

Q2 June 2025 Newsletter

Bluegrass Chapter of the Appraisal Institute

A Message from the Chapter President

Greetings Bluegrass Chapter! As June begins and summer approaches, we sometimes slow down somewhat...but not the Bluegrass Chapter!

Please join us on June 9th via Zoom for a discussion on the recent changes to the national board and the pending lawsuits against the Appraisal Institute. Our Region V Director, Robert Vodinelic, MAI, will be on hand to give an update and answer questions regarding the current state of AI leadership and plans for the future. A chapter meeting will follow to discuss upcoming events for the Bluegrass Chapter. Hope you can make it.

June is election month for the Appraisal Institute chapters. When you get the emailed ballot, please take the minute to vote. A special thank you to all who volunteer to keep our chapter moving forward.

Since the Q1 newsletter, the chapter has held 2 successful seminars as well as 3 courses. We also helped national hold the new URAR seminar for both in person and virtual participants. We look forward to hosting more of both as the year progresses. Special thanks to our Education Chair, Glen Katz, MAI, SRA, AI-GRS, AI-RRS, whose efforts to provide these offerings is very much appreciated.

Enjoy a happy and healthy summer! Hopefully, I will see you on Zoom on June 9th. If you have any questions or concerns, please don't hesitate to reach out to me at Kris@Muellerappraisal.com. Thank you for your time.

Kris Mueller, MAI, SRA
2025 Bluegrass Chapter President

Solicitation of Names to Fill Vacancy for 2025 Vice President

The National Nominating Committee is seeking the names of members who are interested in filling the vacancy in the office of the Vice President to complete the 2025 term. The 2025 Vice President succeeds to the offices of 2026 President Elect, 2027 President and 2028 Immediate Past President. If you are interested in serving or would like to recommend an individual that you feel meets the qualifications for the

position, please email your written recommendation to Sandra Adomatis, SRA, who will serve as Chair of the 2025 National Nominating Committee, c/o Joan Barngrover at jbarngrover@appraisalinstitute.org. All recommendations must be received by June 23, 2025, 5:00 pm CT. Potential candidates will be contacted by the National Nominating Committee with the requirements for continuing in the process. Qualifications, eligibility and duties for the Vice President can be found in the Appraisal Institute Bylaws and on the Appraisal Institute's website. The National Nominating Committee will submit its nomination(s) for 2025 Vice President at a Special Board of Directors meeting anticipated to occur in September 2025. The election of the 2025 Vice President will occur at a Special Board of Directors meeting anticipated to occur in October 2025.

Q2 Chapter Meeting: Lunch & Learn State of the Industry Report

Presented by Reg. V Director Rob Vodinelic, MAI
Monday, June 9 Zoom 12 noon - 1pm EST
(Check in starts @ 11:45am)

After his presentation, there will be time for Q&A with him...a brief chapter meeting will immediately follow. No advanced registration required; just log in!



Join Zoom Meeting

<https://us02web.zoom.us/j/83987795238>
Meeting ID: 839 8779 5238

Welcome to our New Members

Abigail Walpole, Student Affiliate
Lawton Parnell, Associate member
Angie Mylar, Associate member
(Joined since the Q1 March newsletter)

National Nominating Committee Nominates Byron Miller as 2026 AI Vice President

Byron Miller, SRA, AI-RRS, was nominated for 2026 Appraisal Institute vice president by the AI National Nominating Committee at its May 7 meeting in Chicago. National Nominating Committee Chair Sandy Adomatis, SRA, submitted the committee's nomination to the AI Board of Directors. Board members may file petitions for additional nominees in accordance with the Appraisal Institute Bylaws. The AI Board of Directors is expected to elect the 2026 vice president at its August 14-15 meeting. The 2026 vice president will serve as the Appraisal Institute's 2027 president-elect, 2028 president and 2029 immediate past president, in addition to chairing the Finance Committee in 2026 and the National Nominating Committee in 2029. [Learn more about Byron Miller, SRA, AI-RRS.](#)



On May 13, the national officers and some select staff offered a recap from the Q2 national board of directors meeting that was held in the prior week. Keep reading your emails as more news from the national office is announced.

