

# Briefing Cover Page

February 14, 2018



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**Appraisal Subcommittee**  
*Federal Financial Institutions Examination  
Council*

**Briefing Agenda**

**Date:** February 14, 2018  
**Time:** Immediately following the ASC Open Session Meeting  
**Location:** FRB, International Square  
1850 K Street, NW  
Washington, DC 20006

**Briefing Topic(s)**

<b>TriStar Bank Temporary Waiver Request</b>	<b>J. Park</b>
<b>Office Space Update</b>	<b>J. Park</b>
<b>Results of November 13, 2017 Roundtable and next steps</b>	<b>J. Park</b>



November 20, 2017

FFIEC ASC  
James R. Park, ASC Executive Director  
1401 H. Street N.W. Suite 760  
Washington, DC 20005  
(202) 595-7575

Mr. Park,

Please consider this letter as TriStar Bank's official request to receive a one-year waiver of the appraisal regulation's requirements to utilize a certified appraiser for loan requests from January 1 to December 31 for the entire year of 2018. This request is based on Section 1119(b) of Title XI of the FIRREA of 1989. This request is specific for appraisals completed within the Nashville MSA during this period of time. We serve loan clients mostly in Dickson, Maury, Williamson and Davidson counties, but the availability of appraisers is an issue in the entire market. There is only one general certified appraiser in the county of Dickson, our headquarters. The demand is so great in the Nashville MSA area that we are having a difficult time receiving appraisals in a reasonable amount of time. The time delay and added cost is negatively impacting our clients.

We reviewed our appraisal logs in 2013 and in 2017 to determine the trend of pricing and timeliness of appraisals/evaluations during each year. Since 2013, the logs reflect an average increase of 82% in wait time to receive commercial appraisals/evaluations. During that time, the average cost to our clients for commercial appraisals/evaluations has increased 23%. The cost of time and money is putting pressure on our clients' ability to find value in our work. We believe that the new requirements to become a certified general appraiser are not producing enough qualified appraisers in the market. A current appraiser has little motivation to train someone that he or she will have to compete against in the future or the time to commit to train an apprentice during this time of tremendous growth.

We have a senior banking officer who has taken all the necessary schooling but has not had the opportunity to work with an appraiser to get the large number of appraisal samples completed. We believe we can continue to maintain a strong credit quality and arrive at a better independent fair value on properties by utilizing one of three options:

1. Obtain an estimated value from a realtor, selected from a small group of trusted realtors who are not involved in the property or transaction, and have our senior officer validate the value; or,
2. Obtain an evaluation from the Clarity Appraisal Management and then have our senior officer validate the value; or,
3. Our senior officer will research comparable sales from the local MLS data to determine the appropriate value.

We reserve the right to take the delayed process and have our client pay the high cost of a certified appraisal on unique or unusual properties. We would like to discuss how your approval of this waiver will be communicated to both of our regulatory agencies, the Tennessee Department of Financial Institutions and the Federal Deposit Insurance Corporation, and what coverage for Part 323 violations that the waiver will provide during the waiver term. Thank you for your consideration, we look forward to discussing this request with you soon.

Sincerely,



Ted H. Williams  
President and CEO

cc. Arthur Lindo, Senior Associate Director  
Board of Governors of the Federal Reserve System

Greg Gonzales, Commissioner  
Tennessee Department of Financial Institutions



January 10, 2018

FFIEC ASC  
James R. Park, ASC Executive Director  
1401 H. Street N.W. Suite 760  
Washington, D.C. 20005  
(202) 595-7575

Mr. Park,

This letter represents my effort to address the additional details requested in your letter dated November 30, 2017. This waiver request is for commercial appraisals provided by a general certified real estate appraiser.

A. The Tennessee Law for appraisals is Code 62-39: 103-106 (attached).

B. A description of the significant problems.

1. Because of the requirement that the current general certified appraisers are the only inlet to create more general certified appraisers, we are not getting any new growth in the number of general certified appraisers in our market area. A listing of the general certified appraisers in the five most utilized counties in the state of Tennessee, used by our bank is attached in Exhibit 1. This list shows that since 2010, there have been only ten new appraisers added. None have been added in the last thirty months. These five counties have a total population of 1,069,546. Middle Tennessee has experienced tremendous growth since 2010 in every way, except in additional appraisers. We request a pilot waiver of the requirements for certificate granting to generate interest in the appraiser profession.
2. The current education and work requirements for general certified appraisers does not guarantee the quality of their work. The regulatory reason to obtain an appraisal for a loan is to determine an appropriate value for the loan balances of banks. The quality level of attaining appropriate values on real estate has not improved since the appraisal regulation has been put into place. We are receiving approximately the same number of inaccurate values from appraisers today as we received 10 years ago.
3. Being required to get a new appraisal at loan renewal is not valuable to the customer and slows the closing time for our clients. Our employees are vested in the performance and well-being of the bank and have a solid understanding of the value of the property.

Having the regulators make this decision for us is overreaching. It is good to consider if we need an update, but that should be our decision. We request to have a waiver on this requirement. This would help reduce the stress on the appraisal demand in our market.

4. We believe the transaction limits that require general certified appraisers are too low, and banks should have the authority to decide how to obtain the value on a loan request of one million dollars or less.
- C. The scarcity of appraisers is shown in the list of appraisers in the five counties we mostly serve. Exhibit 2 shows the list by county. This list must serve the needs of over one million people.
- D. The delays experienced are summarized in Exhibit 3. Exhibit 3 is the summary and detail of our internal appraisal request log. This report clearly shows commercial appraisals/evaluations have increased 78.51% in average cost over the last four years, and it is taking twice as long to receive them compared to 2013. The more rural counties of Dickson and Maury have larger increases in time and cost. Both of these factors negatively affect our market and our ability to assist our clients.
- E. Our rationale of this request is straightforward. Current regulation and requirements are not allowing a healthy marketplace to obtain independent values. Without new appraisers entering the marketplace, there will be a worsening shortage in the future. The government has restricted competition in the market by limiting growth in the number of appraisers. This can only be fixed by allowing alternate paths of entry for new appraisers. Time delay of delivery and exploding cost is hindering job growth and economic activity. The low dollar amounts that require appraisals and the appraisals being required at renewals have increased the demand on appraisers.

We believe that these issues can only be resolved in a year with a major overhaul to the law. We believe allowing states and certain markets to pilot waivers will help identify a better appraisal marketplace for the country. We do hope that some relief can be achieved in a couple of year's waivers, to assist the state of Tennessee in creating incentive for individuals to enter the appraisal workforce. If the ASC can grant the waivers I have requested, it would make a tremendous impact to our marketplace. Clients will be better served, and safety and soundness will not be comprised.

Sincerely,



Ted H. Williams  
President and CEO

Enclosures

## Tennessee Appraisal Laws

### 62-39-103. License or certificate required.

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- **(a)** Except as provided in § 62-39-104, it is unlawful for anyone to solicit an appraisal assignment or to prepare an appraisal or an appraisal report relating to real estate or real property in this state without first obtaining a real estate appraiser's license or certificate.
- **(b)** This section shall not be construed to apply to individuals who render professional assistance in arriving at a real estate analysis, opinion or conclusion.
- **(c)** Nothing in this chapter shall be construed to prohibit any person who is licensed to practice in this state under any other law from engaging in the practice for which the person is licensed.

### 62-39-104. Applicability.

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- **(a)** This chapter does not apply to a real estate broker or salesperson licensed by this state who, in the ordinary course of business, gives an opinion to a potential seller or third party as to the recommended listing price of real estate or an opinion to a potential purchaser or third party as to the recommended purchase price of real estate. This opinion as to the listing price or the purchase price shall not be referred to as an appraisal and no opinion shall be rendered as to the value of the real estate or real property.
- **(b)** This chapter does not apply to a full-time employee who, in the ordinary course of business, gives an opinion of the value of real estate to the employee's employer; provided, that the opinion may not be represented as an appraisal.
- **(c)** This chapter shall in no way affect any person who is registered with the state board of equalization in accordance with § 67-5-1514 while performing any service of any nature for any taxpayer before any tax or assessment authority, agency or board of equalization.
- **(d) (1)** This chapter does not apply to any evaluation of the value of real estate serving as collateral for a loan made by a federally regulated financial institution or to any evaluation of the value of the assets of a trust held by the institution; provided, that:
  - **(A)** The applicable federal regulator does not require an appraisal by a state-licensed or state-certified appraiser for the loan or trust;
  - **(B)** The evaluation is used solely by the financial institutions in their records to document the collateral or asset value;

- **(C)** The evaluation shall be labeled on its face "this is not an appraisal"; and
- **(D)** Individuals performing these evaluations may be compensated for their services.
  - **(2)** Nothing in this chapter shall prevent a state-licensed or state-certified appraiser from performing the evaluation.

### 62-39-105. Certification -- Restrictions on use -- Prerequisite to preparing and signing certified appraisal.

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- **(a)** No person other than a state certified real estate appraiser under this chapter shall assume or use that title or any title, designation or abbreviation likely to create the impression of certification as a real estate appraiser by this state.
- **(b)**
  - **(1)** Only an individual who has qualified as a state certified real estate appraiser under this chapter is authorized to prepare and sign a certified appraisal report relating to real estate or real property in this state.
  - **(2)** If an appraisal report is prepared and signed by a state certified real estate appraiser and the appraisal report is certified as such by the state certified real estate appraiser, a holder of a real estate appraiser license or a certificate of registration as a real estate appraiser trainee who assisted in the preparation of the appraisal report is authorized to co-sign the appraisal report.
  - **(3)** An individual who has not qualified as a state certified real estate appraiser shall not describe nor refer to any appraisal or appraisal report relating to real estate or real property in this state by the terms "certified appraisal" or "certified appraisal report."

### 62-39-106. State law not to be more stringent than federal law.

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- No state law regulating real estate appraisers shall be more stringent than any federal law regulating real estate appraisers.



# Certified General Appraisers

County	Name	Rank	License #	Original Date of License
1 Williamson	Michael A. Frost	Certified General Real E	5109	6/24/2015
2 Davidson	Mark R. McConnell	Certified General Real E	5043	10/9/2014
3 Davidson	Jerrod C. Allen	Certified General Real E	4995	6/12/2014
4 Davidson	Drew P Gaw	Certified General Real E	4979	4/16/2014
5 Davidson	Anthony S. Fultz	Certified General Real E	3267	7/19/2013
6 Davidson	John C. Talbert	Certified General Real E	4881	5/17/2013
7 Williamson	Derrick T. Fox	Certified General Real E	4859	3/28/2013
8 Davidson	Paul L. Busdiecker	Certified General Real E	4129	9/14/2012
9 Davidson	Adam L. Hill	Certified General Real E	4698	7/25/2011
10 Williamson	Dale K. Berry	Certified General Real E	4696	7/20/2011
11 Dickson	Donald R. White	Certified General Real E	4601	9/13/2010
12 Dickson	Rebecca S. White	Certified General Real E	4597	9/2/2010
13 Williamson	Bradley B. Gauchat	Certified General Real E	4589	7/28/2010
14 Davidson	Timothy S. Rohling	Certified General Real E	4567	6/3/2010
15 Williamson	Jonathan M. Winn	Certified General Real E	4548	4/12/2010
16 Davidson	Andrew C. Renfro	Certified General Real E	4534	2/22/2010
17 Williamson	Michael B. Malone	Certified General Real E	4519	1/22/2010
18 Williamson	Adam E. Perutelli	Certified General Real E	4498	10/1/2009
19 Davidson	Brian M. Sharp	Certified General Real E	4487	8/26/2009
20 Williamson	Derrick A. Smith	Certified General Real E	4460	7/15/2009
21 Williamson	William N. Burton	Certified General Real E	4453	5/5/2009
22 Davidson	Thaddeus C. Jones	Certified General Real E	4354	5/16/2008
23 Davidson	Patrick A. McMakin	Certified General Real E	4341	4/29/2008
24 Davidson	Chad C. Conner	Certified General Real E	4190	10/2/2007
25 Davidson	Jon K. Norton	Certified General Real E	4187	10/2/2007
26 Davidson	Joseph P. Gibson	Certified General Real E	4183	9/24/2007
27 Williamson	Brian W. Webb	Certified General Real E	4132	7/30/2007
28 Davidson	Steven H. Williams	Certified General Real E	4087	5/10/2007
29 Davidson	Jesse E. Clanton	Certified General Real E	4005	2/9/2007
30 Williamson	Brett T. Jones	Certified General Real E	3975	12/28/2006
31 Davidson	Zachariah G. Dorris	Certified General Real E	3856	10/26/2006
32 Williamson	Lara S. Watson	Certified General Real E	3841	5/24/2006
33 Williamson	Brad L. Boyce	Certified General Real E	3766	2/14/2006
34 Maury	Clayton W. Haehl	Certified General Real E	3780	1/30/2006
35 Davidson	Jill M. Hunt	Certified General Real E	3735	12/23/2005
36 Williamson	Alisha M. Gammon	Certified General Real E	3748	12/19/2005
37 Maury	Elizabeth M. Sykes	Certified General Real E	3676	11/3/2005
38 Davidson	Kevin W. McGuigan	Certified General Real E	3717	10/31/2005
39 Davidson	Michael A. George	Certified General Real E	3701	10/6/2005
40 Williamson	Mark T. Watson	Certified General Real E	3655	7/1/2005
41 Davidson	Callen C. Martin	Certified General Real E	3579	3/2/2005
42 Davidson	Jared D. Smith	Certified General Real E	3556	1/19/2005
43 Williamson	John B. Cox	Certified General Real E	3498	9/17/2004
44 Williamson	George M. Hansberry	Certified General Real E	3362	2/11/2004
45 Williamson	Brian S. Jenkins	Certified General Real E	3350	2/5/2004
46 Williamson	John G. Martin	Certified General Real E	3315	11/26/2003
47 Williamson	Ben G. Jones	Certified General Real E	3082	9/19/2002
48 Davidson	Michael J. Berg	Certified General Real E	3060	8/9/2002
49 Williamson	William A. Gibson	Certified General Real E	3047	7/23/2002
50 Williamson	Michael L. Mooney	Certified General Real E	2814	7/23/2002
51 Davidson	Scott A. Watts	Certified General Real E	2864	7/13/2001
52 Davidson	Christopher S. Lassiter	Certified General Real E	2812	3/21/2001
53 Williamson	Thern Newbell	Certified General Real E	2629	10/14/1999
54 Cheatham	Latisha T. Drake	Certified General Real E	2567	7/15/1999
55 Davidson	James E. Justus	Certified General Real E	2474	3/29/1999
56 Davidson	Tally G. Williams	Certified General Real E	2272	5/22/1998
57 Davidson	Jeffery L. Batson	Certified General Real E	2264	5/13/1998
58 Davidson	David L. Smedley	Certified General Real E	2091	4/11/1997
59 Dickson	Peter H. Wilson	Certified General Real E	2099	3/11/1997

