



TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

Mail: P.O. Box 12188, Austin, Texas 78711-2188 • Street Address: 1101 Camino La Costa, Austin, Texas
Phone: (512) 465-3950 • Fax: (512) 465-3953 • Web site: <http://www.talcb.state.tx.us>

Shirley Ward
Chair
Appraiser Member
Alpine

March 24, 2006

Larry D. Kokel
Vice-Chair
Appraiser Member
Georgetown

Ms. Virginia M. Gibbs
Chairman
Appraisal Subcommittee
2000 K Street NW
Suite 310

MAR 31 2006

Malcolm J. Deason
Secretary
Public Member
Diboll

Washington, DC 2006

Dear Ms. Gibbs:

Elroy Carson
Public Member
Lubbock

Consistent with the request made in your letter to Chairman Ward dated December 23, 2005, I am pleased to report that we have completed our review of all individuals who were certified as residential or general appraisers by the Texas Appraiser Licensing and Certification Board in calendar year 2005.

Dona S. Scurry
Public Member
El Paso

Wm. A. (Rusty) Faulk, Jr.
Public Member
Brownsville

From the total list previously submitted to you we identified 121 individuals for whom we did not have a complete appraisal log covering the requisite months and hours for residential or general certification. Each of these individuals was mailed a letter in January 2006 requesting submission of the missing documentation. As of March 23, 2006 we have cleared 116 of the 121 individuals and they have received approval letters from us.

L. W. (Wayne) Mayo
Appraiser Member
Richardson

Paul E. Moore
Ex-officio Member
Executive Secretary
Veterans Land Board
Austin

As of March 23, 2006 the following individuals have deficient logs on file and have either not responded to our correspondence or have submitted an incomplete copy of the items requested. Therefore, we are notifying you that the following individuals should be listed as "Inactive" on the National Registry, as per your instructions:

Mark A. McAnally
Designee

Clinton P. Sayers
Appraiser Member Austin

[DELETION]

[DELETION]

Wayne Thorburn
Commissioner
512-465-3900

[DELETION]

[DELETION]

[DELETION]

Concerning the five individuals listed above, we are unclear as to your intentions. In your to Ms. Ward cited above, you indicate that we should "downgrade to the appropriate classification" which, I assume implies their classification prior to obtaining the certification in question. Thus, if an individual listed as General above, such as [DELETION], was previously a certified residential appraiser, then we would downgrade that person to certified residential appraiser. Likewise, a person such as [DELETION], who was previously a state licensed appraiser, would be downgraded to that classification. That is clear and understandable and we will be pleased to do so.

However, in your letter you also imply that an alternative would be to tell these individuals that they were "not eligible to appraise federally related transactions."

The question remains if an individual is appropriately downgraded to a classification which can normally "appraise federally related transactions," are you implying that we should also inform them that they **cannot** "appraise federally related transactions" now? Your direction on the message we should convey to these five individuals would be most appreciated so that we can complete this process within the 120 days requested

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wayne Thorburn', with a long, sweeping horizontal line extending to the right.

Wayne Thorburn

cc: Shirley Ward, Chairman
TALCB

enclosure



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Shirley Ward February 17, 2006
Chair

Appraiser Member
Alpine
Ms. Virginia M. Gibbs
Chairman

Larry D. Kokel
Vice-Chair
Appraiser Member
Georgetown
Appraisal Subcommittee
2000 K Street, NW
Suite 310
Washington, DC 20006

FEB 21 2006

Dona S. Scurry
Secretary
Public Member
El Paso

Dear Ms. Gibbs:

I am pleased to respond to your letter of December 23, 2005 to the Texas Appraiser Licensing and Certification Board concerning certain findings of your staff in their audit of last Fall.

Elroy Carson
Public Member
Lubbock

Concerning the absence of experience logs (as opposed to affidavits) for those individuals who obtained general or residential certification from January 1, 2005 to November 14, 2005, we have submitted to you previously a listing of all such individuals. We certified a total of 180 residential appraisers and 73 general appraisers during that time period. Of these, 85 residential and 25 general certified appraisers did not submit appraisal logs which fully comply with the time frame or minimum number of hours engaged in eligible appraisal work. Each of these individuals has received a letter indicating what experience is lacking in our files and requiring that this information be provided to us no later than March 1, 2006. We will keep your staff informed of our progress in line with the timetable presented in your letter.