2025 Award Nominations

Nominate a deserving colleague by July 31

The Appraisal Institute would like to recognize some of the brightest, most committed and deserving AI members. If you believe you know an AI member who fits the criteria below for the J. Scott Robinson Lifetime Achievement Award, Outstanding Service Award, William S. Harps DEI Award, or the Women's Initiative SPOTLIGHT Award, please [nominate](#) that person. Submissions for these Awards must be completed by July 31, 2025.

J. Scott Robinson Lifetime Achievement Award

The J. Scott Robinson Lifetime Achievement Award is presented to an AI member who best demonstrates high ethical standards; contributed to the Appraisal

Institute at the chapter, regional, national and/or international level(s); provided service to his or her community; and contributed to the appraisal profession.

Outstanding Service Award

The Outstanding Service Award is presented to an AI member who has contributed ideas, service hours and dedication to ensure a specific program or effort is implemented at either the chapter, region, national and/or international level(s).

William S. Harps DEI Award

The William S. Harps DEI Award recognizes an AI member who exemplifies the value of diversity, equity, and inclusion within the valuation profession and has contributed to making the profession reflective of all the communities we serve.

Women's Initiative SPOTLIGHT Award

The Women's Initiative SPOTLIGHT Award recognizes an AI member or other individual associated with the Appraisal Institute who has made an important contribution to fostering the growth of women in the valuation profession.

To nominate an AI member for an award or to find out more information on all awards, click below.

https://www.appraisalinstitute.org/get-involved/awards-and-recognition?utm_source=procomms_call_for_2025_award_nominations_20250522&utm_campaign=professionalcommunications&utm_medium=email

Q1 Chapter Meeting: Lunch & Learn

On March 13th, the chapter held a zoom chapter meeting, preceded by a presentation [Navigating the Modern Era of the Appraisal](#). This topic was presented by Sandy Adomatis, SRA *the Immediate Past President of the Appraisal Institute*.



Member FAQ

As recent news and associated conversations have raised questions related to Appraisal Institute operations and actions, we have developed a member FAQ to provide clarity and address these topics directly. This resource is designed to support transparency and keep members informed.

https://www.appraisalinstitute.org/about/ethics-and-standards/faq-recent-litigation-2025?utm_source=ainewsletter_appraisal_now_20250523&utm_campaign=ainewsletter&utm_medium=email

Valuation Magazine

Chapter Executive Director Lisa Weiss was featured in a recent issue of *Valuation* magazine. It can be found on the national website using this link:

https://www.valuation-digital.com/valuation/library/item/issue_4_2024/4257966/

Valuation magazine is a quarterly publication of the Appraisal Institute. It provides key insights and practical strategies to more than 14,000 appraisers and others through articles on best practices, legal and legislative issues, market sector updates and more. It is available in print and digital formats to AI members.



On April 29, the chapter hosted the new seminar *Artificial Intelligence, Blockchain, and the Metaverse: Implications for Valuation on Zoom*. The instructor was Doug Potts, MAI, AI-GRS. There were a whopping 42 participants that registered through the BGAI chapter! This seminar introduced both residential & commercial appraisers to artificial intelligence (AI) and its applications in the appraisal industry. Through examples & case studies, participants could develop a working knowledge of tools such as ChatGPT, a cutting-edge generative AI model.

LDAC

The Appraisal Institute's Leadership Development and Advisory Council ("LDAC") convened from May 14-16 in Washington, D.C. This is a group of dedicated appraisers



who come together once a year in Washington, D.C., to formulate solutions to problems and challenges faced by the appraisal profession. Through a series of roundtable discussions, LDAC provides a forum where ideas and opinions on targeted topics of concern to the appraisal profession are exchanged. This year, LDAC brought together around 120 of the best and brightest in the real estate valuation profession to discuss issues pertinent to the profession, lobby Congress and get to meet other leaders throughout the country. BGAI members that attended this year were Kris Mueller, MAI, SRA, and Jonathan Beery, MAI. (Both shown with Kentucky Rep. Morgan McGarvey)



New Book

[A Guide to Appraising Religious Properties](#)

With attendance and donations in sharp decline, the landscape of religious properties faces unprecedented challenges. Clients navigating these shifts require your specialized expertise, and that's where this essential guide comes in. This book is your roadmap to understanding and mastering the valuation of religious properties in a rapidly changing landscape. Purchase your copy now!