# Certified General Appraisers

County	Name	Rank	License #	Original Date of License
60 Davidson	Eugene L. Poe	Certified General Real E	1885	3/13/1995
61 Williamson	Christopher C. Hall	Certified General Real E	1507	12/16/1994
62 Williamson	Todd Morris	Certified General Real E	438	12/13/1994
63 Davidson	Roy W. Brindley	Certified General Real E	1424	3/22/1994
64 Maury	William A. Robinson	Certified General Real E	1800	3/7/1994
65 Davidson	Thomas H. Humphreys	Certified General Real E	1398	1/12/1994
66 Williamson	Jeff G. Hammers	Certified General Real E	1395	12/29/1993
67 Williamson	James D. Evans	Certified General Real E	55	12/14/1993
68 Davidson	Nicholas W. Nolte	Certified General Real E	1362	10/14/1993
69 Maury	Jonathan B. Saunders	Certified General Real E	1744	10/1/1993
70 Williamson	F M Headden	Certified General Real E	1249	2/26/1993
71 Williamson	Ted A. Boozer	Certified General Real E	973	2/8/1993
72 Williamson	Emmett L. Lawler	Certified General Real E	404	1/11/1993
73 Williamson	William W. Weiglein	Certified General Real E	458	12/18/1992
74 Davidson	Todd Rogers	Certified General Real E	1112	8/5/1992
75 Maury	Tony F. Sykes	Certified General Real E	1002	3/20/1992
76 Williamson	William R. Ingle	Certified General Real E	967	3/2/1992
77 Davidson	Jay o. Catignani	Certified General Real E	943	2/20/1992
78 Davidson	Billy R. Medley	Certified General Real E	822	1/16/1992
79 Davidson	Howard H. Clark	Certified General Real E	745	1/3/1992
80 Davidson	William J. Neiman	Certified General Real E	736	12/31/1991
81 Davidson	Patrick J. McGuigan	Certified General Real E	610	12/27/1991
82 Davidson	Robert M. Pickens	Certified General Real E	608	12/27/1991
83 Davidson	James F. Hagan	Certified General Real E	561	12/23/1991
84 Davidson	John T. Holland	Certified General Real E	562	12/23/1991
85 Davidson	Pamela W. Ishie	Certified General Real E	565	12/23/1991
86 Davidson	James E. Lamb	Certified General Real E	557	12/23/1991
87 Davidson	Herbert E. Phillips	Certified General Real E	506	12/20/1991
88 Maury	Barnie L. McDonald	Certified General Real E	430	12/13/1991
89 Dickson	Robert E. Moore	Certified General Real E	391	12/12/1991
90 Davidson	Don H. Burnell	Certified General Real E	382	12/12/1991
91 Davidson	James W. Comstock	Certified General Real E	392	12/12/1991
92 Maury	Wayne Edmondson	Certified General Real E	318	12/12/1991
93 Williamson	Eric L. Boozer	Certified General Real E	389	12/12/1991
94 Williamson	Edward C. Gracey	Certified General Real E	371	12/12/1991
95 Williamson	Gary L. Hart	Certified General Real E	366	12/12/1991
96 Williamson	Richard P. Perutelli	Certified General Real E	347	12/12/1991
97 Williamson	Jack L. Bailey	Certified General Real E	253	11/27/1991
98 Davidson	Thomas A. Bingham	Certified General Real E	229	11/15/1991
99 Williamson	Lynsley S. Roberts	Certified General Real E	221	11/15/1991
100 Davidson	Robert M. Collier	Certified General Real E	178	10/31/1991
101 Davidson	Richard J. Exton	Certified General Real E	187	10/31/1991
102 Davidson	Felix M. Puryear	Certified General Real E	171	10/31/1991
103 Davidson	James D. Turner	Certified General Real E	11	10/31/1991
104 Williamson	Robert K. Barnes	Certified General Real E	122	10/11/1991
105 Davidson	Diane M. Ange	Certified General Real E	92	10/4/1991
106 Davidson	Robert D. Chaffin	Certified General Real E	89	10/4/1991
107 Davidson	Todd S. Friedenberg	Certified General Real E	84	10/4/1991
108 Davidson	Robert T. McDaniel	Certified General Real E	72	10/4/1991
109 Davidson	Philip R. Russ	Certified General Real E	100	10/4/1991
110 Davidson	Thomas K. Tegarden	Certified General Real E	93	10/4/1991
111 Maury	Terry L. Evans	Certified General Real E	74	10/4/1991
112 Davidson	Randall A. Button	Certified General Real E	3	9/16/1991

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98 Williamson	Todd Morris	Certified General Real E	438	12/13/1994
99 Williamson	Jeff G. Hammers	Certified General Real E	1395	12/29/1993
100 Williamson	James D. Evans	Certified General Real E	55	12/14/1993
101 Williamson	F M Headden	Certified General Real E	1249	2/26/1993
102 Williamson	Ted A. Boozer	Certified General Real E	973	2/8/1993
103 Williamson	Emmett L. Lawler	Certified General Real E	404	1/11/1993
104 Williamson	William W. Weiglein	Certified General Real E	458	12/18/1992
105 Williamson	William R. Ingle	Certified General Real E	967	3/2/1992
106 Williamson	Eric L. Boozer	Certified General Real E	389	12/12/1991
107 Williamson	Edward C. Gracey	Certified General Real E	371	12/12/1991
108 Williamson	Gary L. Hart	Certified General Real E	366	12/12/1991
109 Williamson	Richard P. Perutelli	Certified General Real E	347	12/12/1991
110 Williamson	Jack L. Bailey	Certified General Real E	253	11/27/1991
111 Williamson	Lynsley S. Roberts	Certified General Real E	221	11/15/1991
112 Williamson	Robert K. Barnes	Certified General Real E	122	10/11/1991

Appraised Request Log Summary Exhibit 3

	2013		2017		Percentage Change	
	Days to Deliver	Average Cost	Days to Deliver	Average Cost	Days to Deliver	Average Cost
<b>Dickson County</b>						
Residential Appraisals	6	\$374	11	\$383	83.33%	2.41%
Commercial Appraisals and Evaluations	11	\$710	52	\$2,333	372.73%	228.59%
<b>Davidson County</b>						
Residential Appraisals	9	\$350	13	\$411	44.44%	17.43%
Commercial Appraisals and Evaluations	14	\$750	20	\$2,333	42.86%	211.07%
<b>Cheatham County</b>						
Residential Appraisals	7	\$400	18	\$444	157.14%	11.00%
Commercial Appraisals and Evaluations	N/A	N/A	N/A	N/A	N/A	N/A
<b>Maury County</b>						
Residential Appraisals	15	\$434	17	\$375	13.33%	-13.59%
Commercial Appraisals and Evaluations	7	\$425	27	\$2,320	285.71%	445.88%
<b>Williamson County</b>						
Residential Appraisals	14	\$345	19	\$359	35.71%	4.06%
Commercial Appraisals and Evaluations	23	\$1,775	33	\$2,000	43.48%	12.68%
<b>All Orders</b>						
Residential Appraisals	9	\$382	15	\$389	66.67%	1.83%
Commercial Appraisals and Evaluations	14	\$1,117	30	\$1,994	114.29%	78.51%

2013							
APP	06/07/13	06/14/13	7	\$100,000	\$400.00	5208 LITTLE MARROWBONE RD. ASHLAND CITY	Cheatham
APP	01/30/13	02/01/13	2	\$50,000	\$500.00	33 TRIMBLE STREET, NASHVILLE (DUPLEX)	Davidson
APP	05/02/13	05/07/13	5	\$155,000	\$400.00	11 MUSIC SQUARE E., #306, NASHVILLE	Davidson
APP	08/15/13	08/29/13	14	\$345,000	\$250.00	407 31ST AVE. NASHVILLE	Davidson
APP	08/15/13	08/29/13	14	\$425,000	\$250.00	409 31ST AVE. NASHVILLE	Davidson
		9		4		\$350.00	
APP	01/11/13	01/17/13	6	\$75,000.00	\$300.00	106 BISHOP LANE, BURNS, TN	Dickson
APP	01/29/13	02/12/13	14	\$237,000.00	\$350.00	400 MT. LEBANON ROAD, DICKSON	Dickson
APP	02/12/13	02/20/13	8	\$292,000	\$400.00	2425 NEW DRY HOLLOW RD., CUMBERLAND FUR (AS BUILT)	Dickson
APP	02/14/13	02/15/13	1	\$182,000	\$400.00	402 MURRELL STREET, DICKSON	Dickson
APP	03/01/13	03/12/13	11	\$92,500	\$350.00	956 WILLS ROAD, DICKSON, TN	Dickson
APP	03/11/13	03/18/13	7	\$114,000	\$400.00	1009 TWIN OAKS DRIVE, WHITE BLUFF	Dickson
APP	03/19/13	03/21/13	2	\$390,000	\$400.00	1063 POTTER ROAD, DICKSON (AS BUILT)	Dickson
APP	03/28/13	04/04/13	7	\$236,000	\$400.00	211 LEE ROAD, DICKSON, TN	Dickson
APP	04/05/13	04/11/13	6	\$263,000	\$400.00	107 NEEDHAM LANE, BURNS (AS BUILT ADD ON)	Dickson
APP	04/24/13	04/29/13	5	\$54,000	\$350.00	700 W. WALNUT STREET, DICKSON	Dickson
APP	05/29/13	06/06/13	8	\$167,000	\$400.00	312 LEE ROAD, DICKSON	Dickson
APP	06/07/13	06/19/13	12	\$145,000	\$400.00	2334 CENTER POINT RD., CUMBERLAND FURNACE	Dickson
APP	07/09/13	07/15/13	6	\$76,000	\$400.00	3151A VANLEER HWY. CHARLOTTE	Dickson
APP	07/11/13	07/18/13	7	\$69,000	\$250.00	30 ACRES 1440 JACKSON LANE, CHARLOTTE	Dickson
APP	08/01/13	08/09/13	8	\$471,000	\$350.00	1379 RIDGE ROAD, DICKSON (HOME & 54.73AC.	Dickson
APP	08/07/13	08/08/13	1	\$156,000	\$400.00	HARRELL CEMETERY ROAD	Dickson
APP	08/14/13	08/15/13	1	\$324,000	\$400.00	ACREAGE WESTFIELD ROAD	Dickson
APP	08/19/13	08/23/13	4	\$85,000	\$350.00	2210 SUNSET DRIVE, WHITE BLUFF	Dickson
APP	09/05/13	09/08/13	3	\$195,000	\$400.00	104 COLLEGE COURT, DICKSON	Dickson
APP	10/03/13	10/08/13	5	\$138,000	\$400.00	CONSTRUCTION WAYNE F. MILLS ROAD, WHITE BLUFF	Dickson
APP	10/09/13	10/16/13	7	\$40,100	\$250.00	335 PLEASANT VIEW RD, WHITE BLUFF	Dickson
APP	10/30/13	11/05/13	6	\$156,000	\$400.00	LOT 218 WHITE BLUFF HILLS, WHITE BLUFF (CONST)	Dickson
APP	11/19/13	11/25/13	6	\$110,000	\$400.00	126 EASTDALE LANE DICKSON	Dickson
APP	12/06/13	12/17/13	11	\$171,000	\$400.00	309 LEE ROAD, DICKSON	Dickson
APP	12/18/13	12/26/13	8	\$181,000	\$400.00	2303 HWY. 48 S. DICKSON	Dickson
		6		25		\$374.00	
APP	03/19/13	04/02/13	14	\$355,000	\$400.00	3921 AMANDA BETH COURT, COLUMBIA (AS BUILT)	Maury
APP	04/25/13	05/04/13	9	\$52,800	\$400.00	408 WALL STREET, MT. PLEASANT	Maury
APP	04/25/13	05/04/13	9	\$104,000	\$475.00	312 & 314 CALDWELL DRIVE, COLUMBIA (DUPLEX)	Maury
APP	04/30/13	05/17/13	17	\$90,000	\$400.00	2605 MCINTOSH DRIVE, COLUMBIA (DUPLEX)	Maury
APP	04/30/13	05/17/13	17	\$90,000	\$400.00	2603 MCINTOSH DRIVE, COLUMBIA (DUPLEX)	Maury
APP	05/17/13	05/30/13	13	\$100,000	\$450.00	2127 THOMAS AVE. COLUMBIA, TN	Maury
APP	05/24/13	06/26/13	33	\$73,000	\$350.00	902 HANNAWAY ROAD COLUMBIA	Maury
APP	06/17/13	06/28/13	11	\$287,000	\$600.00	LOTS 2407 & 2409 PLUS PARK DRIVE, COLUMBIA	Maury
		15		8		\$434.38	
APP	04/15/13	04/23/13	8	\$95,000	\$300.00	225 MAPLE DRIVE, FRANKLIN (DRIVE BY)	Williamson
APP	06/07/13	07/03/13	26	\$412,000	\$350.00	LOT 388 CHERRY GROVE S/D (AS BUILT)	Williamson
APP	06/17/13	07/01/13	14	\$325,000	\$350.00	LOT 401 CAMPBELL STATION S/D, SPRING HILL (CONST)	Williamson
APP	09/26/13	10/09/13	13	\$335,000	\$325.00	8031 FENWICK LANE, SPRING HILL	Williamson
APP	10/16/13	10/23/13	7	\$3,000,000	\$400.00	4113 MURFREESBORO RD., FRANKLIN (3 PARCELS)	Williamson
		14		5		\$345.00	
			9		\$381.91		
APP	01/24/13	02/11/13	18	\$720,000.00	\$1,200.00	1205 JAMES CABBELL BLVD., COLUMBIA, TN	Maury
APP	03/08/13	03/29/13	21	\$300,000	\$1,200.00	106 WALNUT STREET, SPRING HILL, TN (COMMERCIAL)	Williamson
APP	03/13/13	04/03/13	21	\$3,300,000	\$2,725.00	5581 FRANKLIN PIKE CIRCLE, BRENTWOOD (COMM)	Williamson
APP	10/10/13	11/05/13	26	\$724,000	\$1,400.00	2140 FAIRVIEW BLVD. FAIRVIEW, TN	Williamson
		23		3		\$1,775.00	
EVAL	04/02/13	04/16/13	14	\$2,000,000	\$750.00	6029 NOLENVILLE ROAD, NASHVILLE	Davidson
EVAL	01/23/13	01/30/13	7	\$299,500.00	\$1,000.00	2047 HWY. 96 BURNS, TN (COMMERCIAL)	Dickson
EVAL	04/23/13	05/07/13	14	\$143,000	\$500.00	808 HIGHWAY 70 EAST, DICKSON	Dickson
EVAL	05/09/13	05/19/13	10	\$93,100	\$700.00	114 N. MT. SINAI RD., DICKSON	Dickson
EVAL	05/09/13	05/19/13	10	\$180,400	\$700.00	1615 HWY 48 S. DICKSON (DW MH)	Dickson
EVAL	05/09/13	05/19/13	10	\$68,400	\$700.00	1600 HWY 48 S. DICKSON	Dickson
EVAL	05/20/13	06/11/13	22	\$400,000	\$500.00	220 TENNSCO ROAD, DICKSON	Dickson
EVAL	08/01/13	08/15/13	14	\$390,000	\$1,000.00	105, 110G, 110A-F APPLGATE	Dickson
EVAL	11/19/13	11/23/13	4	\$93,000	\$500.00	105 EAST COLLEGE STREET, DICKSON (COMMERCIAL)	Dickson
EVAL	11/26/13	12/03/13	7	\$240,000	\$500.00	202 DRAGON DRIVE, DICKSON (COMMERCIAL BUILDING)	Dickson
		11		10		\$710.00	
EVAL	02/13/13	02/25/13	12	\$82,000	\$400.00	209 2ND AVE. COLUMBIA, TN	Maury
EVAL	07/03/13	07/05/13	2	\$170,000	\$450.00	105 & 109 CLOVERDALE, COLUMBIA	Maury
		7		2		\$425.00	
			14		\$1,117.11		

