



CELEBRATING
55 YEARS

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2022 CT Chapter of the Appraisal Institute update - by Jacqueline Beauchaine

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Jacqueline Beauchaine
Appraisal Institute

As we welcome in 2022, I would like to personally thank the 2021 Connecticut Chapter of the Appraisal Institute officers and directors for their leadership/service during last year. They gave their time to help promote and strengthen the Appraisal Institute and appraisal profession. 2021 was a challenging year, but we managed to provide member services, educational offerings and networking opportunities utilizing available technology. Congratulations to Bryan Graham, SRA and Barry Cunningham, MAI, AI-GRS on their designation achievements. Thank you to Michelle Gamache, MAI; Casper Amodio, MAI; and Joshua Koladis, MAI for your years of service to the chapter.

On December 9th, 2021 the 2022 chapter slate of officers and directors were installed during our 4Q virtual meeting by Region IV chair, Peter Vimini, MAI. Congratulations.

Officers:

- President: Marc Nadeau, SRA
- Vice President: Eli Pascon, Jr., SRA
- Treasurer: Jennifer O'Neill, SRA
- Secretary: John Nitz, MAI

Board of Directors:

- Immediate Past President: Laurie Mentz Nichols, SRA, AI-RRS (2022);
- Board Member: Christopher Kerin, MAI (2020 – 2022);
- Board Member: Arnold Grant, MAI, AI-GRS (2020 – 2022);
- Board Member: Josephine Aberle, MAI (2021 – 2023);
- Board Member: David Ubaghs, MAI (2022 – 2024);
- Board Member: Dennis Chanski, SRA (2022 – 2024); and
- Board Member: Cristin Tilki, MAI, SRA (2022 – 2024).

The 2022 Chapter Nominating Committee will begin their process for selecting candidates for the 2023 slate of chapter officers and directors within the coming months, if you have an interest in being on the chapter board of directors, please contact the chapter office.

Current opportunities to serve on the 2022 chapter committees.... Education, Candidate Guidance, Government Relations, Public Relations. Bonus - Members are eligible to receive CE points towards their designation CE requirements for service. Inquire at Connecticut_chapte@sbcglobal.net.

2022 is a State of Connecticut real estate appraiser continuing education renewal year and we are looking forward to providing in-person and virtual educational offerings to meet your April 30th renewal needs with the support of the CT Appraisal Education Foundation. As a reminder, you must have 28 hours of approved continuing education credit hours including the seven-hour National USPAP and four-hour CT Appraisal Law Update with Supervisory/Provisional Appraiser Education Module. CE cycle is May 1, 2020 – April 30, 2022.

Upcoming Educational offerings include:

2022 - 2023 7-Hour National USPAP Update Course

- January 5, at Courtyard by Marriott - Orange/New Haven - Instructor: R. Bruce Hunter, MAI.
- February 17 -Virtual Classroom via Zoom - Instructor: R. Bruce Hunter, MAI.
- March & April Offerings – TBA.

2020 - 2022 CT Appraisal Law Update with Supervisory/Provisional Appraiser Education – 4 hours CE

- January 25 - 1:00 pm - 5:00 pm Virtual Classroom via Zoom - Instructor: John Galvin, MAI.
- February, March April Offerings - TBA.

Valuation Overview of Accessory Dwelling Units - 7 Hours CE – NEW SEMINAR!

- February 3 - Virtual Classroom via Zoom - Instructor: Alan Hummel, SRA.

Many markets are reporting a housing shortage particularly in the affordable housing sector. As a result, municipalities are updating their zoning laws to allow one or more accessory dwelling units (ADUs) to be added to single-unit housing. If you are an appraiser involved in residential valuation where ADUs are part of this growing trend, this seminar is for you. It provides an overview on ADUs focusing on the description, legal concerns, valuation methods, and techniques needed to value them. You'll learn about the valuation challenges and discover how the recent changes in the secondary mortgage market selling guidelines now provide more guidance and flexibility in valuing and financing ADUs. This seminar will help you complete appraisal assignments with ADUs competently.

- Understand the role ADUs play in the housing market.

- Identify reasons ADUs are commonly added to an existing improvement.
- Recognize characteristics of the most common buyers and renters of ADUs.
- Apply the appropriate highest and best use analysis for ADUs as improved properties.
- Identify the zoning criteria that may limit ADUs.
- Understand secondary mortgage market appraisal guidelines and government appraisal guidelines and requirements.
- List data challenges that complicate the assignment.

Solve short ADU dilemmas using valuation methods

Additional Educational offerings to be scheduled prior to renewal deadline include Economic Outlook – 2 hours CE and Update on Developments at the Tax Court and Mock Pretrial Settlement Conference – 2 hours CE.

For additional information or to register, please visit the Chapter website at www.ai-ct.org

Thank you for your continued support of the Chapter and Appraisal Institute.

Here's to a healthy, happy and prosperous New Year!

Jacqueline Beauchaine executive director Appraisal Institute Connecticut Chapter, Region III and Region IV.

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