<https://www.appraisalinstitute.org/insights-and-resources/resources/books/book-a-guide-to-appraising-religious-properties>

Master the New URAR: Essential Seminar for Appraisers

The biggest shift in residential appraisal reporting in 20 years is here. Are you prepared? The Appraisal Institute is excited to introduce the Appraiser's Guide to the New URAR, a comprehensive course designed by Fannie Mae and Freddie Mac to help you master the redesigned Uniform Residential Appraisal Report (URAR) and stay at the forefront of your profession. If you missed our May offering of this seminar, check here for more dates:

<https://www.appraisalinstitute.org/education/search/appraisers-guide-to-new-urar>

Featured AI Benefit



PropertyReach, Appraisal Institute's newest benefits partner, is offering Appraisal Institute members exclusive access to a powerful real estate data platform at a 40% discount.

This all-in-one solution provides:

- Comprehensive property data on 158+ million properties nationwide
- Detailed property characteristics, permits, liens, and MLS data
- Mortgage details and homeowner contact information

- Powerful list-building tools for business growth

Benefits for Appraisers:

- Save time with consolidated, multi-sourced data
- Reduce costs with affordable MLS access and more
- Enhance accuracy with up-to-date, verified information
- Grow your business with targeted prospecting tools

[View a short guided tour here.](#)



2025 EDUCATION CALENDAR

Courses: Held at the Country Inn and Suites (Louisville), instructed by Rick Carlile, MAI, SRA.

June 9-13 Advanced Income Capitalization 30 QE hrs + 3hr exam

<https://www.appraisalinstitute.org/education/search/advanced-income-capitalization/523888>

July 28-31 Gen. Market Analysis & Highest & Best Use 28 QE hrs + 2hr exam

<https://www.appraisalinstitute.org/education/search/general-appraiser-market-analysis-and-highest-best-use/523899>

Aug. 11-15 Adv. Market Analysis & Highest & Best Use 30 QE hrs +3hr exam

<https://www.appraisalinstitute.org/education/search/advanced-market-analysis-and-highest-best-use/523892>

Sept. 22-27 Advanced Concepts & Case Studies 35 QE hrs +3hr exam

<https://www.appraisalinstitute.org/education/search/advanced-concepts-case-studies/523893>

Oct. 13 - 16 Gen. Appraiser Site Valuation & Cost Appr. 27 QE hrs + 3hr exam

<https://www.appraisalinstitute.org/education/search/general-appraiser-site-valuation-and-cost-approach/523891>



Holding the Line: Advocacy That Puts Appraisers First

By Scott W. DiBiasio

Director of Government Affairs, Appraisal Institute

For more than 17 years, I've had the privilege of advocating on behalf of real estate appraisers—meeting with lawmakers, testifying in statehouses, and working closely with regulators to ensure that appraisers' voices are heard and valued. While I'm not an appraiser myself, I've come to greatly admire the professionalism, expertise, and public trust that appraisers bring to the real estate finance system. At

the Appraisal Institute, it's our mission to make sure those qualities are recognized—and protected—through smart public policy.

The Appraisal Institute is proud to be the only appraisal organization with full-time advocacy staff in Washington, D.C., and the only one with a dedicated state government affairs program. Our advocacy efforts are grounded in listening to our members, responding to their concerns, and advancing policies that support their ability to deliver high-quality, independent valuations.

We've worked hard to deliver real results, especially for residential appraisers who are on the front lines of an evolving real estate landscape. We've led the charge on issues that matter most to our members: fair compensation, transparent practices, strong oversight, and respect for the appraiser's professional judgment.

At both the state and federal levels, we've championed the need for fee transparency, ensuring that consumers know where their money goes and that appraisers are not unfairly blamed for fees retained by third parties. We've consistently supported policies that uphold the requirement for customary and reasonable fees—because quality valuations deserve fair compensation.

