As, please visit [Q&A webpage](#).

To view recent ASB Q&As, please visit the [Q&A webpage](#).



The Appraisal Foundation - Request a Speaker

use this [form](#) to get started.

Are you looking for a speaker for your next event? The Appraisal Foundation spokespeople are available to speak on a wide range of issues, such as:

- an update on activities of the Foundation and its Boards
- the action of the Foundation on timely issues ranging from diversity, equity and inclusion to veterans' outreach
- the development of PAREA programs and adoption by the states
- state and federal legislative activities that impact the appraisal profession
- the Foundation's initiatives for business valuation and personal property disciplines and more....

Questions? Contact [Jalin Debeuneure](#).

APPRAISER TALK:

Stay up to date on Appraiser Talk! Appraiser Talk is a podcast answering questions from every corner of the appraisal profession from consumers to appraisers and real estate to business valuation.

You can check out all episodes [here](#). Click [here](#) to sign up to receive a notification each time a new episode is published.

If you have a question, you'd like to ask Lisa and Amy, email amy@appraisalfoundation.org and you might just hear it answered in a future episode.



HUD/FHA

4000.1

[FHA Single Family Housing Policy Handbook](#)

Handbook updates were published on May 20, 2024, and August 19, 2024.

FANNIE MAE:

Selling Guide: [Download PDF Guide](#) - (Published: June 05 2024)

Stay informed with the latest information - Sign up for key policy, technology, and product updates. [Sign up for email updates](#)

December 18, 2024

[Announcement SVC-2024-07 – Servicing Guide Update](#)

December 17, 2024

[Technical resources for UCD v2.0 Specification](#)

December 11, 2024

[Announcement SEL-2024-08: Selling Guide Updates](#)

FREDDIE MAC:

Seller/Servicer Guide: <https://guide.freddiemac.com/>

In line with today's Federal Housing Finance Agency (FHFA) [announcement](#), Freddie Mac is increasing their maximum baseline conforming loan limits and high-cost area loan limit values on January 1, 2025.

The *Single-Family Seller/Servicer Guide* (Guide) will be updated in a December Guide Bulletin to reflect the 2025 loan limit values.



HIGHLIGHTED STATES

Nebraska

The website for the Nebraska Real Property Appraisal Board:

<https://appraiser.ne.gov/>

Mission

The Mission of the Nebraska Real Property Appraiser Board is to administer and enforce the Nebraska Real Property Appraiser Act and Nebraska Appraisal Management Company Registration Act with efficiency, equity, and integrity to ensure that the citizens of Nebraska are protected and served, and that the appraisal services community is highly qualified through education, experience, and examination.

301 CENTENNIAL MALL SOUTH

PO BOX 94963

Lincoln, NE 68509-4963

Phone: (402) 471-9015

Fax: (402) 471-9017

Nebraska Historical Sites:

<https://history.nebraska.gov/explore/>

Just a few: Chimney Rock; Fort Robinson; Ashfall Fossil Beds; Ash Hollow; and Scotts Bluff National Monument.

Nebraska Fun Facts:

- The Reuben sandwich: The Reuben sandwich was created in Omaha, Nebraska in the 1920s. The sandwich is made of corned beef, Swiss cheese, sauerkraut, and Russian dressing on rye bread.
- Arbor Day: Nebraska is known as the Tree Planter's State because Arbor Day, a day to plant trees, originated there in 1872.
- Kool-Aid: Edwin Perkins invented Kool-Aid in Hastings, Nebraska.
- Corn: Nebraska is known as the Cornhusker State because corn is its largest crop.



Nebraska Fun Facts Continued...

- State motto: Nebraska's state motto is "Equality Before the Law".
- State bird and flower: Nebraska's state bird is the western meadowlark and its state flower is goldenrod.
- World's largest woolly mammoth fossil: The world's largest woolly mammoth fossil was found in Lincoln County.
- Name: Nebraska's name comes from an American Indian name meaning "flat water".

Nevada

The website for the Nevada Commission of Appraisers of Real Estate:

<https://red.nv.gov/Content/Appraisal/Main/>

Nevada Commission of Appraisers of Real Estate:

The Commission of Appraisers of Real Estate is a five-member body, appointed by the governor.