2017							County
APP	4/7/2017	4/17/2017	10	\$128,000	\$350.00	670 & 664 THOMPSON ROAD PEGRAM, TN	Cheatham
APP	6/8/2017	7/10/2017	32	\$1,634,000	\$450.00	1626 HIGHWAY 70 KINGSTON SPRINGS, TN	Cheatham
EVAL	5/19/2017	6/1/2017	13	\$335,000	\$600.00	128 KINGSTON SPRINGS ROAD KINGSTON SPRINGS, TN	Cheatham
APP	8/8/2017	8/23/2017	15	\$94,000	\$375.00	0 FLOY LANE ASHLAND CITY, TN	Cheatham
		18		4		\$443.75	
APP	1/17/2017	1/31/2017	14	\$700,000	\$600.00	1308 A & B MAXEY LANE NASHVILLE, TN	Davidson
APP	2/2/2017	2/16/2017	14	\$380,000	\$400.00	8020 BROCKMAN LANE NASHVILLE, TN	Davidson
APP	2/27/2017	3/7/2017	8	\$615,000	\$550.00	1900 5TH AVE. NORTH NASHVILLE, TN	Davidson
APP	2/27/2017	3/3/2017	4	\$590,000	\$550.00	1611 GARTLAND AVE NASHVILLE, TN	Davidson
APP	3/14/2017	3/27/2017	13	\$555,000	\$400.00	1717 A 3RD AVENUE NORTH NASHVILLE, TN	Davidson
APP	3/14/2017	3/27/2017	13	\$555,000	\$250.00	1717 B 3RD AVENUE NORTH NASHVILLE, TN	Davidson
APP	3/21/2017	4/4/2017	14	\$400,000	\$400.00	8056 BROCKMAN LANE NASHVILLE, TN	Davidson
APP	4/3/2017	4/10/2017	7	\$555,000	\$500.00	607 S. 13TH AVE. NASHVILLE, TN	Davidson
APP	4/10/2017	4/26/2017	16	\$485,000	\$400.00	613 A MOORE AVENUE NASHVILLE, TN	Davidson
APP	4/10/2017	4/26/2017	16	\$490,000	\$250.00	613 B MOORE AVENUE NASHVILLE, TN	Davidson
APP	4/14/2017	5/1/2017	17	\$485,000	\$400.00	421 A MOORE AVENUE NASHVILLE, TN	Davidson
APP	4/14/2017	5/1/2017	17	\$485,000	\$250.00	421 B MOORE AVENUE NASHVILLE, TN	Davidson
APP	5/1/2017	5/11/2017	10	\$530,000	\$550.00	1506 SHELBY AVENUE NASHVILLE, TN	Davidson
APP	5/5/2017	5/17/2017	12	\$670,000	\$400.00	1024 A ARGYLE AVENUE NASHVILLE, TN	Davidson
APP	5/5/2017	5/17/2017	12	\$670,000	\$250.00	1024 B ARGYLE AVENUE NASHVILLE, TN	Davidson
APP	5/23/2017	6/12/2017	20	\$315,000	\$850.00	1054 & 1066 JOHNS ROAD JOELTON, TN	Davidson
APP	6/9/2017	6/19/2017	10	\$975,000	\$450.00	900 BELDEN WAY NASHVILLE, TN	Davidson
APP	6/16/2017	6/30/2017	14	\$680,000	\$400.00	1025 DRAUGHON AVE NASHVILLE, TN	Davidson
APP	6/16/2017	6/30/2017	14	\$680,000	\$200.00	1027 DRAUGHON AVE NASHVILLE, TN	Davidson
APP	6/30/2017	7/14/2017	14	\$355,000	\$400.00	2910 A DAVIS AVENUE, NASHVILLE, TN	Davidson
APP	6/30/2017	7/14/2017	14	\$355,000	\$200.00	2910 B DAVIS AVENUE, NASHVILLE, TN	Davidson
APP	7/6/2017	7/19/2017	13	\$350,000	\$400.00	1714 A PORTER ROAD NASHVILLE, TN	Davidson
APP	7/17/2017	8/7/2017	21	\$575,000	\$400.00	1717 WOODLAND STREET NASHVILLE, TN	Davidson
APP	7/24/2017	8/2/2017	9	\$445,000	\$450.00	514 C STEVENSON STREET NASHVILLE, TN	Davidson
APP	8/2/2017	8/15/2017	13	\$525,000	\$400.00	2305 B CARTER AVE NASHVILLE, TN	Davidson
APP	8/21/2017	8/30/2017	9	\$750,000	\$400.00	3304 A FELICIA STREET NASHVILLE, TN	Davidson
APP	8/28/2017	9/11/2017	14	\$410,000	\$400.00	740 ALLOWAY STREET NASHVILLE, TN	Davidson
		13		27		\$411.11	
APP	1/9/2017	1/12/2017	3	\$159,000	\$400.00	RIDGE ROAD DICKSON, TN	Dickson
APP	1/9/2017	1/23/2017	14	\$203,000	\$450.00	1006 MEEKS CEMETERY ROAD BURNS, TN	Dickson
APP	1/9/2017	1/24/2017	15	\$72,000	\$350.00	1019 BRIARWOOD DRIVE CHARLOTTE, TN	Dickson
APP	1/17/2017	1/27/2017	10	\$259,000	\$350.00	549 LAUREN PARK BURNS, TN	Dickson
APP	1/17/2017	1/31/2017	14	\$180,000	\$450.00	102 ACORN DRIVE DICKSON, TN	Dickson
APP	2/2/2017	2/17/2017	15	\$184,000	\$350.00	1016 WOODMONT DRIVE DICKSON, TN	Dickson
APP	2/3/2017	2/7/2017	4	\$114,000	\$400.00	1085 SWEET HOME ROAD DICKSON, TN	Dickson
APP	2/8/2017	2/9/2017	1	\$82,000	\$375.00	2103 HWY 47 DICKSON, TN	Dickson
APP	2/16/2017	3/3/2017	15	\$111,000	\$400.00	202 OLD COLUMBIA ROAD CHARLOTTE, TN	Dickson
APP	3/3/2017	3/15/2017	12	\$436,000	\$400.00	1019 GLENDALE DRIVE DICKSON, TN	Dickson
EVAL	2/27/2017	3/9/2017	10	\$96,000	\$1,000.00	105 EAST COLLEGE STREET DICKSON, TN	Dickson
APP	3/14/2017	3/22/2017	8	\$305,000	\$400.00	1411 JOHNSON STREET BURNS, TN	Dickson
APP	3/16/2017	3/29/2017	13	\$367,000	\$350.00	499 DOWDY ROAD DICKSON, TN	Dickson
APP	3/27/2017	3/30/2017	3	\$83,000	\$400.00	1023 BRIARWOOD DRIVE CHARLOTTE, TN	Dickson
APP	4/14/2017	4/19/2017	5	\$137,000	\$350.00	324 PREACHER ROAD CHARLOTTE, TN	Dickson
APP	4/17/2017	4/26/2017	9	\$504,000	\$425.00	1709 OLD COUNTY HOUSE ROAD CHARLOTTE, TN	Dickson
APP	4/20/2017	5/1/2017	11	\$18,000	\$350.00	HALEY ROAD AND WEST PINEY ROAD DICKSON, TN	Dickson
APP	4/27/2017	5/11/2017	14	\$199,000	\$350.00	811 FURNACE HOLLOW ROAD DICKSON, TN	Dickson
APP	7/6/2017	7/13/2017	7	\$292,000	\$450.00	386 DOWDY ROAD DICKSON, TN	Dickson
APP	7/17/2017	7/31/2017	14	\$368,000	\$400.00	LOT 24 INVERNESS DRIVE BURNS, TN	Dickson
APP	7/31/2017	8/15/2017	15	\$283,000	\$350.00	IRON GATE LANE DICKSON, TN	Dickson
APP	8/1/2017	8/23/2017	22	\$502,000	\$350.00	1050 HALL CEMETERY ROAD BURNS, TN	Dickson
APP	8/1/2017	8/18/2017	17	\$225,000	\$350.00	1109 A CEDAR CREEK ROAD VANLEER, TN	Dickson
APP	8/3/2017	8/24/2017	21	\$143,000	\$350.00	322 MOCKINGBIRD LANE DICKSON, TN	Dickson
		11		24		\$408.33	
APP	1/10/2017	1/24/2017	14	\$397,600	\$375.00	LOT 14 LEGACY FARMS COLUMBIA, TN	Maury
APP	2/10/2017	2/21/2017	11	\$250,000	\$375.00	929 WEST 7TH STREET COLUMBIA, TN	Maury
APP	3/21/2017	4/7/2017	17	\$507,900	\$375.00	619 MAYNARD LANE COLUMBIA, TN	Maury
APP	4/12/2017	4/27/2017	15	\$156,800	\$375.00	113 CHRISTINA DRIVE COLUMBIA, TN	Maury
APP	4/13/2017	4/27/2017	14	\$119,400	\$325.00	207 NOWLIN DRIVE COLUMBIA, TN	Maury
APP	4/13/2017	4/27/2017	14	\$126,300	\$325.00	211 NOWLIN DRIVE COLUMBIA, TN	Maury
APP	4/14/2017	5/1/2017	17	\$225,000	\$350.00	LOT 30 MARYMONT LANE ARLINGTON HEIGHTS SUBDIVISION COLL	Maury
APP	4/14/2017	5/25/2017	41	\$200,000	\$350.00	LOT 31 MARYMONT LANE ARLINGTON HEIGHTS SUBDIVISION COLL	Maury
APP	4/14/2017	5/25/2017	41	\$205,000	\$350.00	LOT 32 MARYMONT LANE ARLINGTON HEIGHTS SUBDIVISION COLL	Maury
APP	4/14/2017	5/1/2017	17	\$215,000	\$350.00	LOT 33 MARYMONT LANE ARLINGTON HEIGHTS SUBDIVISION COLL	Maury
APP	4/27/2017	5/11/2017	14	\$2,114,500	\$500.00	SAM JOHNSON ROAD COLUMBIA, TN	Maury
APP	5/19/2017	6/5/2017	17	\$130,750	\$300.00	215 NOWLIN DRIVE COLUMBIA, TN	Maury
APP	5/19/2017	6/5/2017	17	\$114,000	\$300.00	105 CLOVERDALE DRIVE COLUMBIA, TN	Maury
APP	5/19/2017	6/5/2017	17	\$115,000	\$300.00	109 CLOVERDALE DRIVE COLUMBIA, TN	Maury
APP	5/19/2017	6/5/2017	17	\$117,900	\$300.00	203 HUNTER DRIVE COLUMBIA, TN	Maury
APP	5/19/2017	6/5/2017	17	\$121,400	\$300.00	205 HUNTER DRIVE COLUMBIA, TN	Maury
APP	5/19/2017	6/5/2017	17	\$117,100	\$300.00	207 HUNTER DRIVE COLUMBIA, TN	Maury
APP	6/22/2017	7/3/2017	11	\$250,000	\$450.00	105 2ND AVENUE, COLUMBIA, TN	Maury
APP	7/28/2017	8/7/2017	10	\$125,500	\$600.00	400 A & B HATCHER LANE COLUMBIA, TN	Maury
APP	8/7/2017	8/22/2017	15	\$135,000	\$400.00	619 AUSTYN TERRACE COLUMBIA, TN	Maury
APP	8/8/2017	8/22/2017	14	\$375,000	\$450.00	1785 SOUTH WALKER ROAD PLEASANT VIEW, TN	Maury
APP	8/10/2017	8/22/2017	12	\$109,000	\$450.00	1001 FLEMING STREET COLUMBIA, TN	Maury
APP	8/21/2017	9/5/2017	15	\$56,300	\$375.00	107 BROWNLOW STREET MT. PLEASANT, TN	Maury
APP	8/21/2017	9/5/2017	15	\$199,900	\$425.00	4703 PULASKI HIGHWAY CULLEOKA, TN	Maury
		17		24		\$375.00	
APP	1/5/2017	1/13/2017	8	\$450,000	\$450.00	103 CHERRY HILL DRIVE HENDERSONVILLE, TN	Sumner
APP	1/9/2017	1/24/2017	15	\$550,000	\$500.00	434 BEECHCROFT ROAD SPING HILL, TN	Williamson
APP	3/8/2017	3/17/2017	9	\$310,000	\$400.00	504 OLD TOWNE RD. BRENTWOOD	Williamson
APP	3/16/2017	4/10/2017	25	\$199,000	\$400.00	207 TURTLE NECK ROAD FAIRVIEW, TN	Williamson
APP	3/17/2017	4/6/2017	20	\$665,000	\$400.00	LOT 203 AUTUMN RIDGE SUBDIVISION SPRING HILL, TN	Williamson

