



# IDFPR

## Illinois Department of Financial and Professional Regulation

Division of Real Estate

[idfpr.illinois.gov](http://idfpr.illinois.gov)

**JB PRITZKER**  
Governor

**MARIO TRETO, JR.**  
Secretary

**LAURIE MURPHY**  
Director

**Illinois Department of Financial & Professional Regulation  
Division of Real Estate  
Real Estate Appraisal Administration and Disciplinary Board  
("The Real Estate Appraisal Board")**

### Open Minutes

Date: December 10, 2024

Call to Order: 10:01 a.m. – Jonathan Michie

Location: Illinois Department of Financial and Professional Regulation "IDFPR" /Division of Real Estate "DRE"  
555 West Monroe Street, 5<sup>th</sup> Floor, Conference Room 5C5  
Chicago, Illinois 60661  
And  
Via Interactive Video Conference at IDFPR  
320 West Washington Street, 2<sup>nd</sup> Floor, Conference Room 258  
Springfield, Illinois 62786

Board Members Present: Douglas Anderson, Gail Lissner, Cecelia Marlow, Patricia McGarr, Jonathan Michie, Ken Mrozek, Christopher Posey, Brian Weaver (Non-Voting)

Board Member Absent: Faiq Mihlar

Staff Members Present: Jeremy Reed – Deputy Director of the Division of Real Estate, Adrienne Levatino – Associate General Counsel, Nathaniel Chandler - Chief of Licensing and Education, Brian Weaver – Appraisal Coordinator, Home Inspection and Auction, Merle Shearer – Chief of Prosecutions, Hector Rodriguez – Chief of Investigations, Daniel Kazlauski – Staff Attorney, Jennifer Rossiter Moreno – Operations Manager, Mamadou Sow – Investigations Intern, Deb Malinowski – Board Liaison, Susan Sigourney – Appraisal Board Liaison

Guests Present: Jim Blaydes, Melissa Cannata, Richard deVerdier, Chelle Fortner, Scott Reuter, Randy Neff, Bruno Zaucha

<b>TOPIC</b>	<b>DISCUSSION</b>	<b>ACTION</b>
<b>Call to Order</b>	<p>Chairperson Jonathan Michie opened the meeting.</p> <p style="text-align: center;">Attendance Taken:            Douglas Anderson – present            Gail Lissner - present            Cecelia Marlow – present            Patricia McGarr - present            Jonathan Michie – present            Ken Mrozek – present            Christopher Posey – present</p>	The meeting was called to order at 10:01 a.m.
<b>Review and Approval of Board Minutes</b>	The Board reviewed the Open Minutes from the November 12, 2024, Appraisal Board meetings.	A motion was made by McGarr and seconded by Lissner to approve the Open Minutes as presented from the November 12, 2024, Appraisal Board meeting. The motion carried unanimously.
<b>Public Comments</b>	There were no public comments.	
<b>Licensing and Education Report</b>	<p>The Licensing Report for activity conducted in November 2024 was available in SharePoint for the Board to review. A copy of the report is attached to and made a part of these minutes.</p> <p>Nathaniel Chandler updated the Board on the AMC renewal which expires at the end of this month. Approximately 56% of the AMCs have renewed. After December 31, 2024, AMCs may continue to renew online for a month with a late fee assessed.</p> <p>Nathaniel Chandler also updated the Board on the Appraisal Education Provider and Appraisal Education Course renewal which expires at the end of this month. Approximately 50% of the education providers have renewed; 43% of qualifying education courses have renewed; and 35% of</p>	

