

ISSUE 9

April 2014



**Don't Miss These Special Events - Register Now!**

[April 30 ~ Annual Candidates Night and Important Visit by ASA  
International CEO Jim Hirt](#)

[May 13 ~ ASA-LA Annual Joint Dinner with AI; Recent Appraisal  
Struggles with the IRS](#)

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### President's Message

Dear Colleagues,

With April and Spring upon us the Chapter is busy at work. Don't miss our very special April 30th event, our Annual Candidates Night. This year ASA's International CEO Jim Hirt will be visiting us to provide details on ASA's future outlook, fiscal policy, education, overseas expansion and chapter support. Guests interested in ASA membership and accreditation are welcome to attend. We hope to see all candidates and members at this important gathering.

Not to be missed is the MTS and RP Valuation Conference on Fair Value Issues for Financial Reporting which will feature distinguished speakers from well renowned valuation and consulting firms. This is a must attend event for valuation professionals, most importantly Machinery & Equipment and Real Property practitioners. Topics include the latest developments in the world of valuations for financial reports, what auditors expect during the audit assist review process, what goes into the financial reporting framework for small and medium sized enterprises and simplifications from current GAAP, valuations for IFRS purposes and tax implications of valuations, and much more. For the full agenda and registration visit:

<https://www.regonline.com/asatangibleassetvaluationconferenceonfairvalueissu>

In this month's newsletter we have an update from our ASA-CA Committee Chair, Karen Mann, ASA. A portion of your chapter dues goes towards ASA's representation in Sacramento and dealing with legislative issues that impact appraisers. Our lobbying representative, Don Reisner, works on behalf of all ASA Los Angeles Chapter members and reports to the Committee on his activities. Karen Mann will be attending our April 30th event and will provide an update on Sacramento activities. This is a great opportunity to meet and ask questions about state legislative actions.

Thank you for your membership and support, we hope to see you at the April meeting!

Cordially,

Analee McClellan, ASA

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### **New Candidates and Advancements**

Have accreditation or membership questions? Contact Mentor Chair G. Michael Bradford ASA [bradfordASA@gmail.com](mailto:bradfordASA@gmail.com) or Membership Chair Noël Burndahl, ASA [nburndahl@iglide.net](mailto:nburndahl@iglide.net) for assistance.

#### **Candidates:**

In order to obtain a designation, Candidates are required to pass their discipline's Principles of Valuation (POV) courses (usually a series of four courses building on appraisal theory and practice), a specialty or comprehensive exam (if applicable to their discipline) and/or they must possess an appropriate acceptable equivalency with a participating organization. Candidates may apply for a designation with ASA provided that they have the appropriate number of years of appraisal experience and have met all other discipline requirements. Those applying for the Accredited Member (AM) designation must have at least two years of full time appraisal experience and those applying for the Accredited Senior Appraiser (ASA) designation must have at least five years of full time appraisal experience.

#### **Advancements**

Accreditation in the American Society of Appraisers is based on appraisal education, experience, written examinations and submission of acceptable appraisal report(s).

**Accredited Member (AM) or Accredited Senior Appraiser (ASA):**

Having completed the requirements for accreditation and upon approval of ASA's Board of Examiners, a Candidate will advance to an AM designation or, with more appraisal experience an ASA designation.

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**ASA-CA LEGISLATIVE SPRING UPDATE 2014**

Spring 2014

Greetings ASA Members!!!

Your ASA-CA Committee continues to be on the prowl for the latest information in the State of California and (fortunate for you) since the Chair of ASA CA is also the Chair of Government Relations for ASA Real Property; this newsletter will provide you an overview of both “arenas”.

**BREA** – formerly known as the Office of Real Estate Appraisers has been fairly quiet during the last 9 months since the appointment of Mr. James Martin as the director. Unfortunately he needs to go through the process again in July. During the first year and leading up to his appointment, Mr. Martin is in the process of expanding his staff, decreasing investigation times, and developing a more efficient and cost effective office. (On a side note, it only took me 3 weeks to receive my license upon renewal; I was thrilled.) He is doing his very best to protect the appraisers’ interest (financial and professional) within the State Legislative offices. Jim has worked as a real estate appraiser, so he totally understands what our lives are like, “in the streets”. Our lobbyist, Don Reisner, meets with Jim Martin approximately every quarter to confirm if there are any bills or issues that we in ASA need to rally around. Since January 2013 there have not been issues nor legislative bills via BREA. Jim says we are trying to “stabilize” and adjust to the new offices, new name, and stay on top of the discipline issues.

