



President's Message

Mitch Olsen, MAI

It's no secret that 2025 has been a year of twists and turns for the Chapter, and we've hit a few potholes along the way! Heck, this base newsletter was supposed to be sent in May 2025. I'll just say that the Board has had our hands full since then!

As we've entered the final quarter of 2025, I want to take a moment to reflect on what has been a truly challenging year – both within our Seattle Chapter and across the appraisal profession nationwide. Economic uncertainty, shifting market dynamics, and evolving regulatory pressures have tested our resilience and adaptability in ways we haven't seen in years. Locally, our chapter faced significant financial headwinds that threatened our long-term sustainability. We were on a trajectory that could have led to financial ruin. But I want to assure you: bold choices were made, and decisive action was taken. The Board implemented strategic changes to stabilize our operations, reduce overhead, and refocus our efforts on delivering value to our members.

These decisions were not easy – but they were necessary. And thanks to the dedication of our leadership team and the support of our members, we are on track to end the year extremely strong. The ship is being righted, and we will continue to focus on stabilizing and regaining our footing for the well-being of our professional organization.

To recap 2025:

- The relationship between the Seattle Chapter and the Appraisers' Coalition of Washington (ACOW) was strengthened through collaboration, with members advocating for our industry while also pushing back on HB1973 at Day on the Hill. The house bill that addressed the significant increase in WA licensing fees amongst other financial changes implemented by the Department of Licensing.
- Like other chapters, Seattle has experienced a significant reduction in membership over the last five years. This reduction has meant that membership dues are no longer sufficient to cover operational expenses and overhead.

- We faced the challenge of identifying a new Executive Director after parting ways with our former long-term ED. After a short stint with the initial ED replacement, the Board made a swift but thorough decision to hire our current ED, Jaclyn Olsen. It did not take long to confirm that Jaclyn is the right fit for what our Chapter has needed from the ED position.
- Seattle Board and Leadership Officers, like you, were caught off guard by a settlement and allegations against an executive-level officer as detailed in a New York Times article (May 2025). The Seattle Chapter, along with members and Chapter Presidents throughout the country, worked in a unified front to address and disavow the allegations [Continued on page 13](#)

Inside this issue

2025 Seattle Education	2
Welcome New Members.....	2
Congratulations NEW Designees.....	3
19th Annual Fall Real Estate Conference Info	4
2026 Seattle Chapter Board of Directors.....	5
2025 Fall Real Estate Conference Sponsors.....	6-7
2025 Fall Real Estate Friends of Conference.....	7
Current 45-Day Notice Announcement.....	8
Valuation Review Webinar Announcement.....	9
Valuation Bias & Fair Housing Laws Course.....	9
Upcoming ACOW URAR Class.....	10
In Memory.....	11-13
President's Message (Cont'd).....	13-14
Congratulations NEW Designees.....	15
2026 AI Annual Conference Info.....	16
WA State Reminder—New AQB Requirement.....	16

Chapter Contact

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Upcoming Education

Welcome

New AI Professionals!

Associate Members

Tyler Ryan Bucich

Harman Singh Dhani

Rebecca Erb

Jacob B Mueller

Karl Peterson

Justin Powell

Josette Pratt

Student Affiliates

Lars Baur

Jeffery Aristotle Pecoraro

OCTOBER 2025	
October 15, 2025 In-Person	2025 Fall Real Estate Conference REGISTER HERE
2026 (Tentative)	
JANUARY 2026 In-Person SEATTLE Area	2026-2027 National USPAP Update Course Registration Planned to Open in December 2025
JANUARY 2026 In-Person SEATTLE Area	Business Practices & Ethics Course Registration Planned to Open in December 2025
MARCH 2026 In-Person SEATTLE Area	2026-2027 National USPAP Update Course Registration Planned to Open in December 2025
JULY 2026 In-Person SEATTLE Area	Advanced Concepts & Case Studies Course Registration Planned to Open in December 2025