APP	4/5/2017	4/19/2017	13	\$470,000	\$375.00	1032 STATE BLVD. FRANKLIN, TN	Williamson
APP	5/31/2017	6/6/2017	6	\$130,000	\$400.00	2123 LASEA ROAD SPRING HILL, TN	Williamson
APP	6/20/2017	7/3/2017	13	\$215,000	\$400.00	2264 LEWISBURG PIKE, FRANKLIN	Williamson
APP	6/21/2017	7/17/2017	26	\$95,000	\$400.00	CROW CUT ROAD, FAIRVIEW, TN	Williamson
APP	7/17/2017	8/7/2017	21	\$315,000	\$400.00	1212 HUNTERS POINTE LANE SPRING HILL, TN	Williamson
APP	8/17/2017	9/8/2017	22	\$791,100	\$450.00	1925 SEDBERRY ROAD THOMPSON STATION, TN	Williamson
APP	8/21/2017	9/14/2017	24	\$240,000	\$300.00	LOT 201 WATER LEAF DRIVE FRANKLIN, TN	Williamson
APP	8/21/2017	9/14/2017	24	\$205,000	\$200.00	LOT 202 WATER LEAF DRIVE FRANKLIN, TN	Williamson
APP	8/21/2017	9/14/2017	24	\$240,000	\$200.00	LOT 203 WATER LEAF DRIVE FRANKLIN, TN	Williamson
APP	8/21/2017	9/14/2017	24	\$265,000	\$200.00	LOT 204 WATER LEAF DRIVE FRANKLIN, TN	Williamson
		19		14		\$358.93	

15 \$395.21

APP	3/22/2017	4/10/2017	19	\$1,000,000	\$2,500.00	604 41ST AVE N & 4012 DELAWARE AVE NASHVILLE, TN	Davidson
APP	6/15/2017	7/3/2017	18	\$620,000	\$2,000.00	2207 8TH AVENUE SOUTH NASHVILLE, TN	Davidson
APP	8/18/2017	9/11/2017	24	\$1,800,000	\$2,500.00	1001 WEST KIRKLAND AVENUE NASHVILLE, TN	Davidson
		20		3		\$2,333.33	
APP	2/3/2017	2/27/2017	24	\$235,000	\$1,500.00	3299 HIGHWAY 46 SOUTH DICKSON, TN	Dickson
APP	6/6/2017	9/12/2017	98	\$1,590,000	\$2,500.00	3525 HWY 70 WEST DICKSON, TN	Dickson
APP	7/7/2017	8/10/2017	34	\$930,000	\$3,000.00	586 HIGHWAY 46 SOUTH DICKSON, TN	Dickson
		52		3		\$2,333.33	
APP	1/18/2017	2/7/2017	20	\$1,515,800	\$2,500.00	1609 ROSEWOOD DRIVE COLUMBIA, TN	Maury
APP	1/26/2017	2/28/2017	33	\$2,428,600	\$3,500.00	TOM SHARP ROAD COLUMBIA, TN	Maury
APP	4/18/2017	5/17/2017	29	\$631,000	\$1,400.00	0 NORTHPOINT ROAD COLUMBIA, TN	Maury
APP	5/24/2017	6/19/2017	26	\$500,000	\$2,000.00	5337 MAIN STREET SPRING HILL, TN	Maury
APP	6/5/2017	7/3/2017	28	\$1,860,000	\$2,200.00	2741 CARTER'S CREEK STATION ROAD & 2513 NASHVILLE HWY CC	Maury
		27		5		\$2,320.00	
APP	7/7/2017	7/27/2017	20	\$610,000	\$2,000.00	367 OLD NASHVILLE HWY LAVERGNE, TN	Rutherford
APP	4/14/2017	5/30/2017	46	\$1,630,000	\$2,300.00	4517 PRATT LANE FRANKLIN, TN	Williamson
APP	5/25/2017	6/16/2017	22	\$540,000	\$1,200.00	412 MCLEMORE AVE, SPRING HILL, TN	Williamson
APP	6/30/2017	8/1/2017	32	\$2,420,000	\$2,500.00	HWY 100, FAIRVIEW, TN SUBDIVISION	Williamson
		33		3		\$2,000.00	

32 \$2,240.00



**From:** [James R. Park](#)  
**To:** [Alice M. Ritter](#); [Denise Graves](#); [Ada Bohorfoush](#)  
**Subject:** FW: spreadsheet  
**Date:** Thursday, February 1, 2018 1:52:32 PM  
**Attachments:** [Appraisal Data.xlsx](#)

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FYI

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**From:** Ted H. Williams [mailto:[ted.williams@tristar.bank](mailto:ted.williams@tristar.bank)]  
**Sent:** Thursday, February 1, 2018 12:37 PM  
**To:** James R. Park <[jim@asc.gov](mailto:jim@asc.gov)>  
**Cc:** Arthur Lindo <[arthur.lindo@frb.gov](mailto:arthur.lindo@frb.gov)>  
**Subject:** spreadsheet

Mr. Park,

Here is the actual spreadsheet that you requested. Please do not allow the appraiser's names to be made public.

Ted

**Ted H. Williams**

**President and CEO**

MLO # 543978

719 East College St., Dickson, TN 37055

615-326-0500 (direct office) | 615-326-0552 (fax)



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		2013							
HENRY RICHARDSON	APP	06/07/13	06/14/13	7	\$100,000	\$400.00	5208 LITTLE MARROWBONE RD. ASHLAND CITY	Cheatham	
ROBERT COLLIER	APP	01/30/13	02/01/13	2	\$50,000	\$500.00	33 TRIMBLE STREET, NASHVILLE (DUPLEX)	Davidson	
HENRY RICHARDSON	APP	05/02/13	05/07/13	5	\$155,000	\$400.00	11 MUSIC SQUARE E., #306, NASHVILLE	Davidson	
KEVIN MCGUIGAN	APP	08/15/13	08/29/13	14	\$345,000	\$250.00	407 31ST AVE. NASHVILLE	Davidson	
KEVIN MCGUIGAN	APP	08/15/13	08/29/13	14	\$425,000	\$250.00	409 31ST AVE. NASHVILLE	Davidson	
			9		4		\$350.00		
ROBERT MOORE	APP	01/11/13	01/17/13	6	\$75,000.00	\$300.00	106 BISHOP LANE, BURNS, TN	Dickson	
BOB THOMAS	APP	01/29/13	02/12/13	14	\$237,000.00	\$350.00	400 MT. LEBANON ROAD, DICKSON	Dickson	
PENNY HELTON	APP	02/12/13	02/20/13	8	\$292,000	\$400.00	2425 NEW DRY HOLLOW RD., CUMBERLAND FUR (AS BUILT)	Dickson	
BOB COLLIER	APP	02/14/13	02/15/13	1	\$182,000	\$400.00	402 MURRELL STREET, DICKSON	Dickson	
BOB THOMAS	APP	03/01/13	03/12/13	11	\$92,500	\$350.00	956 WILLS ROAD, DICKSON, TN	Dickson	
PENNY HELTON	APP	03/11/13	03/18/13	7	\$114,000	\$400.00	1009 TWIN OAKS DRIVE, WHITE BLUFF	Dickson	
PENNY HELTON	APP	03/19/13	03/21/13	2	\$390,000	\$400.00	1063 POTTER ROAD, DICKSON (AS BUILT)	Dickson	
PENNY HELTON	APP	03/28/13	04/04/13	7	\$236,000	\$400.00	211 LEE ROAD, DICKSON, TN	Dickson	
PENNY HELTON	APP	04/05/13	04/11/13	6	\$263,000	\$400.00	107 NEEDHAM LANE, BURNS (AS BUILT ADD ON)	Dickson	
PENNY HELTON	APP	04/24/13	04/29/13	5	\$54,000	\$350.00	700 W. WALNUT STREET, DICKSON	Dickson	
PENNY HELTON	APP	05/29/13	06/06/13	8	\$167,000	\$400.00	312 LEE ROAD, DICKSON	Dickson	
ROBERT MOORE	APP	06/07/13	06/19/13	12	\$145,000	\$400.00	2334 CENTER POINT RD., CUMBERLAND FURNACE	Dickson	
ROBERT MOORE	APP	07/09/13	07/15/13	6	\$76,000	\$400.00	3151A VANLEER HWY. CHARLOTTE	Dickson	
PENNY HELTON	APP	07/11/13	07/18/13	7	\$69,000	\$250.00	30 ACRES 1440 JACKSON LANE, CHARLOTTE	Dickson	
PENNY HELTON	APP	08/01/13	08/09/13	8	\$471,000	\$350.00	1379 RIDGE ROAD, DICKSON (HOME & 54.73AC.	Dickson	
PENNY HELTON	APP	08/07/13	08/08/13	1	\$156,000	\$400.00	HARRELL CEMETERY ROAD	Dickson	
ROBERT MOORE	APP	08/14/13	08/15/13	1	\$324,000	\$400.00	ACREAGE WESTFIELD ROAD	Dickson	
PENNY HELTON	APP	08/19/13	08/23/13	4	\$85,000	\$350.00	2210 SUNSET DRIVE, WHITE BLUFF	Dickson	
PENNY HELTON	APP	09/05/13	09/08/13	3	\$195,000	\$400.00	104 COLLEGE COURT, DICKSON	Dickson	
PENNY HELTON	APP	10/03/13	10/08/13	5	\$138,000	\$400.00	CONSTRUCTION WAYNE F. MILLS ROAD, WHITE BLUFF	Dickson	
PENNY HELTON	APP	10/09/13	10/16/13	7	\$40,100	\$250.00	335 PLEASANT VIEW RD, WHITE BLUFF	Dickson	
PENNY HELTON	APP	10/30/13	11/05/13	6	\$156,000	\$400.00	LOT 218 WHITE BLUFF HILLS, WHITE BLUFF (CONST)	Dickson	
PENNY HELTON	APP	11/19/13	11/25/13	6	\$110,000	\$400.00	126 EASTDALE LANE DICKSON	Dickson	
BOB THOMAS	APP	12/06/13	12/17/13	11	\$171,000	\$400.00	309 LEE ROAD, DICKSON	Dickson	
BOB THOMAS	APP	12/18/13	12/26/13	8	\$181,000	\$400.00	2303 HWY. 48 S. DICKSON	Dickson	
			6		25		\$374.00		
HENRY RICHARDSON	APP	03/19/13	04/02/13	14	\$355,000	\$400.00	3921 AMANDA BETH COURT, COLUMBIA (AS BUILT)	Maury	
ELIZABETH SYKES	APP	04/25/13	05/04/13	9	\$52,800	\$400.00	408 WALL STREET, MT. PLEASANT	Maury	
ELIZABETH SYKES	APP	04/25/13	05/04/13	9	\$104,000	\$475.00	312 & 314 CALDWELL DRIVE, COLUMBIA (DUPLEX)	Maury	
HENRY RICHARDSON	APP	04/30/13	05/17/13	17	\$90,000	\$400.00	2605 MCINTOSH DRIVE, COLUMBIA (DUPLEX)	Maury	
HENRY RICHARDSON	APP	04/30/13	05/17/13	17	\$90,000	\$400.00	2603 MCINTOSH DRIVE, COLUMBIA (DUPLEX)	Maury	
EMMITT LAWLER	APP	05/17/13	05/30/13	13	\$100,000	\$450.00	2127 THOMAS AVE. COLUMBIA, TN	Maury	
HENRY RICHARDSON	APP	05/24/13	06/26/13	33	\$73,000	\$350.00	902 HANNAWAY ROAD COLUMBIA	Maury	
MARK EVANS	APP	06/17/13	06/28/13	11	\$287,000	\$600.00	LOTS 2407 & 2409 PLUS PARK DRIVE, COLUMBIA	Maury	
ROBERT MOORE	APP	01/11/13	01/17/13	6	\$81,500.00	\$400.00	507 WOODARD WAY, BON AQUA, TN	out	
PENNY HELTON	APP	02/22/13	03/04/13	10	\$233,000	\$400.00	PLUNDERS CREEK RD., BON AQUA (AS BUILT)	out	
PENNY HELTON	APP	04/29/13	05/14/13	15	\$360,000	\$400.00	1372 WHITE RD, BON AQUA (AS BUILT)	out	
KEVIN WIMBERLY	APP	04/30/13	05/08/13	8	\$440,000	\$400.00	202 WILDWOOD CIRCLE, WINCHESTER, TN (LAKE)	out	
			15		8		\$434.38		
KEVIN MCGUIGAN	APP	04/15/13	04/23/13	8	\$95,000	\$300.00	225 MAPLE DRIVE, FRANKLIN (DRIVE BY)	Williamson	
HENRY RICHARDSON	APP	06/07/13	07/03/13	26	\$412,000	\$350.00	LOT 388 CHERRY GROVE S/D (AS BUILT)	Williamson	
HENRY RICHARDSON	APP	06/17/13	07/01/13	14	\$325,000	\$350.00	LOT 401 CAMPBELL STATION S/D, SPRING HILL (CONST)	Williamson	
HENRY RICHARDSON	APP	09/26/13	10/09/13	13	\$335,000	\$325.00	8031 FENWICK LANE, SPRING HILL	Williamson	