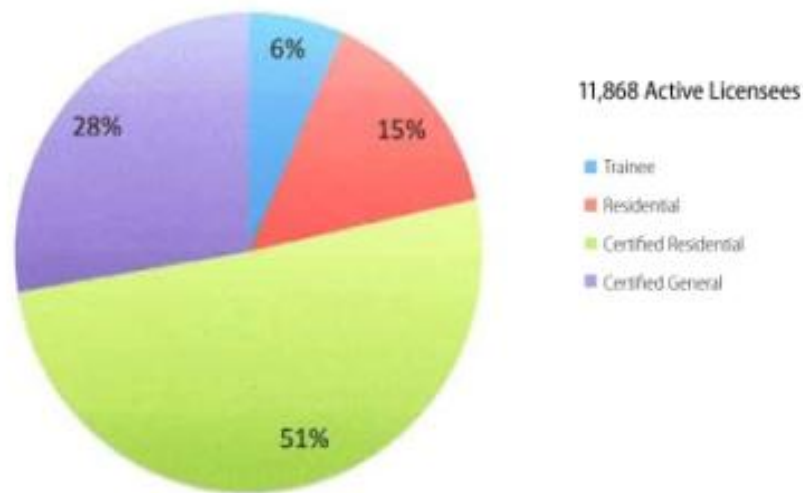
**The Assembly** – well the undersigned encouraged Mr. Reisner to “sniff a little deeper”. All he found was a “minimal” bill supported by another appraisal organization, a bill which appears to not have had significant substance nor strength. In the world of a lobbyist, either there is a LOT going on on a particular issue...or nothing. The state is much more focused on water issues, employment, budget, etc...appraisers are way down in ranking of critical assembly/legislative consideration.

Seeing the focus in the State has been more on water and high speed rail versus our appraisal profession, your ASA-CA group made the decision to get together via phone and email versus in person, which saved ASA-CA money. We retain the surplus for the next “big” issue which arises (in the State) which may require increased funding of our lobbyist and/or other expenses where we would need to utilize this reserve. ASA-CA has never had a significant reserve, so to have 8- 10 month reserve is a fiscally responsible action in our opinion. We realize that some of you may be muttering that ASA-CA has not done much in the last year or so, however, currently the bigger governmental focus during that period has been nationally versus statewide. I am sure you would agree that you would rather us to build a reserve so that we can be better poised to fight a good fight if/when we need to. We look forward to getting together in 2014, but again we will not be wasteful with the monies you have contributed.

Following is the status of the number of active RP appraisers in the State of California. It’s so very interesting to see that we have gone from about 12,000 to 42,000 during the high – back down to under 12,000. A Certified General Appraiser should be especially in demand due to the low percentage of Certified General Appraisers.

**Nationally**, the changes have been significant. Have you seen the changes as promulgated by the Appraisers Qualification Board (AQB)? Go to [www.orea.ca.gov/](http://www.orea.ca.gov/) to overview the AQB changes.

## BREA licensing stats for February 12, 2014



Nationally, there is actually quite a bit going on. During the first quarter of 2014 already the lobbyists located in Washington DC have been pursuing the definitions between manufactured homes versus mobile or modular homes. Additionally, via their efforts and the collaboration of the SBA (Small Business Administration), ASA members who regularly provide appraisals for properties which are “going concern” real property appraisals (ie gas stations, hotels, car washes, etc.) As a result, ASA has produced and developed the RP-401 Course to provide Real Property Appraisers the background and additional education of the business value aspect for going concern valuations. Granted, Real Property Appraisers will not be qualified to provide Business Value Expertise on non-real property valuations, but many of us have been providing this work to SBA lenders for many years. Some of our colleagues are not pleased to see that an ASA designation is one of the required designations for appraisers to continue to provide this service, for now. If you do provide regular services of “going concern” businesses, you may want to take RP-401 – I DID!!! It was an EXCELLENT Class!!! You will not regret it!

Bottom line; your ASA-CA leadership has been quietly checking in with each other (on our own dime), our Lobbyist Don Reisner, and staying in focus with national changes. We hope you don't mind that we have not gotten together face to face in 2013 in an effort to be fiscally conservative with your dollars. We have agreed that building reserves for

when we need to fight a good fight is worth it. We hope you agree and support our vigilance.

Respectfully submitted,

Karen J. Mann, ASA  
ASA-CA Chair  
ASA-RP Secretary/Treasurer  
ASA-RP Governance Chair

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### **IRS UPDATE:**

Read the prepared remarks of John Koskinen, Commissioner of the Internal Revenue Service before the National Press Club:

<http://content.govdelivery.com/accounts/USIRS/bulletins/aea91a#.Uz2mnuwXhXg.email>

The IRS has issued a notice on Virtual Currency Guidance stating that Virtual Currency is treated as property for U.S. Federal Tax purposes. You can read more here:

<http://www.irs.gov/uac/Newsroom/IRS-Virtual-Currency-Guidance>

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### **Job Listing:**

Please visit our website to view the current job listing for a Financial Analyst or Associate, posted March 13, 2014.

<http://www.appraisersla.com>

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### **Upcoming Programs**

**April 30<sup>th</sup> -- Annual Candidates Night and ASA National Update with CEO Jim Hirt**

**Location:** Luminarias, Monterey Park

All candidates, members and individuals interested in learning more about ASA are invited to our special general meeting on April 30, 2014. Meet the ASA's CEO Jim Hirt, who is making a special trip to visit the

Los Angeles Chapter membership from: East Coast. Mr. Hirt will provide an update on the latest news with the Society. Come discover what the ASA is doing for you as a member of this professional organization.

