



**Appraisal
Institute**

**Greater Oregon
Chapter**

Field Notes April 2025

2025 Chapter President's Message

Kurt Plaster, MAI
kplaster@bbgres.com

President's Message:

To my fellow colleagues:

I am excited to work to continue to move things forward with our local chapter in 2025. Thank you for all of your support and dedication to making this a great chapter.



This year we will focus on the following:

- Connection
- Professionalism
- Service
- Learning
- Invitations

As we move forward we will be providing opportunities to our members to serve, connect and learn. Please don't hesitate to reach out if you ever wonder where you can be of service.

April 24th we will have hold our 2025 Oregon/SW Washington Spring Real Estate Conference in Wilsonville at the Holiday Inn. It will be an all-day event with 7 hours of continuing education provided. We invite all to attend. There will be residential and commercial related topics.

We will also continue to offer a number of seminars with relevant and timely content throughout the year. Our education committee is working to round out our offerings this year. Stay tuned for more information on that.

We have done a service activity once a year over the last several years that has been good for us and we will continue to do. Attendance and connection has been good at these events in the past. This year we are looking into more service opportunities similar to what we did at the Oregon Food Bank last year. If you are aware of any opportunities for service here locally please let us know. We are hoping to get details regarding a service project finalized in the coming months for something in late summer or fall.

Bless you all this year as we serve the best we can. Don't hesitate to reach out if there is anything we can do to support you this year.

Respectfully submitted,

Kurt K. Plaster, MAI

2025 Installation of Officers-Langdon Farms, Aurora, Oregon



2024 Chapter President, Jordan R. Lee, MAI



2025 Chapter President, Kurt K. Plaster, MAI



Phillip D. Hanshew, MAI, AI-GRS, Chapter President 2020 installing the 2025 chapter officers.



Jordan R. Lee, MAI and Phillip D. Hanshew, MAI, AI-GRS

Recently Designated

Edward P. McKee, MAI, AI-GRS
eddiemckee@umpquabank.com

1. Where did you grow up? go to school? How did you end up where you live now? I grew up in a town called Diamond Bar, located about 30 miles east of Los Angeles. My educational journey took me through several colleges before I finally landed at California State University, Fullerton, where I earned my bachelor's degree. In 2019, my wife and I decided to leave the hustle and bustle of LA behind and start a new chapter in Portland, Oregon.

2. What is your "appraiser story?" (How did you end up becoming an appraiser?) and what do you enjoy most about your job? I grew up in a household with two real estate appraiser parents. My mom specialized in commercial appraisals, while my dad

focused on residential properties. Ironically, despite being surrounded by the appraisal world, I wanted nothing to do with it when planning my own career path.

However, life had other plans. After graduating from college in 2008, I found myself in a tough job market with few opportunities, even for experienced professionals, let alone a recent college grad with little marketable experience. My dad had started a local AMC that served regional banks and focused on being more equitable to the appraiser's that performed work. He kindly offered me a temporary position to help out until I found something else. To my surprise, I fell in love with the career and cut my teeth working for a local commercial appraiser in Claremont, CA where I learned the business the hard way (with lots of hard work and late nights). Now, 15 years later, I'm still here and couldn't be happier with how things turned out.



3. What kinds of non-appraisal things do you like to do? (hobbies, travels, etc).

4. Favorite things list:

-----**a. Favorite food:** I have a passion for all types of cuisine, but Southeast Asian food holds a special place in my heart. I could happily indulge in Thai, Vietnamese, Indonesian, and Burmese dishes every single day. The flavors, spices, and variety are simply irresistible!

-----**b. Favorite kind of music:** My favorite kind of music is a fusion of multiple genres, blending elements of rock, blues, jazz, country, and hip-hop.

-----**c. Favorite sports team:** My number one team across all sports is the San Francisco 49ers. Followed by the Los Angeles Lakers.

-----**d. Favorite place to visit:** Having traveled to over 30 countries, I've found that almost every destination has something unique and worth visiting. However, the place that left the most lasting impression on me was India. The vibrant culture, diverse cuisine, vivid colors, warm people, and breathtaking scenery were unlike anything I had experienced. India's charm is irresistible, and it keeps drawing me back for more.

e. Favorite movie or book: Movies: Good Will Hunting, Snatch, Dead Poets Society, The Departed, The Big Lebowski, Old School. Books: I prefer non-fictional history-based books.

f. Favorite quote: "Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover." - Mark Twain

5. What would be your first choice for a second career? It's hard to think of life outside of real estate at this point. Maybe involved in educating the next generation of real estate professionals.

