

Wilson Appraisal Services
1991 Millers Chapel Road
Charlotte, TN 37036

December 18, 2017

Re: TriStar Bank Waiver Request

I understand that TriStar Bank, based in Dickson, Tennessee, has requested the ASC to temporarily waive the requirement that real estate appraisals be performed by licensed or certified appraisers. Proposing to use realtors and existing bank employees to make value estimates, TriStar made this request primarily on the grounds that there was only one suitably qualified appraiser in Dickson County.

As a certified general appraiser living in Dickson County for the past 26 years, and having conducted several commercial appraisals in the county, I write to advise you that TriStar Bank has never solicited my services. Although I have not approached the bank for appraisal work, I would have responded positively to any request from TriStar.

My concern is that by producing in-house appraisals by unqualified individuals, TriStar Bank could potentially influence the outcome of such appraisals. The arrangement would be contradictory to the Uniform Standards of Appraisal Practice, which stresses the importance of producing independent property valuations by appraisers bound by a strict ethical code of conduct. Even a temporary waiver would allow TriStar and similar institutions to get a foot in the door, enabling the type of business practices that have largely contributed to past financial crises. I am therefore opposed to the TriStar Bank waiver request.

Yours sincerely,



Peter Wilson
Certified General Appraiser
TN License # CG-2099
Status: Active