

President's Message

Zachary P. Moore, MAI, AI-GRS



WIM is a very large chapter geographically and we are very diverse in the disciplines and experience that our members bring to the group. Having been around since WIM's inception I can say with certainty that such diversity brings many challenges for the leaders of our Chapter. Do we offer courses in Missoula or Boise? Do we focus on typical AI topics that are at home there or do we expand and focus on topics that appeal to the appraisers in Richland or Idaho Falls? What about Bozeman or Twin Falls? Spokane? Billings? I do not think that there is one good answer to any of those types of questions other than the following:

- We must avoid the pitfalls that limit our Chapters ability to serve the members. Not all AI ideas are good ones and it is incumbent on our leaders to serve our members first and AI's needs after.
- Members must be willing to be involved. Many Chapter leadership positions really take little time but the impact that one can have on the group is potentially very large.

For the first year since WIM formed 2024 will see a Board that is composed of only one member that was part of the transition from Inland Northwest, Southern Idaho, Montana, and Columbia Basin chapters to WIM. New leaders with new ideas and new motivations are the very best thing for WIM and I am personally very excited to see what is in store for us in the future.

AI seems to be at a point where positive changes can occur. Old CEOs with old ideas are gone, leaders who facilitated IT and education debacles have left and the new leaders that are in place seem willing to learn what the members think that AI should be. It is a very good time to become involved and I would encourage anyone who touches appraisal work to do so. I am not what most would call a "joiner" but I have taken an active part in AI for some time and can say that AI has been one of the best parts of my career so far. In fact, my career would not be what it is without my involvement. We all have limitations and not all of us can participate in everything all the time but at the moment AI and WIM are in a very good place but a place that requires meaningful input from the members if improvement is to continue. Read the correspondence that comes to you, take part when you can and take part in what benefits AI has to offer and share your opinion.

Chapter Contact

Tina Anderson / P: 702-838-8489 / E: tina@aiwim.org / W: <https://aiwim.org/>



2024 WIM Education (to date)

Welcome

New AI Professionals!

Practicing Affiliates

Jennifer Lynn Boyd

Julie M Cope

Spencer Filzen

Harley Huestis

Robert James King

Roger D. McRoberts

Cody L. Mummey

Andrea Reveley

Elliot Salmon

Affiliate

Peter Christensen

JANUARY 2024

Jan. 17, 2024 IN-PERSON BOISE, ID	2024-2025 7-Hour National USPAP Update REGISTER HERE
Jan. 17, 2024 VIRTUAL	2024-2025 7-Hour National USPAP Update SYNCHRONOUS (Virtual) REGISTER HERE
Jan. 19, 2024 IN-PERSON MISSOULA, MT	2024-2025 7-Hour National USPAP Update REGISTER HERE
Jan. 19, 2024 VIRTUAL	2024-2025 7-Hour National USPAP Update SYNCHRONOUS (Virtual) REGISTER HERE
Jan. 29, 2024 IN-PERSON SPOKANE, WA	Business Practices & Ethics REGISTER HERE
Jan. 29, 2024 VIRTUAL	Business Practices & Ethics SYNCHRONOUS (Virtual) REGISTER HERE
Jan. 30, 2024 IN-PERSON SPOKANE, WA	2024-2025 7-Hour National USPAP Update REGISTER HERE
Jan. 30, 2024 VIRTUAL	2024-2025 7-Hour National USPAP Update SYNCHRONOUS (Virtual) REGISTER HERE
MARCH 2024	
March 19, 2024 Spokane, WA	Complex Valuation Seminar IN PERSON Registration Coming Soon!
March 21, 2024 Boise, ID	Complex Valuation Seminar IN PERSON Registration Coming Soon!
JUNE 2024	
June 24-28, 2024 Spokane Valley, WA	Advanced Market Analysis and Highest & Best Use Course (Classroom) REGISTER HERE

Gary Hoagland, SRPA Memorial Scholarship Program

The Washington Idaho Montana Memorial scholarship program was established in 1992 to recognize Gary Hoagland, SRPA for his outstanding contribution to the appraisal profession and the Inland Northwest Chapter of the Appraisal Institute.

Mr. Hoagland owned a real estate appraisal and consultation firm in Coeur d'Alene, Idaho. He was a contributor to *The Real Estate Appraiser and Analyst*.



Links For More Information About Scholarship

[Click HERE](#) to read more about the Gary Hoagland Memorial Scholarship.



