



American Society of Appraisers®
Los Angeles Chapter

JULY/AUGUST 2012

**PROGRAMS PRESENTED
DURING 2011-2012
PRESIDENT'S TERM**

- 5.23.2012 -ALTA Surveys- hone your Skills
- 5.17.2012 -US Tax Court Cases Symposium
- 5.15.2012 -Advanced Fair Value Conference
- 4.25.2012 -RP Diminution of Value & Severance
- 4.18.2012 -Cocktail Party, Candidates' Night & Member Mixer
- 4.11.12. -Multi disciplinary Appraisal of Assets as Parts of a Going Concern Premise of Value and Considerations of Economic Obsolescence
- 3.21.2012 -Everything You Were Never Taught About Litigation Appraisal
- 2.15.2012 -Smooth Sailing
- 1.18.2012 Residual Forecasting
- 10.19.2011 Errors and Omissions Insurance, Coverage and Exclusions
- 9.27.11 -Joint Lunch meeting with IRWA



PRESIDENT'S MESSAGE

**YEAR IN REVIEW
2011-2012 TERM**

By Randall Blaesi, ASA

In the last year, we had many well-attended education and seminar events. Some of the most notable were the Errors and Omissions Insurance, Coverage and Exclusions Seminar, Everything You Were Never Taught About Litigation Appraisal Seminar, RP Diminution of Value & Severance Damages Seminar, USPAP course and the US Tax

Court Cases Symposium. We attempted to provide opportunities for networking, candidate mentoring, continuing education and basic courses for advancement. I want to thank all of the members of the Board of Directors, Committee Chairs, volunteers and our tireless executive assistant, DeborahAnn Marshall. We are a volunteer organization and could not function

without the assistance of volunteers. We strive for excellence in our organization and to provide designations within the ASA that signify substantial professional achievement. I encourage you to advance to a designation. You will benefit from your membership even more, affording you the chance to be among the leaders in our profession.

WHAT YOU MISSED...

**By Steven Decker, ASA, MAI
ASA-LA REAL PROPERTY CHAIR**

RP appraiser David Lewis, ASA, spoke about theory and case studies relating to eminent domain and general litigation valuation. Several cases related to title insurance claims as well. The case studies provided insights into relevant issues in damaged

parcel, remainder, and severance damage analysis. He also tempered the quantitative analysis with behavioral analysis designed to accurately reflect the local market's demand for a property's features or impairment.



Above:
Steven Decker, ASA, MAI (Left)
Davis Lewis, ASA (Right)

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WELCOME NEW CANDIDATE(S)

"The greatest pleasure in life is doing what people say you cannot do."

-Wage Bagehot

"After membership approval, applicants have 10 months to Pass the ASA Ethics exam (open book exam taken on ASA's Web site), Pass the 15-hour National Uniform Standards of Professional Appraisal Practice (USPAP) course and exam Real Property applicants may provide their current state license in lieu of the 15-hour USPAP requirement. Upon completion of these requirements, you will become a Candidate." * The Los Angeles Chapter of ASA would like to welcome our new candidate(s):

KEVIN M. BLAIR – BUSINESS VALUATION (BV) kblair@dmavalue.com

DREW S. HIMBER – BUSINESS VALUATION (BV) dhimber@gmail.com

MADLINE MAMAUX – BUSINESS VALUATION (BV) mmanux@dmavalue.com

CINDY M. CRONK - PERSONAL PROPERTY (PP) cindycronkartresearch@gmail.com

ROBERT PORTILLO- PERSONAL PROPERTY (PP) r.portillo@ymail.com

NORBERT ROHRLEITNER- PERSONAL PROPERTY (PP) Rohrleitner@earthlink.net



Above:

President Randall Blaesi, ASA, presenting Paul Dooks his ASA certificate in Personal Property.