****REGISTRATION WILL BECOME AVAILABLE AS EACH PROGRAM IS APPROVED BY AI NATIONAL.**

2025 Seattle Chapter Board of Directors

- Mitch Olsen, MAI—**President**
- Bob Hartner, MAI—**Vice President**
- Rob Bodkin, SRA—**Treasurer**
- Kathy Walsh, SRA, AI-RRS—**Secretary**
- Diane Hayes, SRA—**Immediate Past President**
- **Directors**
P. Barton DeLacy, MAI Grace Kim, MAI Julian Rondello, MAI Shawn Wayt, MAI
- **Region Representatives:**
John Nidecker, MAI, AI-GRS Albert Smith Michael Hall, MAI, AI-GRS

Chapter Contact & Social Media

Jaclyn Olsen, Executive Director

Seattlechapter@appraisalinstitute.org

206-257-1766

PO Box 51028

Seattle, WA 98115





CONGRATULATIONS!

Welcome to
Designated Membership



JOHN BRYAN, MAI, AI-GRS

KYLE REYNOLDS, AI-GRS

ALLEN N. SAFER, MAI, AI-GRS

SAMUEL C. BROWN, MAI

LUYAO CUI, MAI

BRET McDOWELL HANOVER, MAI

ERIC B. McKEE, MAI

LAUREN M. REYNOLDS, MAI

BREE WARJONE, MAI

LEIF WARREN, MAI



REGISTER TODAY!

(Click graphic below)

19th ANNUAL FALL CONFERENCE

ADAPT. INNOVATE. ACHIEVE.

7 HRS CE APPROVED: WA, ID, OR, AK, CA
OCTOBER 15, 2025 | 8 AM TO 5 PM

AI MEMBERS \$299
NON-MEMBERS \$349
TRAINEES: \$249

Registration



Meydenbauer Center

BELLEVUE, WA

Session Topics

Keynote			
The Augmented Appraiser: Leading the AI Transformation of our Profession			
Commercial	Residential	Legal	Other
Industrial	ADU Valuation	Foster Garvey	Townhome Valuation
Commercial Office	Fannie/Freddie	Miller Nash	Appraiser Participation
Multi-Family	AI Case Studies	Nossaman	Institutional Overview
Retail	True Footage	Fox Rothschild	Property Tax Appeals

THANK YOU

2025 FALL REAL ESTATE CONFERENCE SPONSORS

PLATINUM SPONSORS

CBRE



**CUSHMAN &
WAKEFIELD**



**MILLER
NASH** ^{LLP}

millernash.com

GOLD SPONSORS

NEWMARK



NOSSAMAN ^{LLP}

**Foster
Garvey**



True Footage



SOVA

Appraisal • Valuation • Consulting



NORTH SOUND

VALUATION

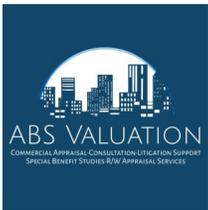
THANK YOU

2025 FALL REAL ESTATE CONFERENCE SPONSORS

SILVER SPONSORS



BRONZE SPONSORS



FRIENDS OF THE CONFERENCE

Sarah Ares
Megan Colin
Adam Klever
Mel Morgan, MAI
Julian Rondello, MAI
Kathy Walsh, SRA, AI-RRS

David L. Beck, MAI, AI-GRS
Robert Hartner, MAI
Grace Kim, MAI, AI-GRS
Mitch Olsen, MAI
Matthew Sloan, MAI
Shawn Wayt, MAI

Robert Bodkin, SRA
Vincent Healy, SRA
Patrick Lamb, MAI
Karlene Perry
Linda Sue Stewart, SRA
Robert Wiley

S. Murray Brackett, MAI
David E. Hunnicutt, MAI, AI-GRS
Chris Mealy, MAI, MRICS, ASA
Lauren Reynolds, MAI

45-Day Notice Materials – September 29, 2025

Please review and submit comments BY NOVEMBER 6th!

At its November 13-14, 2025 meeting in Chicago, the Appraisal Institute Board of Directors will consider proposed amendments to the Appraisal Institute Bylaws and Regulation Nos. 1, 2, 3, 7, 8, and 9 regarding:

- Chief Executive Officer Powers and Duties
- Chief Executive Officer Title
- Course Examination Requirements for Candidates
- National Nominating Committee
- Regular and Special Board Meeting Related Requirements

Unless otherwise noted, the proposed amendments are expected to have no or minimal financial impact.