EDDY BROWN	APP	10/16/13	10/23/13 14	7	\$3,000,000 5	\$400.00	4113 MURFREESBORO RD., FRANKLIN (3 PARCELS) \$345.00	Williamson
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**AVERAGES - RESIDENTIAL APPRAISALS**

**9**

**\$381.91**

TONEY SYKES	APP	01/24/13	02/11/13	18	\$720,000.00	\$1,200.00	1205 JAMES CAMBELL BLVD., COLUMBIA, TN	Maury
TONEY SYKES	APP	05/08/13	06/06/13	29	\$820,000	\$3,000.00	2082 ELLIS STREET, MILAN, TN (ROSE GARDEN APTS)	out
ROBERT MOORE	APP	10/31/13	11/14/13	14	\$1,460,000	\$3,000.00	WAVERLY PLAZA, WAVERLY, TN	out

TONEY SYKES	APP	03/08/13	03/29/13	21	\$300,000	\$1,200.00	106 WALNUT STREET, SPRING HILL, TN (COMMERCIAL)	Williamson
ERIC BOOZER	APP	03/13/13	04/03/13	21	\$3,300,000	\$2,725.00	5581 FRANKLIN PIKE CIRCLE, BRENTWOOD (COMM)	Williamson
TONEY SYKES	APP	10/10/13	11/05/13	26	\$724,000	\$1,400.00	2140 FAIRVIEW BLVD. FAIRVIEW, TN	Williamson
			23		3		\$1,775.00	

EVAL		04/02/13	04/16/13	14	\$2,000,000	\$750.00	6029 NOLENVILLE ROAD, NASHVILLE	Davidson
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EVAL		01/23/13	01/30/13	7	\$299,500.00	\$1,000.00	2047 HWY. 96 BURNS, TN (COMMERCIAL)	Dickson
EVAL		04/23/13	05/07/13	14	\$143,000	\$500.00	808 HIGHWAY 70 EAST, DICKSON	Dickson
EVAL		05/09/13	05/19/13	10	\$93,100	\$700.00	114 N. MT. SINAI RD., DICKSON	Dickson
EVAL		05/09/13	05/19/13	10	\$180,400	\$700.00	1615 HWY 48 S. DICKSON (DW MH)	Dickson
EVAL		05/09/13	05/19/13	10	\$68,400	\$700.00	1600 HWY 48 S. DICKSON	Dickson
EVAL		05/20/13	06/11/13	22	\$400,000	\$500.00	220 TENNSCO ROAD, DICKSON	Dickson
EVAL		08/01/13	08/15/13	14	\$390,000	\$1,000.00	105, 110G, 110A-F APPLGATE	Dickson
EVAL		11/19/13	11/23/13	4	\$93,000	\$500.00	105 EAST COLLEGE STREET, DICKSON (COMMERCIAL)	Dickson
EVAL		11/26/13	12/03/13	7	\$240,000	\$500.00	202 DRAGON DRIVE, DICKSON (COMMERCIAL BUILDING)	Dickson
EVAL		10/31/13	11/08/13	8	\$185,000	\$1,000.00	1105 BROADWAY AVE., NEW JOHNSONVILLE	out
			11		10		\$710.00	
EVAL		02/13/13	02/25/13	12	\$82,000	\$400.00	209 2ND AVE. COLUMBIA, TN	Maury
EVAL		07/03/13	07/05/13	2	\$170,000	\$450.00	105 & 109 CLOVERDALE, COLUMBIA	Maury
			7		2		\$425.00	

**14**

**\$1,117.11**

<u>Appraisers</u>	<u>App/Eval</u>	<u>Date of Request</u>	<u>Date Received</u>	<u>Days to Deliver</u>	<u>Final Value</u>	<u>Fee Charged</u>	<u>Address</u>
BOB THOMAS	Eval	1/3/2017	1/18/2017	15	\$204,000	\$250.00	523 RIDGEMNONT DRIVE DICKSON, TN
ELIZABETH SYKES	Eval	1/5/2017	1/20/2017	15	\$74,400	\$275.00	1827 DIMPLE COURT COLUMBIA, TN
ELIZABETH SYKES	Eval	1/5/2017	1/20/2017	15	\$68,000	\$275.00	1828 PARKWAY AVENUE COLUMBIA, TN
ELIZABETH SYKES	Eval	1/5/2017	1/20/2017	15	\$80,800	\$275.00	909 SOUTH HIGH STREET COLUMBIA, TN
BOB THOMAS	Eval	1/5/2017	1/24/2017	19	\$387,000	\$250.00	588 SHORTY FEW ROAD DICKSON, TN
ROBERT MOORE	Eval	1/9/2017	1/25/2017	16	\$165,000	\$400.00	469 PAGE ROAD KINGSTON SPRINGS, TN
DAVID GEORGE	Eval	2/17/2017	2/21/2017	4	\$170,000	\$400.00	LOT 1 TIDWELL DRIVE BON AQUA, TN
BOB THOMAS	Eval	3/8/2017	3/15/2017	7	\$135,000	\$250.00	2715 STUART STREET, BURNS
BOB THOMAS	Eval	3/22/2017	3/28/2017	6	\$259,000	\$250.00	234 FAIRVIEW ROAD DICKSON, TN
BOB THOMAS	Eval	3/27/2017	4/7/2017	11	\$195,000	\$250.00	408 BELLWOOD CT. DICKSON, TN
DAVID GEORGE	Eval	3/27/2017	4/10/2017	14	\$75,000	\$375.00	BUDDY ROAD BURNS, TN
BOB THOMAS	Eval	4/7/2017	4/17/2017	10	\$92,000	\$250.00	1626 ROCK CHURCH ROAD DICKSON, TN
BOB THOMAS	Eval	4/21/2017	5/1/2017	10	\$90,000	\$250.00	715 JONES CREEK ROAD DICKSON, TN
BOB THOMAS	Eval	5/2/2017	5/15/2017	13	\$413,000	\$250.00	102 KIMBERLY DRIVE DICKSON, TN
BOB THOMAS	Eval	5/11/2017	5/25/2017	14	\$157,500	\$250.00	101 CENTRAL HIGH STREET DICKSON, TN
DAVID GEORGE	Eval	5/22/2017	5/30/2017	8	\$74,000	\$375.00	0 LIME KILN ROAD BURNS, TN
BOB THOMAS	Eval	5/22/2017	6/7/2017	16	\$327,000	\$250.00	285 MURRELL ROAD DICKSON, TN
DAVID GEORGE	Eval	5/25/2017	6/22/2017	28	\$174,000	\$400.00	303 SYLVIS ROAD, DICKSON
BOB THOMAS	Eval	6/6/2017	6/14/2017	8	\$473,000	\$250.00	1036 RIDGLEA DRIVE BURNS, TN
BOB THOMAS	Eval	6/21/2017	6/23/2017	2	\$335,000	\$250.00	1212 OLD EASTSIDE DR. BURNS
BOB THOMAS	Eval	6/28/2017	7/19/2017	21	\$307,000	\$250.00	410 CENTER AVENUE, DICKSON, TN
BOB THOMAS	Eval	6/30/2017	7/10/2017	10	\$106,000	\$250.00	2825 HWY.,100, CENTERVILLE
BOB THOMAS	Eval	7/5/2017	8/2/2017	28	\$389,000	\$250.00	105 HOLLAND TRAIL DICKSON, TN
BOB THOMAS	Eval	7/10/2017	8/11/2017	32	\$163,000	\$250.00	1221 BUTTERWORTH ROAD KINGSTON SPRINGS, TN
BOB THOMAS	Eval	7/12/2017	7/17/2017	5	\$333,000	\$250.00	1213 STAYTON ROAD CUMBERLAND FURNACE, TN
BOB THOMAS	Eval	7/24/2017	8/2/2017	9	\$44,000	\$250.00	1835 TAYLOR TOWN ROAD WHITE BLUFF, TN
BOB THOMAS	Eval	7/24/2017	8/2/2017	9	\$46,000	\$250.00	9.63 ACRES ON TRACE CREEK ROAD WHITE BLUFF, TN
ADDISON SMITH	Eval	7/24/2017	8/3/2017	10	\$200,000	\$400.00	515 HEMSTEAD STREET NASHVILLE, TN
ADDISON SMITH	Eval	7/24/2017	8/4/2017	11	\$195,000	\$400.00	713 RIES AVENUE NASHVILLE, TN
DAVID GEORGE	Eval	7/25/2017	8/8/2017	14	\$226,000	\$375.00	783 STINSON ROAD BON AQUA, TN
BOB THOMAS	Eval	7/26/2017	8/8/2017	13	\$61,000	\$250.00	904 WILLS ROAD DICKSON, TN
DAVID GEORGE	Eval	8/1/2017	8/8/2017	7	\$131,000	\$375.00	8847 RAGSDALE DRIVE LYLES, TN
ELIZABETH SYKES	Eval	8/1/2017	8/14/2017	13	\$57,400	\$275.00	1614 SOUTH HIGH STREET COLUMBIA, TN
BOB THOMAS	Eval	8/11/2017	8/30/2017	19	\$176,000	\$250.00	238 EAST PINEY ROAD DICKSON, TN
BOB THOMAS	Eval	8/14/2017	8/21/2017	7	\$35,000	\$350.00	ESTES ROAD CHARLOTTE, TN
TIM NORRIS	Eval	8/24/2017	9/15/2017	22	\$117,300	\$300.00	1804 FOLSOM LANE FORT WAYNE INDIANA

**AVERAGES - RESIDENTIAL EVALUATIONS**

**13 \$291.67**

ROBERT MOORE	Eval	2/27/2017	3/9/2017	10	\$96,000	\$1,000.00	105 EAST COLLEGE STREET DICKSON, TN
ROBERT MOORE	Eval	5/19/2017	6/1/2017	13	\$335,000	\$600.00	128 KINGSTON SPRINGS ROAD KINGSTON SPRINGS, TN
KEVIN MCGUIGAN	Eval	7/10/2017	8/22/2017	43	\$720,000	\$1,200.00	6142 HWY 49 EAST SPRINGFIELD, TN

