

President's Message

Nicholas W. Bennett, MAI

After two years of service to our chapter, I am pleased to pass the baton off to Thomas Walusek, MAI, who takes over on January 1, 2024 as your new chapter president. Thomas is going to do a wonderful job and steer our chapter successfully into the new year. Good luck Thomas!

Serving as your chapter president has been such a rewarding experience. When I was asked to serve again in 2023, I did not hesitate. The support, service and assistance from my fellow members was unmatched. The past two years were served with great pride and hopefully we find our chapter moving in the right direction. I would like to thank my fellow officers and board members for their confidence in me and the expertise and knowledge they shared over the years.

Before I get to anything else, I want to loudly thank Tina Anderson. THANK YOU TINA!!!! Without your support and guidance, this chapter would cease to exist. She is the backbone of our chapter, and her daily efforts often go unnoticed. It is a pleasure to work with you and you make all our lives much easier. Congratulations on your 20 years of service to the Nevada chapter and here's to a couple more!

The past two LVMS events have been record breakers in terms of attendance and sponsorships! Let's continue that in 2024. If you haven't yet, please register for the [January 25, 2024 Las Vegas Market Symposium](#). We are still open to sponsorships as well, which can be found [HERE](#).

We also held the second annual *Northern Nevada Real Estate Overview* in November, which was a giant success. Thank you to all the Northern Nevada board members for their exceptional service to our chapter, with another record-breaking event.

As chapter president, I represented the Appraisal Institute on the Commercial Alliance Las Vegas (CALV) board. CALV has always been an enthusiastic supporter of our chapter and my hope is our relationship grows stronger this year. During my time at CALV, we joined with the Nevada Partnership for Homeless Youth for a beautification project. NPHY has an Amazon Wishlist (<https://a.co/a8XT3T5>) that goes directly to assist these young people and make their transition most comfortable. For more information about NPHY, visit <https://nphy.org/>.

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Chapter Contact

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DEREK G. STODDARD, SRA



CONGRATULATIONS!

Welcome to
Designated Membership



Welcome

New AI Professionals!

Practicing Affiliates

Carson Taylor Cooke
Justin D Masaniai
Scott May

Student Affiliates

Esther Abobo
Lowell Burgess
Donovan Flores
Annette Garcia
Robert Hartry
Gregory Oliver, III
Alyssa Gemm Robinson
Natalie Christine Rodriguez
Seth Parker Wright
Megan Zilberman

MICHAEL R. PROA, MAI

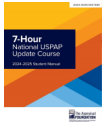





CONGRATULATIONS!

Welcome to
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Q1 2024 Education Schedule (to date)
Registration links at: www.ainevada.org/education

<p>Jan. 5, 2024 IN-PERSON Las Vegas</p>	<p><i>2024-2025 7-Hour National USPAP Update</i></p> 
<p>Jan. 25, 2024 IN-PERSON Las Vegas</p>	<p><i>2024 Las Vegas Market Symposium</i> LVMS Webpage HERE</p> 
<p>Feb. 29, 2024 IN-PERSON Reno</p>	<p><i>2024-2025 7-Hour National USPAP Update</i></p> 
<p>Feb. 29, 2024 VIRTUAL</p>	<p><i>2024-2025 7-Hour National USPAP Update</i> SYNCHRONOUS (Virtual)</p> 

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President's Message—continued

I'd like to take a moment to pause in reflection about the recent shooting at UNLV. During my time as president, I got to know the director of the Lied Center for Real Estate at UNLV, Dr. Shawn McCoy. The events of that day took place within his building, affecting the students and faculty in ways beyond measure. I haven't stopped thinking about it since it happened. Please keep them in your thoughts and hopefully we can find solutions to these tragic events together.

One goal during my presidency was to establish a relationship between the Nevada Chapter and the Lied Center for Real Estate at UNLV. That took the form of the NVAI UNLV Outreach subcommittee. One of the most important results of these efforts is the approval letter we received from the Appraisal Foundation in July 2023. Through our partnership with UNLV and with the help of Terry Farr, MAI, the Appraiser Qualifications Board (AQB) reviewed the UNLV Bachelor of Science College of Business Real Estate with a real estate major degree program. Any graduate who received credit from UNLV for this degree will receive credit towards the Nevada requirements to become a real estate appraiser. This includes 185 hours for the certified residential license and 285 hours for the certified general license. This leaves only the 15-Hour USPAP course, the Supervisor Trainee and Nevada Law classes, and internship to complete. The approval period is August 2014 to May 2026. Now the hard work starts as many of these students have no idea this approval exists. What this means is there is still a lot of work to be done! We have started compiling contact information with Dr. McCoy to reach out to these graduates to inform them of this exciting news! Hopefully we can steer some of them into our profession and help grow our membership.

Finally, at the last chapter board meeting, we approved a scholarship for any student within the Nevada System of Higher Education studying real estate. This scholarship is valid for an Appraisal Institute sponsored class, such as USPAP, in order to help these students get closer to becoming a part of our industry.

As we enter into the new year, my hope is that our chapter finds the best ways to serve its members. As I look back on the past two years, I hope this progress in the annual *Las Vegas Market Symposium* and the *Northern Nevada Real Estate Overview* continues. I'm also externally optimistic that this newfound relationship with the UNLV Real Estate College will bear fruit in the coming years. I'm proud of the success we have had, the progress we have made and the promise of 2024.

Thank you for the opportunity to serve.

Nicholas W. Bennett, MAI
2022-2023 Nevada Chapter President

THANK YOU 2024 LAS VEGAS MARKET SYMPOSIUM SPONSORS!



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for Real Estate



Allstate
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The Chadwick Family Agency



MORSE-KRUEGER & ASSOCIATES LLC
REAL ESTATE APPRAISERS AND CONSULTANTS



**Green Valley
Grocery**

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.

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.