Administration Section Manager
State of Nevada, Department of Business & Industry
Real Estate Division
3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
Phone (702) 486-4036
Fax (702) 486-4275

Nevada Historical Sites:

<https://shpo.nv.gov/state-and-national-registers>

Las Vegas Strip. Red Rock Canyon. Old Las Vegas Fort Mormon. Valley of Fire State Park. Hoover Dam. East Ely Depot. Ward Charcoal Ovens. Nevada State Capitol.



Nevada Fun Facts:

Name: Nevada's name comes from the Spanish word *nieve*, which means "snow-capped". The state's name refers to the Sierra Nevada Mountain range.

Mountainous: Nevada has the most mountain ranges and peaks of any state in the U.S.

Climate: Nevada is the driest state in the U.S. The Sierra Nevada and Rocky Mountains block moisture from reaching the state, leading to extreme temperatures.

Hoover Dam: The Hoover Dam was built to create Lake Mead. The construction of the dam created the planned community of Boulder City.

Las Vegas: Las Vegas has more hotel rooms than any other city in the world, including 15 of the top 25 largest hotels.

Area 51: Area 51 is a top-secret area of Nellis Air Force Range and Nuclear Test Site. Rumors suggest that the first Stealth bomber was developed there, and that it was also used for alien UFO research.

Henderson: Henderson is known as the best walking city in America, with over 37 miles of walking trails.

Statehood: Nevada became a state on October 31, 1864.

Nicknames: Nevada's nicknames include the Battle-Born State, Sagebrush State, and Silver State.

Motto: Nevada's motto is "All for Our Country".



New Hampshire:

The website for the New Hampshire Real Estate Appraisers Board

<https://www.oplc.nh.gov/nh-real-estate-appraisers-board>

The purpose of the New Hampshire Real Estate Appraiser Board is to bring New Hampshire into compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The federal act's purpose is to protect federal financial and public policy interests in real estate related transactions by requiring that real estate appraisers used in connection with federally-related transactions are performed in writing, in accordance with uniform standards, by individuals whose competency has been demonstrated and whose professional conduct will be subject to effective supervision. However, any real estate appraisal service performed by an individual licensed or certified under this chapter shall be subject to the supervision of the board.

New Hampshire Real Estate Appraisers Board:

Office of Professional Licensure & Certification

7 Eagle Square

Concord, NH 03301

Email: OPLCLicensing2@oplc.nh.gov

New Hampshire Historic Sites:

<https://www.visitnh.gov/things-to-do/arts-culture/history>

Canterbury Shaker Village; Star Island; Daniel Webster Birthplace State Historic Site; Fells Historic Estate and Gardens; Castle in the Clouds; Appalachian National Scenic Trail; The Enfield Shaker Village; Robert Frost Homestead; Harrisville Historic District; USS Albacore; Cog Railway; Franklin Pierce Homestead; Saint-Gaudens National Historical Park.



New Hampshire Fun Facts:

New Hampshire was the first state to declare independence from England in 1775. It was also home to the first free public library in the United States, the first alarm clock, and the first women's strike in the country.

New Hampshire has several nicknames, including the Granite State, the Mother of Rivers, the White Mountain State, and the Switzerland of America.

New Hampshire is known for its maple sundaes and cider donuts. The state's many lakes and rivers provide access to trout, smelt, and fresh water salmon, while the 18-mile coastline offers seafood like lobsters, crabs, and clams.

Mount Washington holds the record for the highest wind speed ever recorded over land in the United States, at 231 miles per hour in 1934.

New Hampshire's constitution, ratified in 1784, is the second-oldest continuously used constitution in the United States.

Presidential primary - New Hampshire holds the first presidential primary election in the United States every four years.

New Jersey

The website for the State Real Estate Appraiser Board:

<https://www.njconsumeraffairs.gov/rea/Pages/default.aspx>

The New Jersey Legislature created the State Real Estate Appraiser Board to regulate the appraisal profession and evaluate the credentials of applicants for licensure and certification.