We've also been a national leader in strengthening oversight of Appraisal Management Companies (AMCs). Appraisers are subject to rigorous standards, state licensure, and disciplinary review—yet AMCs often operate under lighter regulatory structures. We've worked to level that playing field by helping craft and support legislation that holds AMCs to higher standards of accountability and fairness.

Importantly, our work goes beyond protecting appraisers: it benefits homebuyers, lenders, and taxpayers by helping maintain a valuation system rooted in independence and integrity. By standing up for professional standards, we help ensure that the valuation process remains a safeguard for sound lending and consumer protection.

In recent years, we've responded to new challenges with proactive solutions. As technologies like automated valuation models, hybrid appraisals, and property data collection tools have entered the market, we've emphasized that innovation must be paired with responsibility. We've advocated that appraisers remain at the center of valuation, even in evolving models, and that any delegation of data collection must come with training, standards, and clear accountability.

We've also helped educate lawmakers and regulators about the critical distinction between valuation tools and the professional judgment of a trained appraiser. Thanks to these efforts, the Appraisal Institute is now frequently called upon to

provide expertise in shaping the future of valuation policy, from housing finance reform to modernization initiatives.

Our advocacy is strengthened by our partnerships. We collaborate with a broad range of stakeholders including consumer groups, veterans' organizations, and government agencies—to develop policies that reflect a shared commitment to fairness, transparency, and professionalism in the real estate process.

We're not just present in Washington, D.C., and our state capitals, we're leading. From drafting model legislation to influencing federal guidance, the Appraisal Institute continues to be at the forefront of public policy conversations that affect appraisers and the consumers they serve.

We are proud of what we've accomplished, but we are not resting. We are continuing to advocate, educate, and lead. Our profession is vital, and our mission is clear: to promote and protect the role of appraisers in a real estate system that values quality, independence, and public trust. That's what we're fighting for every day.

News From National ...

On-Line Education:

Learn at your own pace anytime, anywhere.

Top-notch Appraisal Institute courses and seminars come straight to your desktop with online education! Learn from any computer anywhere, whenever you have time. It's easy, convenient and a great way to get the education you want. Check out the current course listing now!

<https://appraisalinstitute.org/education/search>

Online Education click-through

URL: <https://appraisalinstitute.org/education>



Appraiser Diversity Initiative The Appraiser Diversity Initiative is the premier nationwide program designed to attract new entrants to the real estate appraisal field while fostering diversity in the profession.

Working through the National Urban League's Regional Entrepreneurship Centers, the Appraiser

Diversity Initiative is designed to reach diverse, talented candidates and educate them about the appraisal profession; provide resources for interested candidates to help them get on a path to success; and offer guidance from appraisers employed by Fannie Mae and Freddie Mac.

<https://www.appraisalinstitute.org/advocacy/appraiser-diversity-initiative>



Chapter Service Hours & Outside Education

Instructions on how you can enter outside Continuing Education and service hours can now be found here: <https://appraisalinstitute.org/why-join/join-pdfs/how-to-self-report-ce> Chapter service falls under Service to the Appraisal Institute for Designated members & Associate Members wishing to receive AI CE points for that service. AI professionals will need to submit those hours themselves by logging in to their AI account.

Webinars If you are wondering where you can find Appraisal Institute recorded webinars, they are accessible from the Appraisal Institute website under the "Insights and Resources" section or by clicking here: <https://www.appraisalinstitute.org/insights-and-resources/insights/trending-topics>

Scholarships Appraisal Institute Education and Relief Foundation (AIERF) offers numerous scholarships for AI professionals pursuing either their designation or state certification. Additional information and submission requirements are available on the AIERF website. If you have any questions regarding the scholarships, please email aierf@appraisalinstitute.org or call 312-335-4133.

Appraisal Institute Upcoming Events

July 17: Region V 3rd Q meeting (virtual)

August 14-15: AI Board of Directors 3rd Q Meeting

October 7: Joint Region meeting – San Diego

October 8: CLP – San Diego

November 13-14: AI Board of Directors 4th Q Meeting

FREE Student Affiliate Membership!