ADVANCEMENTS

"Your advancement to Accredited Member (AM) or Accredited Senior Appraiser (ASA) is complete once: The International Board of Examiners approves your full-time appraisal experience, educational background (i.e., college degree) and appraisal report(s), determines that you completed and passed the education requirements of your discipline and determines that you passed the comprehensive examination for your discipline (if applicable). When all the requirements have been approved, you will be awarded your designation and provided with your AM or ASA certificate (*this will be mailed to your chapter President within four to six weeks after your designation is awarded*). " * The Los Angeles Chapter of ASA would like to congratulate the following Members in their advancement (s).

PAUL E. DROOKS, ASA

Mr. Paul E. Dooks, of the Los Angeles chapter has been approved for his ASA designation in Personal Property

*<http://www.appraisers.org/ASAaccreditation/ASAaccreditation.aspx#Overview>

MEMBER PROFILE

By Kiko Moscol, ASA

A few weeks ago Dave Eichner was kind enough to take me surfing for my very first time. As many of you know, Dave is the president of SMS Appraisal Services and has held the post of ASA LA Chapter president a few years ago. I met with Dave for lunch in April of this year and I mentioned to him my desire to finally learn the sport. I told him how much I wanted to go out in the water but had found every excuse (don't have time, too busy with work, too busy with the kids, what if I'm terrible at it, among other excuses) to not do it. Dave put me on the spot and said "how about we go tomorrow?" His kind invitation felt like a challenge or a dare. "Tomorrow" I replied, hoping somehow to hide behind one of my too often used excuses. I then realized that all this time I had avoided surfing because of my fear of trying something new, different, unfamiliar, and potentially dangerous if you don't know what you're doing. It's been over a year since I went on my own and started my own valuation practice. After years of working for various "Big 4" accounting firms, I decided to make a radical transition in my professional life and go on my own. The idea of becoming self-employed and starting my individual professional practice had always been in the back of my mind as the years went by. However, there

were countless of reasons for me not to pursue such a drastic change in career path and wander into something so unstable, uncertain, and unpredictable. As we all well know, change is difficult and many of us can find it challenging. The process of becoming different can be fearful but it can also be empowering. It can be an



Above:
David Eichner, ASA (left)
and Kiko Moscol, ASA (right)

opportunity to grow in areas not previously explored. In my first year of being on my own, I decided that change was going to be a very positive tool to help me improve my professional and personal life. With the encouragement and support of my better half, I decided to take a chance and give it a go. Starting one's own business, especially during one of the most difficult economic times in recent

history, can certainly raise fears and concerns to a higher level. My approach, however, was quite simple: If I were to go on in business for myself, I had to put my fears aside, commit thoroughly to the endeavor, and try my best to become successful lead. I've been out in the water every week since my first time out and I have so much fun learning how to surf especially when my wife and little kids are cheering for me from shore. Thanks to Dave, I have a new, fulfilling hobby! Kiko Moscol, ASA (MTS) is the founder of Capital Assets Valuations ("CAV"), a southern California independent valuation firm specializing in fixed assets. Kiko and CAV provide personal property valuation services to assist clients in compliance reporting, specialty tax transactions, and strategic business purposes. They perform these services for financial reporting, property tax, litigation support, asset based lending, and estate and gift taxes. Prior to establishing CAV, Kiko was a Senior Manager in the Economic and Valuation Services group of KPMG LLP in Los Angeles and before that he was a manager in the Valuation Advisory practice of Deloitte Financial Advisory Services. He started his valuation career at Arthur Andersen, LLP and has spent over 13 years with the "Big 4" accounting firms.

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CONTACTS & USEFUL LINKS...

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USEFUL LINKS -

APPRAISAL FOUNDATION

www.appraisalfoundation.org

ASA NATIONAL

www.appraisers.org

IRS

www.irs.gov

JULY/AUGUST 2012

UPDATE YOUR WEBPAGE!

Please make sure you have a user ID and password....
If you need assistance please call

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EXECUTIVE BOARD

2012-2013 Incoming

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2012-2013 INCOMING

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PERSONAL PROPERTY (PP)

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Vice Chair -Nicole Voorhees
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REAL PROPERTY (RP)

Chair- Steven Decker, ASA
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ARM

Chair -Barry J. Alperin, ASA
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