This board is responsible for the regulation of real estate appraisers in New Jersey. The category of licenses issued by the board include licensed real estate appraisers, residential appraisers, certified general appraisers and apprentice appraisers.

Charles Kirk

Acting Executive Director

P.O. Box 45032

Newark, New Jersey 07101



New Jersey Historic Sites:

<https://www.nj.gov/nj/things/historical/>

Just a few:

Atlantic City Boardwalk; High Point Monument; The Hermitage; Great Falls of the Passaic; The Holland Tunnel; Thomas Edison National Historic Park; The Red Mill; Burlington County Prison; Sandy Hook Light; Cape May Historic District.

New Jersey Fun Facts:

History: New Jersey was the first state to sign the Bill of Rights. It was also the site of over 100 battles during the American Revolution, earning it the nickname "Pathway of the Revolution."

Firsts: New Jersey was home to the first professional baseball game in 1846, the first professional basketball game in 1896, and the first successful submarine ride in 1878.

Inventions: Thomas Edison created some of his most famous inventions in Menlo Park, New Jersey, including the phonograph and the light bulb.

Attractions: New Jersey is home to the Union Watersphere, the world's tallest water tower, and the longest boardwalk in the world in Atlantic City.

Wildlife: New Jersey has more horses per square mile than any other state, and is home to the Eastern Goldfinch, the state bird.

Other facts: New Jersey is the most densely populated state. It's also home to over 9,800 farms covering 790,000 acres of farmland.

State motto: New Jersey's state motto is "Liberty and Prosperity".

State flower: New Jersey's state flower is the violet.

State forests and parks: New Jersey has 11 state forests and 42 state parks.

Fun Facts:

When the clock strikes midnight on New Year's Day, celebrations unfold across the globe. And when the new year reaches the eastern shore of the United States, a unique tradition plays out across the country, because Americans like The most famous example, the [Times Square ball drop](#) in New York City, [is also the oldest](#). The original 700-pound ball was made from iron and wood and dressed up with 25-watt light bulbs. Since its debut in 1907, it's gotten some serious upgrades: It's now nearly 6 tons and covered with 2,688 Waterford Crystal triangles. And these days, it has more than a few imitators across the U.S., as American cities ring in the new year by dropping a variety of other strange items, from candy to human beings.

[12 Unusual Things Cities Drop on New Year's Eve](#)

7 Insider Industry Secrets You Might Not Know -
<https://interestingfacts.com/industry-secrets/>

15 Facts About Airports That Might Surprise You
<https://interestingfacts.com/airport-facts/>

6 Crunchy Popcorn Facts To Munch On
<https://interestingfacts.com/popcorn-facts/>

8 Presidential Myths, Debunked
<https://interestingfacts.com/presidential-myths-debunked/>

5 Ways Albert Einstein Changed the World
<https://historyfacts.com/famous-figures/article/5-ways-albert-einstein-changed-the-world/>

6 Facts You Might Not Know About "M*A*S*H"
<https://interestingfacts.com/mash-tv-facts/>



NEXT NEWSLETTER (January 2025)

THE STATES WILL BE:

New Mexico – New York – North Carolina – North Dakota

Please feel free to send some recent activity from your state to share with the AARO Newsletter.

Send to:

Fran Oreto at franfreab@gmail.com or

Brandy March at brandy.march@aaro.net

If you are interested in serving on a committee, please feel free to contact AARO or Brandy March.

Look for the Newsletter (current and past) on the AARO website.

<i>Name</i>	<i>Status</i>
<i>Fran Oreto</i>	<i>2024 Chair</i>
<i>Brandy March</i>	<i>Managing Director</i>
<i>Bob Danehy</i>	<i>Committee Member</i>
<i>Charlie Gress</i>	<i>Committee Member</i>
<i>Craig Morley</i>	<i>Committee Member</i>
<i>Greg Stephens</i>	<i>Committee Member</i>
<i>Jodi Campbell</i>	<i>Jurisdiction Member</i>
<i>Kevin Cyrus</i>	<i>Jurisdiction Member</i>