6. What advice would you give to someone who is currently working towards a designation? Just put your head down and keep plugging away. Slowly but surely, you will find yourself at the end of this designation journey.

7. Anything else interesting about you that you want your colleagues to know? I appreciate all of you. Let's keep moving this industry forward.



1. Where did you grow up? go to school? How did you end up where you live now? I am an Air Force “brat” my sister and I were born in Germany and bounced around to a number of Air Force bases while we were kids. My dad was born and raised in Vancouver and had a lot of family in Ridgefield.

2. What is your “appraiser story?” (How did you end up becoming an appraiser?) and what do you enjoy most about your job?

After my father retired from the Air Force, my family moved back to Ridgefield WA. Where he was offered a job by his childhood friend Chuck Mulligan to become an appraiser. I remember my father studying at our dining room table to take his licensure test. While I was in high school, I would go to the Mulligan and Associates office after school and go take “comp pics” for the appraisers in the office. As I remember it was “three for five bucks.”

I enlistment in the Army after high school then after I left the Army, I worked in the office part time while continuing school. I would still take pictures, go on inspections with some of the appraisers and help with research. I always got to bust through the bushes with the “dumb end” of the tape measure whenever it was raining.

I was fortunate enough to work for about 12-years under David Goggin, MAI, SRA. My time with him changed my mind set of what it was to be an appraiser and a member of the Appraisal Institute. I remember vividly the large certificates for his designations hanging on his office wall. His knowledge of appraising was incredible. I wanted to emulate him. David taught me to be professional and to continuously learn. He was a big proponent of education, especially through the Institute. He felt they were the best education classes available.

I worked as a fee appraiser for twenty-three years, before I was offered a job with Columbia Bank. Which has since merged with Umpqua Bank, my current employer. I found my pace / workload slowed to the point where I had the time to pursue the SRA designation. A goal I have long held but just could not accomplish. I am now setting my sights on the AI-RRS designation.

3. What kinds of non-appraisal things do you like to do? (hobbies, travels, etc). My father was a pilot, after he retired, he started racing cars in the Sports Car Club of America, he still needed a thrill. To this day I still race and am involved in the local clubs. My son is racing karts, and we travel around the states where he competes.

4. Favorite things list:

a. Favorite food: I like most food anymore

b. Favorite kind of music: almost any kind

c. Favorite sports team: Williams F1 or McLaren Formula 1

d. Favorite place to visit: racetracks, distilleries and wineries

e. Favorite movie or book: too many of both to narrow it down

f. Favorite quote: would not be appropriate for this setting

5. What would be your first choice for a second career? I really don’t know...

6. What advice would you give to someone who is currently working towards a designation? Do it! I waited for decades because there was always something more important or I did not have the time. I regret that.

7. Anything else interesting about you that you want your colleagues to know? I am pretty boring but thank you for allowing me to be a part of this organization.

Upcoming GOCAI Education Offerings

Hillary H. Peterson, MAI, AI-GRS

Educational offerings to look forward to in 2025:

- **GOCAI Spring Conference**
 - o Full day
 - o April 24, 2025
 - o In person only: Holiday Inn (Wilsonville)

Proving Adjustments for Res. Characteristics: mReg made EZ

How much does a bathroom or a garage contribute toward a sale price? A free Excel plug-in can compare large data sets with numerous property characteristics to assist in the development of reasonable adjustments.

- o Taught by our own Daniel P. Harms, MAI (Powell Banz Valuation, LLC)
- o 2-hour seminar followed by a social hour, Fall 2025
- o In-person only: McMenemy's Wilsonville (Old Church)

Artificial Intelligence, Blockchain and the Metaverse: Implications for Valuations

- o 7-hour course
- o September 11, 2025
- o In-person only: Clackamas Community College, Wilsonville, OR. campus

Efforts are being made to arrange for a course later this year regarding the new, dynamic URAR form. Information will be provided when we have details to share.

Our best courses are the ones you suggest. Keep the suggestions coming!

Chapter Surveys this year

Education Chair, Hillary H. Peterson, MAI, AI-GRS

hillary.peterson@wellsfargo.com

GOCAI members will receive three short surveys during 2025. A link to the first survey, which was distributed in March, is comprised of four questions about how the chapter can provide value to its members. The second and third surveys will focus on Chapter-sponsored education (offerings, format, general preferences) and member engagement (leadership opportunities, service projects, social events).