Your WIM Member Profile

Help clients and colleagues find you by updating your county coverage area and professional expertise information in your WIM member profile.

From your profile, you can view and change:

- Name with Designation(s)
- Address
- County coverage area (WA, ID, MT)
- State of licensure (WA, ID, MT)
- Type of Practice (Residential or Commercial or Both)
- Add a photo, resume and/or bio

PDF Instructions
Update Your Profile

Click the PDF button above for instructions on how to update your WIM member profile on the chapter website, www.aiwim.org.

SAVE THE DATE! March 2024

Complex Valuation

7-Hour Seminar

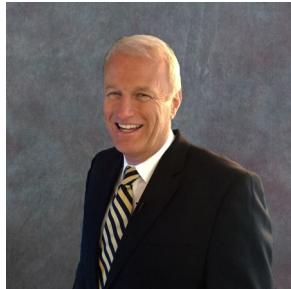
Complex Valuation is a new course developed to give appraisers the skills to value both detrimental and beneficial conditions. The field of “complex valuation” involves real estate characteristics that are atypical.” (Federal Regulations Part 34.42.). This course is designed for both residential and commercial appraisers.

Many, if not most, valuation assignments involve a straightforward application of the cost, income and sales comparison approaches to value. However, frequently complex issues arise that involve either beneficial or detrimental conditions that can influence the value of real estate. For example, beneficial conditions might result in an increase in value, such as discovering minerals or oil on grazing land. Detrimental conditions could result in a diminution in value, such as natural disasters or environmental contamination.

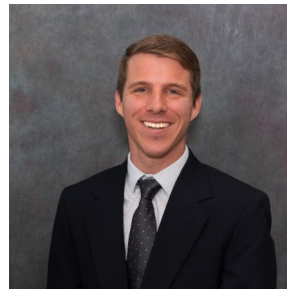
As real estate appraisers, understanding these complexities helps in developing a credible opinion of value in these types of assignments. Although many complex issues are addressed throughout appraisal literature and coursework, they are not presented as a single framework.

The purpose of the Complex Valuation course is to provide real estate appraisers with a comprehensive understanding of the topic and focus on these various property conditions and the valuation methodologies to address them.

Instructors



Randall Bell, PhD, MAI



Michael Tachovsky, PhD

Date / City

March 19, 2024—Boise, ID (Classroom only)

March 21, 2024—Spokane, WA (Classroom only)

Registration will be available on or before January 1, 2024.

Stephen S. Wagner, MAI, SRA, AI-GRS is the Appraisal Institute's New Director of Ethics and Standards

As Director, Stephen will help AI Professionals, users of valuation services and the public understand the meaning and application of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Practice. This after helping AI Professionals with their professional practice questions and screening case files on a part-time basis for more than a decade and assuming full responsibility for these duties early this year.

His position plays a key role in AI Professional Practice enforcement procedures, screening case files where an AI Professional may have violated the Code or Standards and providing educational counseling where appropriate. The position is a central figure on appraisal standards topics, advising the Professional Standards Guidance Committee, Body of Knowledge Committee, Government Relations Committee, Professional Practice Compliance and Enforcement Committee, Washington staff, and Lum Library regarding valuation practice. Additionally, the position is deeply involved in preparation of Appraisal Institute comment letters on standards proposed by the Appraisal Standards Board of The Appraisal Foundation and other bodies that promulgate standards.

Cindy Chance Named CEO of the Appraisal Institute

In early September, Cindy Chance began her position as the Appraisal Institute Chief Executive Officer.

Cindy joins the Appraisal Institute after successfully creating and growing the Urban Land Institute's online education efforts, expanding its Product Councils' depth and breadth and serving as a key member of its leadership team through the pandemic and turbulence in the commercial real estate industry.



Prior to joining ULI, Chance advanced through key positions in higher education ranging from classroom teaching to strategic innovation, and leadership roles in continuing studies focused on professional students. She has expertise in ethics, having earned a Ph.D. in philosophy from Georgetown University.



CONGRATULATIONS!