If you have any comments on the proposed changes to the Bylaws, please contact your elected Directors and/or send your comments via email to:

45daynotice@appraisalinstitute.org.

Comments received on or before November 6, 2025, will be compiled for distribution to the Board of Directors, the Admissions and Designation and Qualifications Committee (ADQC) and the Board Meeting and Motions Project Team (BMMPT).

[View 45-Day Notice](#)

SECURITY BULLETIN—Important Reminder

National staff is quickly informed of phishing attempts in which cybercriminals impersonate the Appraisal Institute and try to steal personal information. These emails may appear convincing but are not from us. Please remain vigilant and follow the guidance below to help protect yourself.



How to Spot a Suspicious Email:

- Check the sender: If the email does not come from our official domain (e.g., appraisalinstitute.org), it is not legitimate.
- Hover before you click: If a link doesn't point back to our website (e.g., www.appraisalinstitute.org), do not click on it.
- Avoid sharing personal or financial information: We will never ask for sensitive data such as passwords or credit card details via email.
- Watch for urgency: Be suspicious of emails that pressure you to act quickly or request personal information, passwords, or login credentials.

When in Doubt:

- Do not click on any links or download attachments.
- Do not respond with personal or account information.
- Instead, [click here](#) to contact our Customer Service Team

Valuation Bias and Fair Housing Laws and Regulations Course

In-Person Live OR Virtual Zoom Offerings

(Click graphics below for more information of each date)



Complimentary webinar announcement from Valuation Review

[Q4 Economic Outlook featuring Sam Williamson](#)

12 p.m. MT/ 2 p.m. ET, Oct. 16th

Join us for the next edition of the popular [Economic Outlook series featuring First American's Sam Williamson](#) Oct. 16th where you'll gain the timely insight needed to close out 2025 with confidence and prepare strategically for 2026.

This webinar will break down the latest economic developments, including the recent interest rate cut and explore how shifting trends in inflation, unemployment and housing supply and demand are shaping the real estate landscape. From understanding home price movements and affordability to evaluating broader homeownership costs, this webinar delivers the perspective you need to make informed decisions and stay ahead in a rapidly changing market. [Register today.](#)

SAVE THE DATE & PLAN TO REGISTER!

(Click graphic below for information)



APPRAISER'S GUIDE TO THE NEW URAR

JOIN US ON  ZOOM

 **OCT 28 & 29, 2025**
9 AM - 12:30 PM
7 HRS CE (3.5 HRS/DAY)
INSTRUCTOR: JOSHUA WALITT

MEMBERS: \$149
NON-MEMBERS: \$199
TRAINEES: \$49

Explore the dynamic appraisal reports and the transition to eliminate property type-specific forms

Become familiar with new reporting features

Learn the basics of the new Uniform Appraisal Dataset (UAD)

Examine expanded data requirements

Learn and understand our responsibilities in the new appraisal reporting process



info@acow-wa.org

NOTES:

CE Approval

Program is approved in Washington and Idaho.

ACOW Members

Sign-in before registering so you may receive the member rate.

In Memory Of William A. Vance



Bill Vance passed away in his sleep on August 15, 2025. Born in Seattle on November 13, 1933 to Lloyd and Ruth Vance, he graduated from Lakeside School in Seattle in 1951 and Amherst College in 1955.

Following college Bill went through Officer Candidate School and served in the US Navy as a cryptographer, serving most of his time at Naval Intelligence in Washington, DC. He met his future wife, Ruth Paterson, while stationed in DC. They were married in New York City in 1959 and moved to Seattle, where Bill joined his family's commercial real estate business. Within a few years Bill left the company and went off on his own, investing in and managing properties. He also became an MAI (Member

Appraisal Institute) and joined the commercial real estate appraisal firm of Shorett & Riely, spending 30 years there as a partner.

After his active duty was over, Bill spent 30 years in the Naval Reserve, working one weekend a month at the old Naval Reserve Center on the south end of Lake Union, as well as flying to various locations around the country. As little kids we always thought he was off on a mission of some sort. He retired from the Naval Reserve a Captain, always very proud of his service.