**AVERAGES - COMMERCIAL EVALUATIONS**

**22 \$933.33**

2017								
BOB THOMAS	APP	4/7/2017	4/17/2017	10	\$128,000	\$350.00	670 & 664 THOMPSON ROAD PEGRAM, TN	County
DAVID GEORGE	APP	6/8/2017	7/10/2017	32	\$1,634,000	\$450.00	1626 HIGHWAY 70 KINGSTON SPRINGS, TN	Cheatham
	Eval	5/19/2017	6/1/2017	13	\$335,000	\$600.00	128 KINGSTON SPRINGS ROAD KINGSTON SPRINGS, TN	Cheatham
DAVID GEORGE	APP	8/8/2017	8/23/2017	15	\$94,000	\$375.00	0 FLOY LANE ASHLAND CITY, TN	Cheatham
			18		4		\$443.75	
KEVIN MCGUIGAN	APP	1/17/2017	1/31/2017	14	\$700,000	\$600.00	1308 A & B MAXEY LANE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	2/2/2017	2/16/2017	14	\$380,000	\$400.00	8020 BROCKMAN LANE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	2/27/2017	3/7/2017	8	\$615,000	\$550.00	1900 5TH AVE. NORTH NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	2/27/2017	3/3/2017	4	\$590,000	\$550.00	1611 GARTLAND AVE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	3/14/2017	3/27/2017	13	\$555,000	\$400.00	1717 A 3RD AVENUE NORTH NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	3/14/2017	3/27/2017	13	\$555,000	\$250.00	1717 B 3RD AVENUE NORTH NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	3/21/2017	4/4/2017	14	\$400,000	\$400.00	8056 BROCKMAN LANE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	4/3/2017	4/10/2017	7	\$555,000	\$500.00	607 S. 13TH AVE. NASHVILLE, TN	Davidson

KEVIN MCGUIGAN	APP	4/10/2017	4/26/2017	16	\$485,000	\$400.00	613 A MOORE AVENUE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	4/10/2017	4/26/2017	16	\$490,000	\$250.00	613 B MOORE AVENUE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	4/14/2017	5/1/2017	17	\$485,000	\$400.00	421 A MOORE AVENUE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	4/14/2017	5/1/2017	17	\$485,000	\$250.00	421 B MOORE AVENUE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	5/1/2017	5/11/2017	10	\$530,000	\$550.00	1506 SHELBY AVENUE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	5/5/2017	5/17/2017	12	\$670,000	\$400.00	1024 A ARGYLE AVENUE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	5/5/2017	5/17/2017	12	\$670,000	\$250.00	1024 B ARGYLE AVENUE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	5/23/2017	6/12/2017	20	\$315,000	\$850.00	1054 & 1066 JOHNS ROAD JOELTON, TN	Davidson
ADDISON SMITH	APP	6/9/2017	6/19/2017	10	\$975,000	\$450.00	900 BELDEN WAY NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	6/16/2017	6/30/2017	14	\$680,000	\$400.00	1025 DRAUGHON AVE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	6/16/2017	6/30/2017	14	\$680,000	\$200.00	1027 DRAUGHON AVE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	6/30/2017	7/14/2017	14	\$355,000	\$400.00	2910 A DAVIS AVENUE, NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	6/30/2017	7/14/2017	14	\$355,000	\$200.00	2910 B DAVIS AVENUE, NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	7/6/2017	7/19/2017	13	\$350,000	\$400.00	1714 A PORTER ROAD NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	7/17/2017	8/7/2017	21	\$575,000	\$400.00	1717 WOODLAND STREET NASHVILLE, TN	Davidson
ADDISON SMITH	APP	7/24/2017	8/2/2017	9	\$445,000	\$450.00	514 C STEVENSON STREET NASHVILLE, TN	Davidson
ADDISON SMITH	APP	8/2/2017	8/15/2017	13	\$525,000	\$400.00	2305 B CARTER AVE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	8/21/2017	8/30/2017	9	\$750,000	\$400.00	3304 A FELICIA STREET NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	8/28/2017	9/11/2017	14	\$410,000	\$400.00	740 ALLOWAY STREET NASHVILLE, TN	Davidson
			13		27		\$411.11	
DAVID GEORGE	APP	1/9/2017	1/12/2017	3	\$159,000	\$400.00	RIDGE ROAD DICKSON, TN	Dickson
ROBERT MOORE	APP	1/9/2017	1/23/2017	14	\$203,000	\$450.00	1006 MEEKS CEMETERY ROAD BURNS, TN	Dickson
BOB THOMAS	APP	1/9/2017	1/24/2017	15	\$72,000	\$350.00	1019 BRIARWOOD DRIVE CHARLOTTE, TN	Dickson
DAVID GEORGE	APP	1/17/2017	1/27/2017	10	\$259,000	\$350.00	549 LAUREN PARK BURNS, TN	Dickson
ROBERT MOORE	APP	1/17/2017	1/31/2017	14	\$180,000	\$450.00	102 ACORN DRIVE DICKSON, TN	Dickson
BOB THOMAS	APP	2/2/2017	2/17/2017	15	\$184,000	\$350.00	1016 WOODMONT DRIVE DICKSON, TN	Dickson
DAVID GEORGE	APP	2/3/2017	2/7/2017	4	\$114,000	\$400.00	1085 SWEET HOME ROAD DICKSON, TN	Dickson
DAVID GEORGE	APP	2/8/2017	2/9/2017	1	\$82,000	\$375.00	2103 HWY 47 DICKSON, TN	Dickson
DAVID GEORGE	APP	2/16/2017	3/3/2017	15	\$111,000	\$400.00	202 OLD COLUMBIA ROAD CHARLOTTE, TN	Dickson
DAVID GEORGE	APP	3/3/2017	3/15/2017	12	\$436,000	\$400.00	1019 GLENDALE DRIVE DICKSON, TN	Dickson
	APP	2/27/2017	3/9/2017	10	\$96,000	\$1,000.00	105 EAST COLLEGE STREET DICKSON, TN	Dickson
DAVID GEORGE	APP	3/14/2017	3/22/2017	8	\$305,000	\$400.00	1411 JOHNSON STREET BURNS, TN	Dickson
BOB THOMAS	APP	3/16/2017	3/29/2017	13	\$367,000	\$350.00	499 DOWDY ROAD DICKSON, TN	Dickson
DAVID GEORGE	APP	3/27/2017	3/30/2017	3	\$83,000	\$400.00	1023 BRIARWOOD DRIVE CHARLOTTE, TN	Dickson
BOB THOMAS	APP	4/14/2017	4/19/2017	5	\$137,000	\$350.00	324 PREACHER ROAD CHARLOTTE, TN	Dickson
DAVID GEORGE	APP	4/17/2017	4/26/2017	9	\$504,000	\$425.00	1709 OLD COUNTY HOUSE ROAD CHARLOTTE, TN	Dickson
BOB THOMAS	APP	4/20/2017	5/1/2017	11	\$18,000	\$350.00	HALEY ROAD AND WEST PINEY ROAD DICKSON, TN	Dickson
BOB THOMAS	APP	4/27/2017	5/1/2017	14	\$199,000	\$350.00	811 FURNACE HOLLOW ROAD DICKSON, TN	Dickson
ROBERT MOORE	APP	7/6/2017	7/13/2017	7	\$292,000	\$450.00	386 DOWDY ROAD DICKSON, TN	Dickson
BOB THOMAS	APP	7/17/2017	7/31/2017	14	\$368,000	\$400.00	LOT 24 INVERNESS DRIVE BURNS, TN	Dickson
BOB THOMAS	APP	7/31/2017	8/15/2017	15	\$283,000	\$350.00	IRON GATE LANE DICKSON, TN	Dickson
BOB THOMAS	APP	8/1/2017	8/23/2017	22	\$502,000	\$350.00	1050 HALL CEMETERY ROAD BURNS, TN	Dickson
BOB THOMAS	APP	8/1/2017	8/18/2017	17	\$225,000	\$350.00	1109 A CEDAR CREEK ROAD VANLEER, TN	Dickson
BOB THOMAS	APP	8/3/2017	8/24/2017	21	\$143,000	\$350.00	322 MOCKINGBIRD LANE DICKSON, TN	Dickson
			11		24		\$408.33	
ELIZABETH SYKES	APP	1/10/2017	1/24/2017	14	\$397,600	\$375.00	LOT 14 LEGACY FARMS COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	2/10/2017	2/21/2017	11	\$250,000	\$375.00	929 WEST 7TH STREET COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	3/21/2017	4/7/2017	17	\$507,900	\$375.00	619 MAYNARD LANE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	4/12/2017	4/27/2017	15	\$156,800	\$375.00	113 CHRISTINA DRIVE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	4/13/2017	4/27/2017	14	\$119,400	\$325.00	207 NOWLIN DRIVE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	4/13/2017	4/27/2017	14	\$126,300	\$325.00	211 NOWLIN DRIVE COLUMBIA, TN	Maury
KEVIN MCGUIGAN	APP	4/14/2017	5/1/2017	17	\$225,000	\$350.00	LOT 30 MARYMONT LANE ARLINGTON HEIGHTS SUBDIVISION COLL	Maury
KEVIN MCGUIGAN	APP	4/14/2017	5/25/2017	41	\$200,000	\$350.00	LOT 31 MARYMONT LANE ARLINGTON HEIGHTS SUBDIVISION COLL	Maury
KEVIN MCGUIGAN	APP	4/14/2017	5/25/2017	41	\$205,000	\$350.00	LOT 32 MARYMONT LANE ARLINGTON HEIGHTS SUBDIVISION COLL	Maury
KEVIN MCGUIGAN	APP	4/14/2017	5/1/2017	17	\$215,000	\$350.00	LOT 33 MARYMONT LANE ARLINGTON HEIGHTS SUBDIVISION COLL	Maury
ELIZABETH SYKES	APP	4/27/2017	5/11/2017	14	\$2,114,500	\$500.00	SAM JOHNSON ROAD COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	5/19/2017	6/5/2017	17	\$130,750	\$300.00	215 NOWLIN DRIVE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	5/19/2017	6/5/2017	17	\$114,000	\$300.00	105 CLOVERDALE DRIVE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	5/19/2017	6/5/2017	17	\$115,000	\$300.00	109 CLOVERDALE DRIVE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	5/19/2017	6/5/2017	17	\$117,900	\$300.00	203 HUNTER DRIVE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	5/19/2017	6/5/2017	17	\$121,400	\$300.00	205 HUNTER DRIVE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	5/19/2017	6/5/2017	17	\$117,100	\$300.00	207 HUNTER DRIVE COLUMBIA, TN	Maury
ADDISON SMITH	APP	6/22/2017	7/3/2017	11	\$250,000	\$450.00	105 2ND AVENUE, COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	7/28/2017	8/7/2017	10	\$125,500	\$600.00	400 A & B HATCHER LANE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	8/7/2017	8/22/2017	15	\$135,000	\$400.00	619 AUSTYN TERRACE COLUMBIA, TN	Maury
DAVID GEORGE	APP	8/8/2017	8/22/2017	14	\$375,000	\$450.00	1785 SOUTH WALKER ROAD PLEASANT VIEW, TN	Maury
ADDISON SMITH	APP	8/10/2017	8/22/2017	12	\$109,000	\$450.00	1001 FLEMING STREET COLUMBIA, TN	Maury

ELIZABETH SYKES	APP	8/21/2017	9/5/2017	15	\$56,300	\$375.00	107 BROWNLOW STREET MT. PLEASANT, TN	Maury
ELIZABETH SYKES	APP	8/21/2017	9/5/2017	15	\$199,900	\$425.00	4703 PULASKI HIGHWAY CULLEOKA, TN	Maury
			17		24	\$375.00		
KEVIN MCGUIGAN	APP	1/5/2017	1/13/2017	8	\$450,000	\$450.00	103 CHERRY HILL DRIVE HENDERSONVILLE, TN	Sumner
ELIZABETH SYKES	APP	1/9/2017	1/24/2017	15	\$550,000	\$500.00	434 BEEHCROFT ROAD SPING HILL, TN	Williamson
KEVIN MCGUIGAN	APP	3/8/2017	3/17/2017	9	\$310,000	\$400.00	504 OLD TOWNE RD. BRENTWOOD	Williamson
DAVID GEORGE	APP	3/16/2017	4/10/2017	25	\$199,000	\$400.00	207 TURTLE NECK ROAD FAIRVIEW, TN	Williamson
KEVIN MCGUIGAN	APP	3/17/2017	4/6/2017	20	\$665,000	\$400.00	LOT 203 AUTUMN RIDGE SUBDIVISION SPRING HILL, TN	Williamson
ELIZABETH SYKES	APP	4/6/2017	4/19/2017	13	\$470,000	\$375.00	1032 STATE BLVD. FRANKLIN, TN	Williamson
ADDISON SMITH	APP	5/31/2017	6/6/2017	6	\$130,000	\$400.00	2123 LASEA ROAD SPRING HILL, TN	Williamson
ADDISON SMITH	APP	6/20/2017	7/3/2017	13	\$215,000	\$400.00	2264 LEWISBURG PIKE, FRANKLIN	Williamson
DAVID GEORGE	APP	6/21/2017	7/17/2017	26	\$95,000	\$400.00	CROW CUT ROAD, FAIRVIEW, TN	Williamson
ELIZABETH SYKES	APP	7/17/2017	8/7/2017	21	\$315,000	\$400.00	1212 HUNTERS POINTE LANE SPRING HILL, TN	Williamson
ELIZABETH SYKES	APP	8/17/2017	9/8/2017	22	\$791,100	\$450.00	1925 SEDBERRY ROAD THOMPSON STATION, TN	Williamson
KEVIN MCGUIGAN	APP	8/21/2017	9/14/2017	24	\$240,000	\$300.00	LOT 201 WATER LEAF DRIVE FRANKLIN, TN	Williamson
KEVIN MCGUIGAN	APP	8/21/2017	9/14/2017	24	\$205,000	\$200.00	LOT 202 WATER LEAF DRIVE FRANKLIN, TN	Williamson
KEVIN MCGUIGAN	APP	8/21/2017	9/14/2017	24	\$240,000	\$200.00	LOT 203 WATER LEAF DRIVE FRANKLIN, TN	Williamson
KEVIN MCGUIGAN	APP	8/21/2017	9/14/2017	24	\$265,000	\$200.00	LOT 204 WATER LEAF DRIVE FRANKLIN, TN	Williamson
			19		14	\$358.93		