Welcome to
Designated Membership



Amanda J. Vralsted, MAI



Michael P. Bousley, MAI, AI-GRS

David A. Cornell, MAI, AI-GRS

David Hoversland, MAI, AI-GRS

Zachary P. Moore, MAI, AI-GRS

2024 Washington Idaho Montana Board of Directors

President	Katherine J. Campbell, MAI	Coeur d'Alene, ID
Vice President	Travis Kehl, SRA	Missoula, MT
Treasurer	Hillery A. Eastman, SRA, AI-RRS	Kalispell, MT
Secretary	Joe L. Stenkamp	Boise, ID
Director	Ethan Cornell	Eagle, ID
Immediate Past President	Zachary P. Moore, MAI, AI-GRS	Bickleton, WA
Region Representative	Justin D. Slack, MAI, SRA, AI-GRS, AI-RRS	Harrington, WA

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NEWS AROUND THE APPRAISAL INSTITUTE

Appraisal Institute New Website Launched in October

The Appraisal Institute has launched a new website, including a brand refresh that better reflects who we are today and who we aspire to be in the future. For example, the green crossbar of the “A” in the new logo represents a pathway that illustrates AI’s ability to provide the support and guidance individuals need for career growth, affiliation and designation. With this important update, we say no matter where you are in your journey, the Appraisal Institute has a place for you.



Welcome to Face Value, the official podcast of the Appraisal Institute



Join rotating hosts Warren Boizot, SRA, AI-RRS, and Tonia Vailas, MAI, AI-GRS, each month as they share appraiser experiences, insights and stories with other credible experts in the valuation profession.

Tune in as they dive into the latest trends, news, association updates and more. Don't miss out on appraisal news you won't find anywhere else, all delivered at face value.

[Listen on Spotify](#)

Appraisal Institute to offer designated members a new designation emblem pin or charm at no cost

The Appraisal Institute Board of Directors during its Q4 meeting held earlier this month approved an organization brand promotion and awareness plan in which all dues-paying Designated Members will have the opportunity to receive a new designation emblem pin or charm that reflects the AI brand redesign. The pins and charms will be available, at no cost, through March 30, 2024. Designated Members will receive instructions for obtaining the pins or charms in the near future.



The Board also authorized the creation of a marketing and awareness campaign that will highlight the value of all Appraisal Institute designations with an emphasis on the SRA designation and the contributions and needs of residential appraisers.

General Demonstration Report—Capstone Programs in 2024

The General Demonstration Report-Capstone Program is an option that general Candidates for Designation may choose to complete their demonstration of knowledge requirement for their MAI designation. Like the traditional requirement, the same skills and knowledge base are required to produce a complete demonstration appraisal report.

However, this program was designed to offer an option that accelerates the completion.

Before registering, required prerequisites must be completed before general candidates for Designation can register. No exceptions.

Capstone Location	Registration Deadline	Materials Released	Webinar #1	Webinar #2	Workshop Dates
Texas*	Jan 4	Jan 5	Jan 26	Feb 20	March 11-17
Synchronous	April 4	April 5	April 26	May 21	June 10-16
Chicago, IL	April 4	April 5	April 26	May 21	June 10-16
Synchronous	Aug 29	Aug 30	Sept 20	Oct 15	Nov 4-10

Important Notes:

Must have taken the [General Demonstration Report Writing](#) seminar within the past five (5) years.

Must have passed the [Advanced Market Analysis & Highest and Best Use](#) exam (check Candidate status report).

- No continuing education credit is given for this program.
- Due to the nature of this program, no refunds or time extensions will be granted.
- Required Equipment: An HP-19BII, HP-17BII, HP-12C or equivalent calculator.

Note: Candidates are prohibited from enrolling in the same Capstone case study, whether or not an appraisal report was completed and submitted. If you have registered for Capstone in the past, please contact frosenstein@appraisalinstitute.org to find out which offerings you are eligible for.

2024 Comprehensive Examination

- April 1-30 (registration deadline: March 31, recommended to apply by February 15)
- August 1-31 (registration deadline: July 31, recommended to apply by June 15)
- November 1-30 (registration deadline: October 31, recommended to apply by Sept 15)

Candidates may register through their candidate checklist. Comp Exam results are generally available about two weeks after the examination window has closed after all examinees have completed their exams.

SAVE
THE
DATE



Washington Idaho
Montana Chapter

2024 January Chapter Meeting

and

2024 Officer Installation Dinner

Friday—January 19, 2024

5-7 PM

Holiday Inn Missoula Downtown
200 South Pattee Street, Missoula, MT 59802

\$25 per person
(Cash bar will be available)

Installing Officer
2023 Appraisal Institute President
Craig Steinley, MAI, SRA, AI-GRS, AI-RRS

CLICK HERE
to
REGISTER