Bill's favorite activities were playing soccer with his "over 40" team, poker night with his friends, Tuesday lunch and bridge game at the U-Club, golfing with his friends, and his annual fishing trips to the Queen Charlottes with his half-brother Dick.

Bill was preceded in death by his wife, Ruth; and his granddaughter Alexa. He is survived by his daughter, Lea Leuckel (Dave), his sons Neal and Charlie (Lisa); and his grandchildren Christopher, Connor, Andrew, Billy, and Chloe.

In Memory Of Birney George Mellor

Kenmore, WA - Birney George Mellor passed away on August 6th 2025 at 81 years of age, at home, surrounded by love from his Wife and Son. Birney was born in Chicago on August 9th 1943 to Veronica Cahill Mellor and George Mellor. Birney has had an amazing life.

Birney moved from Chicago to the Seattle area and graduated from Seattle Pacific University with a degree in political science. It was soon after that he chose to serve his country in the army national guard for 7 years of which he spoke of with pride.

He was known to have a wild side when he was younger being a member of the Seattle boat and ski association and trying to see just how much engine he could pack into his drag boats. It was one of these drag boats that caught the eye of his future wife Julie A. Mellor in Kenmore Washington. Soon they were married.

Birney was a man of service to his community. He was the lead real estate appraiser for King County where he worked for over 30 years as an integral part of most infrastructure you see and use every day. The people he worked with trusted him to represent them as their union representative. As part of his commitment to his profession, he was also elected President to the Society of Real Estate Appraisers.

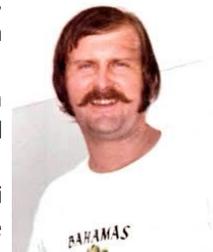
Soon the love of Birney and Julie produced a son, Morgan. Birney was a doting father who prioritized his family and being involved in his son's activities and his wife's business.

Birney enjoyed skiing with his family, boating in the San Juans and long family road trips to see the sights. He also spent many years perfecting his skills in martial arts starting with attaining his green belt in Lotus, with further training in Mui Tai, kick boxing, and pankration.

He was an amazing dad, taking part in his son's life and a great husband.

If you were a friend of Birney, he let you know. He loved to catch up with friends and help wherever he could. If your phone was ringing it is a good chance it might be Birney just checking in to make sure everything is alright.

There are too many stories and happy times to recall in a short post and so much more to say. That time he saved his friend from drowning, that time he accidentally jumped a 3 wheeler off a sand dune and into the water, that big fish, and all the family Christmas and Thanksgiving together. We miss you Birney. We love you!



In Memory Of Chuck Macaulay

Reprinted from Everett Herald in public domain



Charles Macaulay, known to everyone as Chuck (and in his earlier years as "Red"), was born in Whatcom County and grew up on the family homestead near Deming. His grandfather emigrated from Nova Scotia to the US and finally settled in Washington State. The family roots began in the Hebrides Islands, off the west coast of Scotland. Chuck was proud of his rural heritage and enjoyed farm life except, as he said, the darn cows needed milking twice a day...every day.

Chuck enlisted in the army at the age of 17 and became a parachute instructor. When World War II ended, he returned to Deming and married Margaret (Maggie) Schmidt, the sister of one of his best friends. Together for more than 50 years, Chuck and Maggie lived in north Everett and raised two sons.

In the late 1950s, Chuck began to work in the real estate appraisal profession, initially for a Bellingham firm, followed by the founding of his own company (Macaulay & Associates, Ltd.) in Everett in 1962. He remained involved with the business for over 50 years, turning the ownership and day-to-day management over to his son Bob in the late 1980's.

Chuck was involved with the growing and changing appraisal industry in its early years (for example, when appraisals were needed for the proposed interstate highway system) and he continued throughout his career to mentor others, promote standards of ethics and help grow and validate the profession. He was a long-time and highly respected member of trade associations such as the Society of Real Estate Appraisers and the Appraisal Institute; he contributed an original article to the Appraisal Institute's premier technical and academic publication, "The Appraisal Journal".