Click here to register:

<http://www.appraisersla.com/?a=showevent&id=73>

### **May 13, 2014 -- Annual Joint ASA and AI Dinner Meeting**

#### **TOPIC: Recent Appraisal Struggles with the IRS**

**Location:** Rio Honda Country Club, Downey

Early registration through April 27. 2 hrs BREA pending 2 hrs ASA pending. SCCAI members should register at SCCAI website. ASA-LA members and guests may register here: <http://www.appraisersla.com/?a=showevent&id=71>

### **May 22, 2014 -- ASA Machinery & Technical Specialties and Real Property Conference on Fair Value Issues for Financial Reporting**

**Location:** Manhattan Beach Marriott

The Los Angeles Chapter is proud to host a must attend event for MTS and RP practitioners, and valuation professionals in general. Learn the latest developments, trends and issues in the world of valuations for financial reporting. Meet and visit with distinguished speakers from well renowned firms. This is a great opportunity to network and earn 8 hours ASA CE and 6 hours BREA CE pending. This all-day conference includes breakfast and lunch.

For a line-up of topics and speakers click on the link below:

<https://www.regonline.com/builder/site/Default.aspx?EventID=1510944>

### **Save the Date! June -- New Board Installation Meeting**

Details and location to be announced at a future date.

### **Save the Date! September 18-19th -- Evaluating Commercial**



## **Construction**

Real Property educational program. Location and additional details to be announced at a future date.

## **NorCal Chapter Events**

### **Japanese Prints with Gloria Stella Garaventa**

**-- Thursday, April 24, 2014 6:00 PM**

Gloria Stella Garaventa is currently a consultant to Bonhams in the area of Japanese prints and paintings, where she researches and catalogues Japanese art for auction. She has in depth knowledge of Japanese art. She was an Associate curator of Asian Art at the University of California and a Senior Appraiser of Japanese Prints and paintings for Butterfield and Butterfield. As a consultant she has also worked with appraisers in Northern California. She has a Master of Arts in Japanese Art History and was in the PhD program in art history at the University of California, Berkeley. To learn more about this program or to register go to: <https://www.regonline.com/Register/Checkin.aspx?EventID=1528896>

## **San Diego Chapter Events**

### **Photography for Personal Property Appraisers**

**-- May 14, 2014, NTC at Liberty Station**

Take your photography skills to the next level and improve your work flow at this 2 hour workshop with professional photographer Kevin Young. In this course, Mr. Young will discuss various methods and materials to improve your ability to photograph artwork, furniture and household contents for cataloging purposes. This course will provide an overview of methods, both hardware and software, to overcome difficult lighting situations, such as dim lighting, mixed color temperatures (tungsten, fluorescence, natural daylight, L.E.D.), and strong reflections in order to achieve excellent color and tonal representation of your subject. The presentation will be followed by an open discussion between instructor and attendees addressing the following: 1) assessing and adapting to previously experienced scenarios, 2) making the most of the tools in your toolbox.

Click here for flyer and to register:

<http://www.sandiegoappraisers.org/newsletter2/index.php#pay>

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### **In Memory of**

Our friend and colleague, David E. Evans, ASA (MTS) passed away on 04/01/14. We will post information regarding arrangements when the family makes them available, check our website "Memoriam" for details.

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### **Food for Thought**

#### **Are you taking advantage of your Chapter benefits?**

The Los Angeles Chapter website provides accredited members with a free, one page profile page with link to your personal website. For more information contact DeborahAnn Marshall at 877.998.8258.

#### **Did You Know?**

Individuals who volunteer to serve on a committee or as a chair on the chapter board can earn continuing education credits. Those who volunteer as mentors also earn accreditation hours. The chapter always welcomes those who want to become more involved, it's a great way to know what is going on with ASA, network and make friends in the valuation profession. If you would like to become more involved with the Chapter please contact Analee McClellan, ASA, at 626.330.8597 or email: [akcmb2@aol.com](mailto:akcmb2@aol.com)

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### **Additional Links**

- [American Society of Appraisers \(ASA\) Website](#)
- [American Society of Appraisers \(ASA\) Educational Page](#)
- [Los Angeles Chapter ASA Leadership Page](#)
- [IRS](#)
- [Appraisal Foundation](#)

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## Like Us On Facebook

The Facebook page for the Los Angeles Chapter is up and running! You may already follow the ASA's official Facebook page, which always has informative articles and current class/conference schedules. We are focusing on regional and local events as well as posting articles of interest to all disciplines. The Chapter's Facebook page is a great way to stay up to date on our activities. We need your help. Members of all disciplines are encourage to submit links and information to our Communications Chair, Cindy Cronk. Follow us by searching for "American Society of Appraisers, Los Angeles Chapter" on Facebook or by this link: <https://www.facebook.com/appraisersla> Be sure to click on the "Like" button and add us to your "Interest Lists" by clicking on the arrow next to the gear icon. This will ensure that you receive all of our postings in your news feed.

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