Your candid responses to the survey questions are appreciated and are important for making GOCAI work for you.

The results of the surveys will be published in the newsletter, along with the specific actions the chapter plans to take based on the survey results. The deadline for responding to the March survey is Friday, April 11.

If you have not yet received the link to the March survey please reach out to Vicki (aioregon@oregonappraisers.org) to request that the link be re-sent to you. If you are unable to open the SurveyMonkey link, please review the survey questions below and email your responses to Vicki.

The questions from the first survey (***“How can GOCAI provide value to its members?”***) are below:

- Q1: Every year you pay chapter dues to be part of GOCAI. In what way(s) does being a member of GOCAI **currently** provide value or benefit to you? Choose all that apply.

a) Education – access to local, chapter-led continuing and qualifying education courses

- b) Industry resources – keeping up to date with trends through chapter-hosted events and connections
- c) Networking or peer support opportunities – building professional connections with peers and affiliates within GOCAI
- d) Leadership opportunities – gaining experience serving on chapter committees or board, or participating in LDAC
- e) GOCAI website
- f) Other (describe)
- g) None of the above; I do not find my membership to be beneficial

- Q2: What is something the Chapter could do **over the next 12 months** that would enhance the value of your GOCAI membership? Choose all that apply.

- a) Improve education offerings—offer more in-person education opportunities
- b) Improve education offerings—offer more virtual education
- c) Improve education offerings—offer education closer to my location
- d) Improve education offerings—offer more relevant education
- e) Increase networking opportunities—organize social events
- f) Increase networking opportunities—organize community service events
- g) Provide personal or business growth opportunities—give me opportunities to share what I know (speaking opportunities, teaching a course, writing newsletter articles, mentoring, etc.)
- h) Provide personal or business growth opportunities—offer more opportunities to help with chapter events
- i) Provide personal or business growth opportunities—offer more opportunities to be engaged with chapter leadership
- j) Provide personal or business growth opportunities—provide guidance or resources to help me manage and grow my business
- k) Increase chapter transparency (financial report, board discussion and decisions, etc.)
- l) Become more politically engaged
- m) Other?

- Q3: Are you willing to share your thoughts about a Chapter event that you found to be valuable, or a story about a time you felt engaged in the Chapter?

- Yes (please describe, or provide contact information so that we can reach out to you for a conversation)
- No

- Q4: How would you like to be notified about chapter events? Choose all that apply.

- Email (please provide your preferred email address):
- Text (please provide your preferred phone number for text messages):
- Phone call (please provide your preferred phone number for calls):
- Other (please describe)

A special thanks to Leah Carter Callahan, MAI, AI-GRS, for envisioning and helping shape this survey effort!

The Early Bird Member rate ends today!

2025 APPRAISERS' COALITION OF WASHINGTON

SPRING CONFERENCE

May 8th and 9th

Hilton Garden Inn
Spokane Airport

Discounted
room rate \$212
(until 4/17)

Call Tracie Sanchez
509-321-3284 for
reservations

\$ 399*



EARLY BIRD MEMBER RATE

*Ends 4/10/25



14 Hours CE
WA, ID & OR
(pending)

Trainee rates available

Register at
www.acow-wa.org



Upcoming Events

April 24

2025 Oregon/SW Washington Spring Real Estate Conference

Holiday Inn

25425 SW 95th Av

Wilsonville, OR

([register here](#)).

September 11

Artificial Intelligence, Blockchain and the Metaverse: Implications for Valuation

Clackamas Community College, Wilsonville Campus

29353 SW Town Center Lp. E.

Wilsonville, OR

([register here](#)).

Fall 2025- date TBA

Proving Adjustments for Res. Characteristics:mReg made EZ
3-5pm, 2 Hours ce with social to follow)
McMenamins, Wilsonville, OR
(watch for registration to open)

We're always adding to the calendar. Check the website often or email Vicki in the chapter office at aioregon@oregonappraisers.org.

Visit Our Website

Education/Events

Newsletter Editor

Appraisal Institute

Oregon ACLB

**Search Online Education from
the Appraisal Institute**

SEARCH TODAY



Sincerely

A handwritten signature in blue ink that reads 'K. Storm'.

Karen Storm, MAI, AI-GRS
Newsletter Editor,
Greater Oregon Chapter of the Appraisal Institute
karen.storm@cushwake.com

Greater OR. Chapter of the Appraisal Institute | PO Box 573 | Salem, OR 97308 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)