**AVERAGES - RESIDENTIAL APPRAISALS**

**15**

**\$395.21**

KEVIN MCGUIGAN	APP	3/22/2017	4/10/2017	19	\$1,000,000	\$2,500.00	604 41ST AVE N & 4012 DELAWARE AVE NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	6/15/2017	7/3/2017	18	\$620,000	\$2,000.00	2207 8TH AVENUE SOUTH NASHVILLE, TN	Davidson
KEVIN MCGUIGAN	APP	8/18/2017	9/11/2017	24	\$1,800,000	\$2,500.00	1001 WEST KIRKLAND AVENUE NASHVILLE, TN	Davidson
			20		3	\$2,333.33		
ELIZABETH SYKES	APP	2/3/2017	2/27/2017	24	\$235,000	\$1,500.00	3299 HIGHWAY 46 SOUTH DICKSON, TN	Dickson
KEVIN MCGUIGAN	APP	6/6/2017	9/12/2017	98	\$1,590,000	\$2,500.00	3525 HWY 70 WEST DICKSON, TN	Dickson
ROBERT MOORE	APP	7/7/2017	8/10/2017	34	\$930,000	\$3,000.00	586 HIGHWAY 46 SOUTH DICKSON, TN	Dickson
			52		3	\$2,333.33		
ELIZABETH SYKES	APP	1/18/2017	2/7/2017	20	\$1,515,800	\$2,500.00	1609 ROSEWOOD DRIVE COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	1/26/2017	2/28/2017	33	\$2,428,600	\$3,500.00	TOM SHARP ROAD COLUMBIA, TN	Maury
ELIZABETH SYKES	APP	4/18/2017	5/17/2017	29	\$631,000	\$1,400.00	0 NORTHPOINT ROAD COLUMBIA, TN	Maury
KEVIN MCGUIGAN	APP	5/24/2017	6/19/2017	26	\$500,000	\$2,000.00	5337 MAIN STREET SPRING HILL, TN	Maury
KEVIN MCGUIGAN	APP	6/5/2017	7/3/2017	28	\$1,860,000	\$2,200.00	2741 CARTER'S CREEK STATION ROAD & 2513 NASHVILLE HWY CO	Maury
			27		5	\$2,320.00		
KEVIN MCGUIGAN	APP	7/7/2017	7/27/2017	20	\$610,000	\$2,000.00	367 OLD NASHVILLE HWY LAVERGNE, TN	Rutherford
KEVIN MCGUIGAN	APP	4/14/2017	5/30/2017	46	\$1,630,000	\$2,300.00	4517 PRATT LANE FRANKLIN, TN	Williamson
KEVIN MCGUIGAN	APP	5/25/2017	6/16/2017	22	\$540,000	\$1,200.00	412 MCLEMORE AVE, SPRING HILL, TN	Williamson
KEVIN MCGUIGAN	APP	6/30/2017	8/1/2017	32	\$2,420,000	\$2,500.00	HWY 100, FAIRVIEW, TN SUBDIVISION	Williamson
			33		3	\$2,000.00		

**AVERAGES - COMMERCIAL APPRAISALS**

**32**

**\$2,240.00**

	2013		2017		Percentage Change	
	<u>Days to Deliver</u>	<u>Average Cost</u>	<u>Days to Deliver</u>	<u>Average Cost</u>	<u>Days to Deliver</u>	<u>Average Cost</u>
<b>Dickson County</b>						
Residential Appraisals	6	\$374	11	\$383	83.33%	2.41%
Commercial Appraisals and Evaluations	11	\$710	52	\$2,333	372.73%	228.59%
<b>Davidson County</b>						
Residential Appraisals	9	\$350	13	\$411	44.44%	17.43%
Commercial Appraisals and Evaluations	14	\$750	20	\$2,333	42.86%	211.07%
<b>Cheatham County</b>						
Residential Appraisals	7	\$400	18	\$444	157.14%	11.00%
Commercial Appraisals and Evaluations	N/A	N/A	N/A	N/A	N/A	N/A
<b>Maury County</b>						
Residential Appraisals	15	\$434	17	\$375	13.33%	-13.59%
Commercial Appraisals and Evaluations	7	\$425	27	\$2,320	285.71%	445.88%
<b>Williamson County</b>						
Residential Appraisals	14	\$345	19	\$359	35.71%	4.06%
Commercial Appraisals and Evaluations	23	\$1,775	33	\$2,000	43.48%	12.68%
<b>All Orders</b>						
Residential Appraisals	9	\$382	15	\$389	66.67%	1.83%
Commercial Appraisals and Evaluations	14	\$1,117	30	\$1,994	114.29%	78.51%

January 23, 2018

Mr. Jim Park  
Appraisal Subcommittee  
Federal Financial Institutions Examinations Council  
1401 H Street, NW, Suite 760  
Washington, DC 20005

RE: Response to TriStar Temporary Waiver Request

Dear Mr. Park,

The Tennessee Real Estate Appraiser Commission (the “Commission”) is in receipt of TriStar Bank’s (“TriStar”) official request to receive a one-year waiver of the appraisal regulations. It is our opinion that the request from TriStar does not fully meet the requirements set forth in 12 CFR § 1102.2(b)-(f), which is required in order to request a waiver of this type. TriStar’s letter did not adequately provide supporting documentation and therefore should be denied.

According to the request, TriStar identifies two main reasons for their waiver request, including (1) shortage of appraisers in the Nashville metropolitan statistical area (MSA), which includes the counties of Davidson, Dickson, Maury and Williamson and (2) only one general certified appraiser in Dickson County. TriStar states that for those reasons they are having difficulty finding appraisers to complete the jobs, appraisals are not completed within a reasonable time and added cost, thus causing a negative impact on their clients. Below please find the Commission’s written responses to each area of issue.

**Shortage of Appraisers in 4 Counties:**

According to our records, the above cited counties have a total of 304 resident appraisers, making up nearly 23% of the total appraisers in Tennessee. Specifically, there are 13 resident appraisers in Dickson County, 22 in Maury, 101 in Williamson and 168 in Davidson. In addition to those four (4) cited counties, if we include those counties directly surrounding the area, TriStar has access to more than 491 appraisers. The Commission included the surrounding counties because appraisers in those counties routinely service the four (4) cited counties. Therefore, the Commission disagrees that there is a shortage of appraisers in those cited counties, as stated by TriStar.

**One General Certified Appraiser in Dickson County:**

TriStar stated that there is only one (1) general certified appraiser in Dickson County, but upon review it was confirmed that there are five (5) general certified appraisers in Dickson County. Additionally, there are a total of 126 resident general certified appraisers in the above cited counties.



We have included a table which lays out the total number of appraisers by license type in the above cited counties, as well as in the surrounding counties.

Summary of Appraisers in the Nashville Area									
	Total of Entire State (All)	Total of Entire State (Resident)	4 Counties* (Resident)	%	Surrounding Counties** (Resident)	%	4 Counties & Surrounding Counties Combined (Resident)	All %	Resident (%)
Certified General	836	428	126	29.4%	48	11.2%	174	20.81%	40.65%
Certified Residential	933	809	166	20.5%	132	16.3%	298	31.94%	36.84%
License	74	74	12	16.2%	7	9.5%	19	25.68%	25.68%
<b>Total</b>	<b>1,843</b>	<b>1,311</b>	<b>304</b>	<b>23.2%</b>	<b>187</b>	<b>14.3%</b>	<b>491</b>	<b>26.64%</b>	<b>37.45%</b>

\*Note: Davidson, Dickson, Maury, & Williamson

\*\* Note: Cheatham, Giles, Houston, Hickman, Humphreys, Lawrence, Lewis, Marshall, Montgomery, Robertson, Rutherford, Sumner, & Wilson

In addition to the table above, please find attached a map of Tennessee counties, the cited counties are in yellow and surrounding counties in orange. Also attached is a list of the number of licenses by license type and by county.

The Commission is concerned that allowing TriStar this waiver will cause detrimental harm to the residents of Tennessee by allowing unlicensed, unregulated and potentially unqualified individuals to perform appraisals – potentially leading consumers to detrimentally rely on a faulty appraisal. Additionally, granting this waiver will undermine the appraisal process and will set a negative precedent in Tennessee. Therefore, on behalf of the Commission, we are requesting that TriStar’s one-year request be denied. If you have any questions or would like to discuss any of our responses further, please do not hesitate to contact our Executive Director, Roxana Gumucio by telephone at (615) 532-7081 or email at [Roxana.Gumucio@tn.gov](mailto:Roxana.Gumucio@tn.gov).

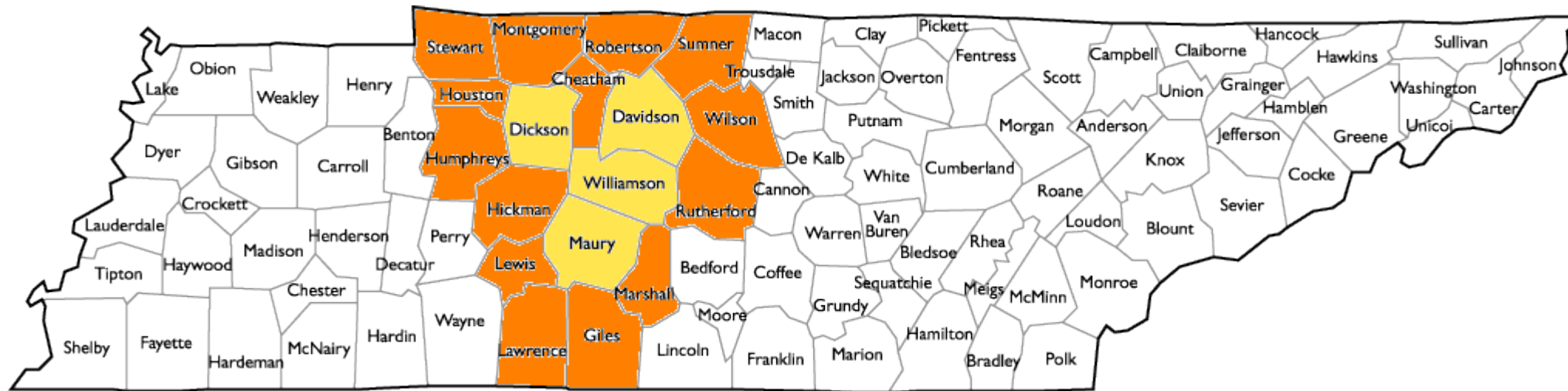
Sincerely,



Randall C. Thomas  
 Chairman  
 Tennessee Real Estate Appraiser Commission

# State of Tennessee

## Middle Tennessee Appraisal Summary



TN Real Estate Appraisers

Active LREAs	
County	# of LREAs
Bedford	1
Blount	1
Bradley	2
Claiborne	1
Cocke	1
Davidson	8
Fentress	1
Giles	1
Greene	1
Hamilton	4
Hardin	1
Houston	1
Johnsion	1
Knox	7
Lauderdale	1
Loudon	1
Macon	1
Madison	1
Marion	1
Maury	1
Mcminn	2
Monroe	1
Montgomery	3
Morgan	1
Obion	1
Perry	1
Rutherford	5
Scott	1
Sequatchie	1
Sevier	1
Shelby	7
Sullivan	5
Sumner	1
Washington	2
White	1
Williamson	3
Wilson	1
<b>Total</b>	<b>74</b>
<b>Yellow</b>	<b>12</b>
<b>Orange</b>	<b>7</b>
<b>Total</b>	<b>19</b>
Percentage of Active LREAs Statewide	25.68%

Active CGAPs	
County	# of CGAPs
Anderson	4
Bedford	2
Blount	6
Bradley	5
Campbell	2
Cannon	2
Carroll	2
Carter	1
Cheatham	1
Chester	1
Claiborne	1
Cumberland	3
Davidson	70
Dekalb	1
Dickson	5
Dyer	2
Fentress	1
Gibson	2
Hamblen	3
Hamilton	22
Hardeman	1
Hardin	1
Hawkins	1
Haywood	1
Henry	3
Hickman	2
Jefferson	1
Knox	71
Lauderdale	1
Lawrence	1
Lincoln	2
Loudon	1
Madison	24
Marion	2
Marshall	4
Maury	8
Mcminn	2
Meigs	1
Monroe	1
Montgomery	5
Obion	1
Putnam	3
Rhea	1
Roane	3
Rutherford	13
Sevier	4
Shelby	46
Sullivan	7
Sumner	8
Tipton	2
Trousdale	1
Warren	2
Washington	9
Weakley	2
Williamson	43
Wilson	14
<b>Total</b>	<b>428</b>
<b>Yellow</b>	<b>126</b>
<b>Orange</b>	<b>48</b>
<b>Total</b>	<b>174</b>
Percentage of Active CGAPs Statewide	40.65%