No Annual Dues! Access to the prestigious Lum Library! Discounts on education & publications! Complimentary Subscriptions to the award-winning Valuation magazine and The Appraisal Journal! Access to many additional **AI Benefits!** Questions? admissions@appraisalinstitute.org (312) 335-4111

Updates from the National Office

New Membership Support Links

[Associate Member Policy Manual](#)

[Designated Member Statuses](#)

[Designated Member Readmission: An Overview](#)

[Candidate for Designation Policy Manual](#)

[Candidate Resources](#)

[AI Continuing Education Program Overview](#)

Appraisal Institute Member Benefits As an Appraisal Institute member, you belong to a welcoming community, with access to discounted best-in-class education and publications, exclusive offers on industry tools, and invaluable resources. Check out the link below for resources and discounts:

<https://www.appraisalinstitute.org/insights-and-resources/resources/ai-professional-benefits/additional-benefits>

REGIONAL V SCHOLARSHIP MONEY AVAILABLE!

The Region offers education scholarships for the MAI and SRA designation advanced level courses that are sponsored by Region V Chapters and the Capstone Program, which is sponsored by National. The scholarships do not apply toward online courses. The app is available through Lisa Weiss.

Appraisal Institute Member Benefits

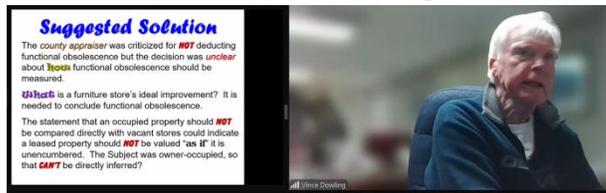
As an Appraisal Institute member, you belong to a welcoming community, with access to discounted best-in-class education and publications, exclusive offers on industry tools, and invaluable resources. Check out the link below for resources and discounts: <https://www.appraisalinstitute.org/insights-and-resources/resources/ai-professional-benefits/additional-benefits>

Fair Value, Market Value, Fair Market Value

On Monday, May 19th, the chapter offered the new 7 hour seminar on zoom, instructed by Vince Dowling, MAI, SRA. This seminar was developed because words can have more than one meaning. Even the simple term market value can have a different meaning to a real estate appraiser than it does to a business appraiser, an accountant, or an attorney. Among real estate appraisers, there can be differences of opinion as to the proper basis of a valuation for a property tax assessment, a condemnation action, or a financial report. The laws are not generally written by appraisers, and the various codes and case law can be inconsistent and hard to interpret. The USPAP standards require that an appraiser not only state the type and definition of value, but also “include any comments needed to clearly indicate to the intended users how the definition is being applied.” The seminar relied heavily on examples and case studies to help understand the diverse ways terms are



used and think through how to address the differences when confronted with them in an assignment. This seminar was intended to help illustrate different interpretations of key valuation concepts, so that you can effectively report how they have been applied in a particular assignment.



Bluegrass Chapter of the Appraisal Institute



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The Appraisal Institute is the leading professional association of real estate appraisers. The Appraisal Institute’s Code of Professional Ethics and Standards of Professional Practice comprise requirements for ethical and competent practice, and advance equal opportunity and nondiscrimination in the appraisal profession. The Appraisal Institute’s work includes an array of professional education and advocacy programs, and stewardship of the highest level professional credentials in residential and commercial real estate appraisal. Organized in 1932, the Appraisal Institute conducts its activities in accordance with applicable federal, state and local laws. Individuals of the Appraisal Institute benefit from an array of professional education and advocacy programs, and may hold the prestigious MAI, SRPA, SRA, AI-GRS, and AI-RRS designations.

2025 Chapter Officers and Directors

- President Kris Mueller, MAI, SRA
- Vice President Larry Disney, SRA
- 2nd VP Kristen Deibler, MAI
- Treasurer Ryan Bays, SRA, AI-RRS
- Secretary Sally Pike
- Director Ben Baker, MAI
- Director Jonathan Beery, MAI
- Director Elliott Borris
- Director Whit Darby, SRA
- Director Wayne Lanham, MAI, AI-GRS
- Director Nicholas McWhorter, SRA
- Director Derrick Scott, MAI, SRA
- Past President Lisa Keaton, MAI