Malcolm J. Deason
Public Member
Diboll

Wm. A. (Rusty) Faulk, Jr.
Public Member
Brownsville

L. W. (Wayne) Mayo
Appraiser Member
Richardson

Regarding the complaint situation, our new process began on January 1, 2006 and we can see progress already. Our new attorney has held three hearings before the agency administrative law judge and eight more have been scheduled through mid-March. Informal conferences with the attorney, investigator, and respondent are expediting the process of settling complaint matters. We are investigating the possibility of converting our 3/4 time attorney to full time. Our investigators have been assigned specific geographical areas of responsibility. The purpose of these assignments is that the investigators will already be familiar with their market areas, thus speeding up the investigation process. The Board has instituted a quarterly review of the status of complaints. While the number of new complaints continues to rise, our objective is to close all complaints over one year old by this Fall.

Paul E. Moore
Ex-officio Member
Executive Secretary
Veterans Land Board
Austin

Mark A. McAnally
Designee

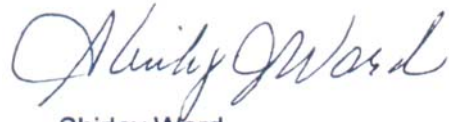
Clinton P. Sayers
Appraiser Member
Austin

Wayne Thorburn
Commissioner
512-465-3900

We have informed the education providers of the Legal Update and Ethics continuing education courses that approval for ACE has been withdrawn per the dictates of the Appraisal Subcommittee effective January 2006. Any appraiser submitting completion of either of these courses after January 2006 will not be allowed to count these six hours for his or her ACE commitment.

Finally, the Board has proposed an amendment to the TALCB's rules concerning the completion of continuing education by those members of the armed services (including National Guard) who have been activated. A copy of that amendment is enclosed and we would appreciate learning whether this will be an acceptable response to your dictates. The amendment will be scheduled for final adoption at the May 2006 Board meeting.

Sincerely,

A handwritten signature in cursive script that reads "Shirley Ward".

Shirley Ward
Chair

cc: Board Members
Wayne Thorburn

enclosure: proposed rule on continuing education for active duty military

Proposed Amendment (c) 3:

This change was discussed at the November 18, 2005 Board meeting. It clarifies that an individual whose continuing education is deferred shall have twelve months to complete ACE upon release from active duty.

153.18 (c) The appraiser continuing education requirement as set forth in section 153.17 of this title (relating to Renewal of Certification, License or Trainee Approval) for a person previously licensed or certified by the board under this act who is on active duty in the United States armed forces and serves in this capacity ~~outside the State of Texas~~ are is deferred ~~until the next renewal~~ provided (1) the person furnishes a copy of official orders or other official documentation acceptable to the board showing that the person was on active duty ~~outside the state~~ during the person's last renewal period, (2) the certificate or license is placed on inactive status, and (3) upon release from active duty the licensee or certificate holder may apply to be returned to active status and has an additional twelve months to complete the required continuing education.



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Shirley Ward
Chair
Appraiser Member
Alpine

January 6, 2006

JAN X 9 2006

Larry D. Kokel
Vice-Chair
Appraiser Member
Georgetown

Ms. Denise Graves
Appraisal Subcommittee
2000 K Street, NW
Suite 310
Washington, DC 20006-1809

Dona S. Scurry
Secretary
Public Member
El Paso

Dear Denise:

Elroy Carson
Public Member
Lubbock

I trust that the enclosed letters will comply with the demands set forth in the letter from Virginia M. Gibbs dated December 23, 2005 concerning the previous approval of two courses for appraiser continuing education.

Malcolm J. Deason
Public Member
Diboll

We will be responding to the other items detailed in Ms. Gibbs' letter at a future time within the 60 days indicated. For the record, due to the Christmas holidays our copy is date stamped as having been received by our office on December 30, 2005.

Wm. A. (Rusty) Faulk, Jr.
Public Member
Brownsville

Sincerely,

L. W. (Wayne) Mayo
Appraiser Member
Richardson

Wayne Thorburn

Paul E. Moore
Ex-officio Member
Executive Secretary
Veterans Land Board
Austin

cc: Shirley Ward

Mark A. McAnally
Designee

enclosures

Clinton P. Sayers
Appraiser Member Austin

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512-465-3900