Active CREAs	
County	# of CREAs
Anderson	7
Bedford	7
Benton	2
Bledsoe	1
Blount	15
Bradley	18
Carroll	1
Carter	4
Cheatham	2
Chester	1
Claiborne	4
Cocke	1
Coffee	7
Cumberland	6
Davidson	90
Dekalb	3
Dickson	8
Dyer	2
Fayette	2
Fentress	2
Franklin	6
Gibson	8
Giles	3
Grainger	2
Greene	5
Grundy	1
Hamblen	10
Hamilton	36
Hardeman	2
Hardin	2
Haywood	4
Henderson	4
Henry	4
Hickman	2
Humphreys	2
Jackson	1
Jefferson	8
Knox	93
Lauderdale	1
Lawrence	8
Lewis	1
Lincoln	6
Loudon	7
Macon	2
Madison	16
Marion	2
Marshall	5
Maury	13
Mcminn	7
Meigs	1
Monroe	4
Montgomery	18
Obion	3
Overton	3
Polk	1
Putnam	16
Rhea	3
Roane	4
Robertson	10
Rutherford	35
Scott	1
Sequatchie	1
Sevier	10
Shelby	94
Smith	5
Sullivan	16
Sumner	26
Tipton	4
Unicoi	3
Union	2
Van Buren	3
Warren	5
Washington	20
Wayne	1
Weakley	1
Williamson	55
Wilson	20
<b>Total</b>	<b>809</b>
<b>Yellow</b>	<b>166</b>
<b>Orange</b>	<b>132</b>
<b>Total</b>	<b>298</b>
Percentage of Active CREAs Statewide	36.84%

■   ■   ■   ■   ■   ■   ■

# Appraisal Subcommittee

*Federal Financial Institutions Examination Council*

**TO:** Appraisal Subcommittee

**FROM:** Jim Park, Executive Director

**DATE:** February 6, 2018

**RE:** ASC Network

During the January 26<sup>th</sup> ASC Briefing, several questions were asked concerning network and information security needs and capabilities of the ASC if the office becomes a full telework environment. As a general premise, whether the ASC remains in an office space or becomes a telework-only Agency, data and network access security measures will be maintained as is with no additional vulnerabilities identified to date.

The following is an overview of the types of information which are held by the ASC, as well as the various methods by which information is accessed, stored and protected.

### **Sensitive Data (Non-PII)**

The ASC holds various documents which may be considered confidential. These include documents provided by State appraiser regulatory programs in preparation for Compliance Reviews. We also hold general pre-decisional internal correspondence on a wide variety of subjects. These documents are currently being held solely on the ASC SharePoint site. The SharePoint site is held in the cloud and accessed via our Microsoft Office 365 G3 Government License. The G3 license is a segmented government cloud community that enables organizations to meet U.S. compliance and security standards. For more information, please visit: <https://products.office.com/en-us/government/compare-office-365-government-plans>.

The ASC SharePoint site may be accessed by a credentialed ASC employee anywhere the internet is available. The staff member must be provided an email address attached to the ASC domain and a password which must be changed periodically. The ASC Office 365 Administrator may at any time reset (or delete) any account held within the domain. New accounts may be added via a request to our Office 365 partner (or other Microsoft Office 365 G3 retailer). We are in our 2<sup>nd</sup> year of Office 365 operations and though there are some operational issues which do occur occasionally, these are usually easily mitigated by our Office 365 helpdesk and have no effect on our security status.

### **Data Containing Personally Identifiable Information (PII)**

The Agency does hold PII in the form of Social Security Numbers (SSN) and Date of Birth (DOB) for appraisers found on the National Registry. PII is provided to the ASC by the States via their data files or the available Extranet application. Data files are Excel or Text files

transferred from the credentialing State's database and uploaded to the ASC server via the secure Extranet service. These files are the primary method by which States provide updates of appraiser credential information. The Extranet application is a web-based service which allows the credentialing State to input/modify appraiser information, monitor data changes made by their staff and view past invoice information.

Data files are stored both on a server held in a secure room in the existing office and on the server that hosts the Extranet application located in our secure data center. We plan to have all data files held on the server in the office transferred to our secure data center in February of this year. With the completion of this project, all ASC network appliances will be located at our secure data center, providing 24-hour physical security and temperature-controlled space.

Access to data files is by secure connection via a mapped network drive assignment within the ASC.gov domain. If the ASC moves to a full telework environment, these files will be accessed only by secure remote session via a virtual private network or remote access software secured by multi-factor authentication. We currently utilize this remote access software to access those employee's computers who work off-site.

### **Social Security Number Data**

Social Security Numbers are provided to the ASC via data file and the current Extranet application. As you are aware, the ASC is working with States to implement the Unique Identifier (UID) program. The UID program will eliminate the storage of SSN data on the ASC network. Adoption of the UID program by the States is ongoing; however, every State poses its own challenges which may slow implementation. Once the UID is in full use by all States, all SSN data will be removed from the ASC network.

Currently, SSNs are accessible by State Users who have access to the Private Side of the National Registry and/or access to the Extranet application (though only for their State). Access to both the Private Side of the National Registry and the Extranet application are user name and password controlled. State programs must assign a State Authorizing Official who makes an official request to the ASC before a user name and password is assigned. Policy Managers review the list of authorized users and the State Authorizing Official during the Compliance Review process. Our current database allows the ASC to track all activities by user credential.

### **Date of Birth Data**

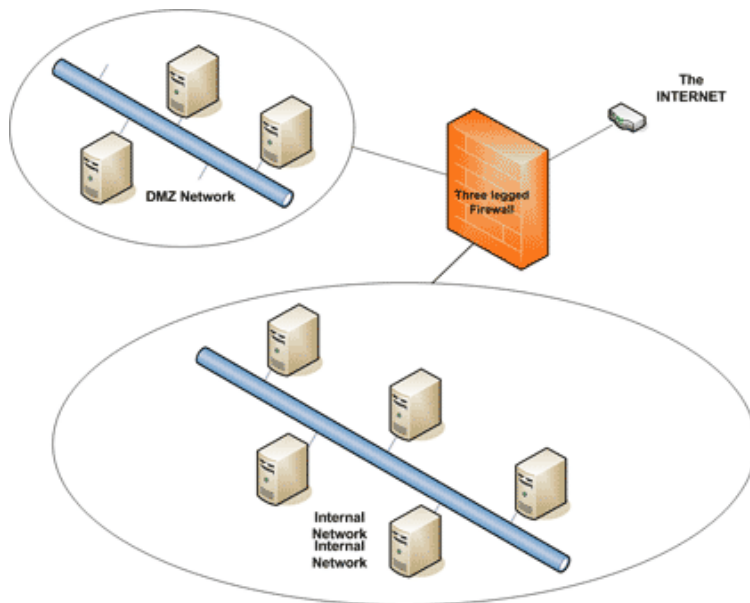
The new National Registry of Appraisers database (released in July 2017) was designed to no longer accept or store DOB data. Plans are being developed to completely remove the DOB information from the database. States continue to submit the DOB data within their data files; however, it is no longer being transferred to the database. As stated above, the submitted data files will be held on a secure server in our data center. The current Extranet application does not contain a DOB entry field, nor is that data displayed. Note: Date of Birth data was only viewable to State Users with Extranet access on our legacy Extranet service.

## **Employee Information**

All ASC personnel information (SF-50s, Payroll, etc.) is held on OPM and GSA servers. The ASC does not hold this information in a digital or paper format. All OPM and GSA applications are web-based and have security requirements regarding the establishment of user names and passwords that are designed and implemented by those Agencies. If any Employee data is required to be held by the ASC, this data will be stored in the same manner as the appraiser PII data noted above. It will be stored on a dedicated server at our secure data center. Access will be granted via a domain password to the designated staff member.

## **Network Security**

The hardware which comprises the ASC Network is located at our secure data center and may be physically accessed only by those individuals denoted on the facility access roster. Remote access can only be made by network administrators as established within our domain controller. Network administrator user names and passwords are different than our regular computer user structure, making remote access even more secure. The Internet Information Services (IIS) server which is public facing (this hosts the ASC.gov website) is held in a DMZ which does not allow for untrusted information/services to proceed any further onto our network. All internet traffic is monitored by an “Active” firewall monitoring service which is designed to contain and deny any traffic that is denoted as untrusted or malicious. If continued attempts are made to penetrate the network, ASC staff are notified and further security measures may be taken.



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## Appraisal Subcommittee

*Federal Financial Institutions Examination Council*

**TO:** Appraisal Subcommittee

**FROM:** Jim Park, Executive Director

**DATE:** February 6, 2018

**RE:** November 13<sup>th</sup> Roundtable Report

On November 13, 2017, the Appraisal Subcommittee (ASC) hosted a roundtable entitled *The Evolving Real Estate Valuation Landscape*. The goal of the roundtable was to identify areas of federal regulation that can be simplified to reduce burden on industry participants and the public. In a follow-up call of table leaders after the roundtable, one of the participants indicated that the “only consistency was inconsistency.” Despite this overall description, there were some issues identified that could be the focus of a subsequent roundtable.

One legislative fix was almost universally suggested by participants. The Housing and Economic Recovery Act of 2008 required FHA to use Certified appraisers with a “certified” credential. New legislation to allow FHA to use both Trainee appraisers and Licensed appraisers would help to alleviate the reduction in the number of appraisers available to perform appraisals for all mortgage transactions, especially because the industry has tended to follow the FHA requirement since 2008.

Participants expressed dissatisfaction with the ability to transfer appraisals from lender to lender and expressed their desire for the agencies to jointly issue regulations regarding portability as suggested in §1472 (h) of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act).

Participants suggested modifications to the Uniform Standards of Professional Appraisal Practice (USPAP) so that it will fit all assignment types, even if that means having to bifurcate USPAP into residential standards and non-residential standards.

Many participants noted that while the statutory definition of a federally related transaction (FRT) was clear in the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), the regulatory exemptions make it hard to understand what an FRT is and when an appraisal is necessary.

One of the issues identified most frequently was the lack of consistency amongst federal financial institution examiners. Participants reported that banks who were supervised by more than one examining authority received contrary instructions from different examiners. Others reported that exams had different findings on the same issue from exam to exam leaving them unsure what policies would be the best for the bank to implement.

Some banks reported that these differing interpretations of federal banking guidelines resulted in the bank requiring the AMC to add requirements (overlays) for appraisers in their engagement letters to ensure that the bank did not receive the same finding on the next exam. An example is the definition of an evaluation and the treatment of evaluations by examiners. Banks believe that examiners will give greater scrutiny to a Restricted Appraisal Report than an evaluation, even if the two reports contain the same information. In reality, the confusion stems from the labels (Evaluation, Appraisal Report, Restricted Appraisal Report) that may indicate a distinction without a difference.

Participants identified this sentence from the *Interagency Appraisal and Evaluation Guidelines* (Guidelines) as particularly troublesome:

“Generally, a report option that is restricted to a single client and intended user will not be appropriate to support most federally related transactions. These reports lack sufficient supporting information and analysis for underwriting purposes. These less detailed reports may be appropriate for real estate portfolio monitoring purposes.”

It was pointed out that Restricted Appraisal Reports can have any level of detail needed by the client. USPAP establishes the minimum threshold. USPAP restricts the number of intended users to one, but does not limit the number of clients. It was also noted that the Guidelines are outdated given that the ASB modified the definition of a Restricted Appraisal Report.

Participants noted that engagement letters have become unwieldy with requirements from lenders, regulated and unregulated, GSEs and federal agencies. The work involved to comply with each requirement on the engagement letter is significantly more than prior to the financial crisis, causing appraisals to take longer and cost more. Some felt that these additional scope of work requirements are the main reason appraisers have gained little in terms of efficiency even with new technology. The requirements should be simplified and standardized.

Participants noted that the standard residential appraisal forms are outdated as they have not been changed since 2005. Updated forms or reporting formats could improve lenders' ability to make sound risk decisions and appraiser efficiency. Since Fannie Mae and Freddie Mac own these forms and the GSEs indicated in this forum and other venues that they are considering updates to the forms or reporting formats, participants expressed concern that these changes not be made in a vacuum without input from the appraisal and regulatory communities.

Before discussing appraiser shortages, participants wanted to know what metrics to use to make an assessment. Many of them indicated that appraiser shortages were most prevalent in extremely rural areas of the country where there is also a shortage of other professionals, grocery stores and other services found in urban and suburban settings because the sparse population and lack of transactions in these areas make it difficult to make a living.

Participants discussed Trainee appraisers and identified problems with the way appraisers are trained and supervised, and the lack of use of Trainees in the appraisal process. Many of the difficulties experienced by Trainees are economic. Lending institutions frequently limit or



refuse to accept appraisal work involving Trainees which makes it very difficult to become a credentialed appraiser.

Participants expressed dissatisfaction with the quality of Automated Valuation Products and wanted the agencies to jointly issue quality control regulations as required in §1125 of the Dodd-Frank Act.