Chuck was never hesitant to take on a difficult assignment; he appraised unusual and unique types of real estate such as airports, dams, mining claims, inaccessible forestland, and complex projects under construction. In his later years, he developed a specialty dealing with local improvement districts (LIDs) and was one of the preeminent authorities in the state working on this type of real estate for city, state and local governments. He helped to write a manual on LIDs that is still widely used and relied upon by property owners, government personnel, judges, engineers and attorneys. Chuck's exemplary reputation for accurate and unbiased appraisal work was recognized throughout the local and regional business communities.

For many years, he could be found swimming in the early morning hours at the Everett Elks Club. Throughout his long life, Chuck was an amazing man who outlived many of his contemporaries but always continued to make new friends. Many of these friends, acquaintances and their pets were welcomed into the inviting atmosphere of his corner office which was complete with a fireplace, comfy couch, wet bar, private restroom and, over the years, several office cats.

Never one to shy away from a good time (even if a project was due), there are hilarious stories of Chuck bellying up to the bar at Jack's restaurant, relaxing with friends and colleagues in the friendly atmosphere of the Cascade Club, or even just holding court in his corner office, enjoying life and serving everyone drinks -- a welcoming and inviting ritual he called "having a wee nip". He also had a few choice words for people he didn't particularly care for; thankfully, there were few people he didn't like. It can truly be said that he lived a full and adventurous life for a remarkable 98 years.

Chuck is survived by his son Bob (Sue) and was predeceased by his wife Maggie and son Brian. There was a celebration of Chuck's life this past spring.

In Memory Of Robert Morton

By Mitch Olsen. Approval from Family of Robert Morton



It's with great sadness that we memorialize the passing of our long-time CBRE colleague and friend, Robert Morton. After a long battle with cancer, Robert sadly passed away on the morning of February 9th, 2025. He went peacefully and was surrounded by his wife, daughter, and brother.

Robert had a successful career here at CBRE for 24 years. His journey into commercial real estate started with Research back in 2000. Robert transitioned into VAS in 2005 and it's where he grew his great reputation as a multifamily appraiser.

I will personally miss Robert dearly. He was my first supervisor back in 2008, where he welcomed me into the industry and into his family. Right when I started at CBRE, he hosted Jaclyn and me for dinner, where we met his amazing wife, Kyomi, and his new baby girl, Kira. In the Fall, Kira is off to Columbia University on a rowing scholarship. He was a proud father back in 2008 and even more so knowing of her exciting next chapter. There were two things Robert loved the most; his family and his Washington Huskies.

Robert will be missed! Please keep Kiyomi, Kira, and the rest of his family in your thoughts.

President's Message—Continued from Page 1

of very serious actions. While 2025 has been unprecedented, we remain committed to fostering professional growth, providing meaningful education opportunities, and advocating for the appraisal profession as a whole. We will continue to stick to our by-laws and enforce what our Chapter stands for, with the best interests and well-being of its members in mind. This is due to the high level of care and compassion of the current local leadership team and all those who have come before us, who have had the best interests of this profession and this chapter at heart.

Please know that your engagement and support are what make this chapter thrive, and I'm confident that the groundwork we've laid this year will lead to a more vibrant and sustainable future. Thank you for standing with us through this pivotal time. Let's finish the year with momentum and pride.

Lastly, I want to recognize the strength of the 2025 Board and committee members. This group has been nothing short of amazing, and without every single person here, we would not be ending 2025 like we are planning to do. [Continued on Page 14](#)

President's Message—Continued from Page 13

I'd like to recognize the following members:

- Bob Hartner – Vice President
- Rob Bodkin – Treasurer
- Kathy Walsh – Secretary
- Diane Hayes – Immediate Past President
- P. Barton DeLacy – Director
- Grace Kim – Director
- Julian Rondello – Director
- Shawn Wayt – Director
- John Nidecker – Regional Rep
- Michael Hall – Regional Rep
- Albert Smith – Regional Rep
- Braden Gustafson – North Sound Branch Chair
- Julian Rondello – Fall Conference Chair
- Adam Klever – Fall Conference Chair
- Tina Anderson* – WIM & Nevada Executive Director (the true heroine!)
- Lorena Leber – Marketing and Promotion for Fall Conference
- Morgan Hascall – Fall Conference Committee Member
- Jaclyn Olsen – Newly hired Executive Director

And many more that were instrumental in 2025.

