



# MEMO

From the desk of...

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March 24, 2003

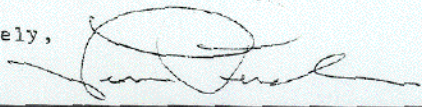
MAR 25

Dear Mr. Henson,

MAR 27  
The Appraisal Subcommittee is charged by Congress to monitor the operation of The Appraisal Foundation and the State Appraisal Boards to observe their compliance with P.L. 101-73, Title XI.

Last Friday I met with about forty real estate appraisers in Sarasota, Florida to exchange ideas and update the status of state and federal law as it pertains to real estate appraising in conformity with Title XI. We are stunned at the grab for power of the Appraisal Standards Board and the Appraisal Qualification Board. Attached is a letter to Mr. Mr. Danny Wiley, Chairman, Appraisers Standards Board. Please study this in relation to Title XI, P.L. 101-73. Thank you.

Sincerely,





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Lorren L. Perdue  
Dean

**March 24, 2003**

**Mr. Danny K. Wiley  
7129 Popular Creek Trace  
Nashville, TN 37221**

**Dear Mr. Wiley:**

**Last Friday I attended a one-day conference and seminar in Sarasota Florida for state licensed real estate and appraiser instructors. The conference instructors were professional and knowledgeable. They delivered their appropriate messages clearly. This did NOT happen in the Nashville USPAP course you and I attended.**

**After receiving the "no pass" message from Mr. Ed Morse of the Appraiser Qualification Board, I have devoted most of my thinking to this new autocratic bureaucracy. These are some of the points that come to mind:**

- 1. USPAP was modified several years ago removing teaching as experience toward certification. Now, under the supposed theory that students are not being taught correctly, the ASB has entered the teaching profession and requiring USPAP instructors to be certified appraisers. At what point did appraisers become qualified to teach? If teachers can't appraise, how do appraisers without teaching credentials qualify to teach?**
- 2. P.L. 101-73, Title XI is to me a real sticky one. I don't know how or where the ASB was given authority to teach courses. I don't think this was authorized by Congress. Isn't this a classic case of overreaching? We need to ask our congressmen for clarification; or possibly the federal courts. If we can't achieve fairness by the Appraisal Foundation, then I plan to take this route. As my Hall of Fame resume states, I went into combat for my country in two wars, and was highly decorated for my combat service. I still believe we live in the Land of the Free, fought for by those who are brave. We can't condone bureaucratic intimidation in America.**
- 3. If the quality of USPAP education nationally is substandard, and I am not sure just where this is coming from either, why doesn't the ASB draft an educational outline of the material it wants to have taught and let the colleges, universities, and proprietary schools do their job? That approach would be consistent with the educational outlines for certification courses prepared by the ASB for pre-certification. If USPAP education is**

substandard nationally, it seems 10 me that ALL education of appraisers in this country would be substandard; not just USPAP. Or, is this the first rung on the ladder leading to the ASB taking over appraisal education nationally! I'm concerned about a hidden agenda here, especially since you said that ALL MEMBERS of the Standards Board are members of the Appraisal Institute.

4. A test with no set standards for passing is ridiculous! An exam that fails 50%, or thereabouts, is especially ridiculous. Students in any course have a right to know what is required of them to succeed in the course. This is called "course objectives". It appears the approach being used is designed, not for educational purposes, but to intimidate .... or should I say, eliminate!
5. If the goal is to improve USPAP understanding through better education as this course has been promoted, the course content should focus on how to teach USPAP. This is certainly NOT what is being done.
6. No course of this kind should be used as a profit center for the ASB or AQB, or for any board member thereof. The course fee of \$425 (or more) every two years and the "License Agreements" are definitely profit centers for ASB and Board Members who teach the courses. Just follow the money trail, as only Board Members are teaching this USPAP Instructor Certification Course. Most, and possibly all, are NOT qualified educators, which is one of the reasons that approximately 48% of these veteran appraiser educators fail the course exam.
6. Name one college or university that fails 48% of their students! This failure rate alone testifies to the fact that this USPAP Instructor Certification is a failure.

In closing, something should be done IMMEDIATELY to shut down or overhaul this monopolistic ill conceived USPAP Instructor Certification program. Public Law 101-73, Title XI never authorized The Appraisal Foundation to go nation wide as the only educational classroom organization to qualify real estate appraiser educators. This is a stale function. As a patriotic American, educator with forty years experience, and certified general appraiser instructor, I request a reply soon.

Sincerely,

Lorren L. Perdue  
Certified General Appraiser Instructor  
American Citizen & Combat Veteran