*We are incredibly grateful to Tina Anderson for stepping up as our interim Executive Director during a critical transition period. Despite already serving as the Executive Director for both Washington-Idaho-Montana (“WIM”) and Nevada, and managing the demands of planning national events, Tina generously made time to support our team. Her leadership was instrumental in onboarding Jaclyn, ensuring a smooth and thoughtful handoff. Much of Tina’s work happened behind the scenes, but her impact was felt across every corner of the organization. We truly wouldn’t be where we are today without her dedication and support.

Communication Issues

One issue that we want to bring awareness to is the distribution and acceptance of Appraisal Institute-related e-mails. The Institute and Seattle Chapter uses StarChapter email services, but many companies block the emails, sent to spam, or get caught in the firewall. We urge you to work with your local IT person to confirm that the Seattle Chapter is an approved sender and enable receipt of e-mails. This can also be done in Outlook by adding “Safesenders” for a global cyber allowance or exception.

We urge all members to investigate this and report any issues to their respective IT members.



ERIC McKEE, MAI



“Join me in congratulating Seattle Chapter’s Eric McKee on becoming our newest minted MAI designee. Eric’s path to designation was an example of perseverance and dedication and learning the art of balancing a busy workload and a growing family. I was honored to be his candidate advisor, but Eric needed very little help and encouragement so 110% credit goes to Eric on this major career milestone. Eric, we wish you all the best future success that only comes from the hard work and dedication you have proven capable of in this accomplishment. Cheers!”

-Matt Plewe, MAI (Candidate Mentor)

LEIF WARREN, MAI



“Congratulations are in order for Leif Warren, MAI, who was just awarded with the prestigious MAI designation by the Appraisal Institute! This designation recognizes certified appraisers and members of the Appraisal Institute, who have completed rigorous educational requirements, while also demonstrating expertise in an array of property types and demonstration of knowledge. It’s been an honor to be Leif’s Candidate Advisor these last few years. Super proud to see him go all in, and receive both his state certification and his MAI within 18 months of each other. That’s remarkable and has to be a world record! Leif also completed this while advancing his valuation career, moving homes, and welcoming a new baby girl! Congrats Leif! I’m looking forward to seeing you achieve all of the success that’s ahead.”

-Mitch Olsen, MAI (Candidate Mentor)



The 2026 Appraisal Institute Annual Conference promises two days of education, connection, and inspiration — all at new, lower prices and with expanded programming to help you grow your expertise and your business.

New, Lower 2026 Conference Rates

Registration Period	Member	Non-Member	Student	TN Attendee*
Early Bird (Sep 1 - Nov 30)	\$800	\$900	\$350	\$700
Regular (Dec 1 – Mar 20)	\$850	\$950	\$400	\$750
Late (Mar 21 – Apr 13)	\$900	\$1,100	\$450	\$800
Onsite (Apr 14)	\$950	\$1,150	\$450	\$850
Regular Single Day				
	\$495	\$575	\$200	\$395

[Register Now](#)

[View the Full Agenda](#)



New Course Requirement for Appraisers

The Department of Licensing (DOL) is implementing [House Bill 1797](#), regarding the Valuation Bias and Fair Housing course requirement for both new and existing appraisers. This bill follows the guidelines established by the Appraisal Qualification Board for 2026 and onward. The relevant rule changes are detailed in [WSR 25-17-097](#).

What is the Valuation Bias and Fair Housing course?

The course will provide an understanding of bias in both historical and modern appraisal practices. It will detail the federal fair housing and antidiscrimination laws and several relevant legal concepts. The course will also explore various forms of bias and will equip appraisers with best practices for identifying and mitigating bias in the valuation process.

What do I need to do as an appraiser or appraiser trainee?

All new and existing appraisers must complete the 7 hour course (plus 1 hour exam) before licensing, beginning January 1st, 2026. After completing the full 7 hour course, subsequent continuing education requirements for renewals will include a 4 hour refresher Valuation Bias and Fair Housing course.