	<p>the continuing education courses have submitted renewals thus far.</p> <p>Mary Crocker reported that since the last Board meeting, the following have been approved:</p> <ul style="list-style-type: none"> <li>3 Education Courses</li> <li>5 log audits</li> <li>0 Out of State CE request</li> <li>0 Non-Student Activity</li> <li>2 Endorsement Application</li> <li>2 Application Reviews</li> </ul>	
<b>Investigations Report</b>	The Investigations Report through the month of November 2024 was available in SharePoint for the Board to review. A copy of this report is attached to and made a part of these minutes.	
<b>Prosecutions Report</b>	The Prosecutions Report through the month of November 2024 was available in SharePoint for the Board to review. A copy of this report is attached to and made a part of these minutes.	
<b>Appraisal Education Course Approval</b>	<p>Appraisal courses reviewed and approved by Douglas Anderson:</p> <p>ASFMRA (QE) Basic Appraisal Principles Online, 30 hours</p> <p>Appraiser eLearning (CE) CARR: 4 Secrets to a Great Appraisal Asynchronous, 4 hours</p> <p>Appraisal course reviewed and approved by Jonathan Michie:</p> <p>Greater St. Louis Chapter (CE) What do Comparable Sales Value Determination and Tax Court have in Common, 2 hours.</p>	<p>A motion was made by Anderson and seconded by McGarr to recommend approval of the 3 Appraisal Education applications reviewed by the Board members and presented by Mary Crocker. The motion carried unanimously.</p>
<b>Formal Hearing Schedule</b>	There are no formal hearings scheduled.	
<b>Old Business</b>	There was no old business to discuss.	

<p><b>New Business</b></p>	<p>Jonathan Michie introduced Scott Reuter from Freddie Mac.</p> <p>Mr. Reuter explained that Freddie Mac is focusing on improving the following in appraisal reports:</p> <ul style="list-style-type: none"> <li>• Improved appraisal quality and appraisal accountability.</li> <li>• Market conditions and market condition analysis.</li> <li>• Time adjustment tracking,</li> <li>• Gross living area adjustments which are indicated in a high percentage of appraisal reports, however, there are no notes as to how the overall adjustment rate was derived.</li> <li>• New tools and technology available for appraisers to help with improving accuracy and more consistency in measurements.</li> <li>• Text Detection: more objective reporting versus subjective and more opinion related reports. Prohibiting discrimination and veiled language that could be prohibited by The Fair Housing Act.</li> <li>• Leading appraisers to Freddie Mac published information on property data collections and property data collector qualifications.</li> </ul> <p>There was much discussion regarding these issues with the Board and Mr. Reuter. There was also discussion regarding data collectors.</p>	
<p><b>Motion to go into Closed Session</b></p>	<p>Roll Call Vote Taken  Douglas Anderson – yes  Gail Lissner - yes  Cecelia Marlow – yes  Patricia McGarr - yes  Jonathan Michie – yes  Ken Mrozek – yes  Christopher Posey – yes</p>	<p>A motion was made by Anderson and seconded by Posey to go into Closed Session as permitted by Section 2 (c) (4) and (15) of the Open Meetings Act at 10:57 a.m. The motion carried by roll call vote.</p>

<p><b>Closed Session:</b></p>	<p>The closed minutes from the November 12, 2024, meeting was reviewed by the Board.</p> <p>The Board deliberated on disciplinary actions.</p>	
<p><b>Motion to go into Open Session</b></p> <p><b>Approval of November 12, 2024, Closed Minutes</b></p> <p><b>Ratify Actions Taken in Closed Session</b></p> <p><b>Closed Minutes Remain Closed</b></p> <p><b>Recommendations</b></p> <p><b>The Board signed no Finding of Fact, Conclusions of Law, and Recommendations to the Director</b></p> <p><b>Orders</b></p>	<p>There were no cases for deliberation.</p> <p>There were 3 Consent to Administrative Supervision Orders for the Board to review in Closed Session.</p> <p>The Board received a report reflecting that there was one final action by the Director on a Consent Order previously signed by the Board: Case# 2011-08728 Ernest Kilgallon Jr.</p>	<p>A motion was made by Posey and seconded by Lissner to go into Open Session at 11:11 a.m. The motion carried unanimously.</p> <p>A motion was made by Posey and seconded by Lissner to approve the Appraisal Board Closed Minutes from November 12, 2024. The motion carried unanimously.</p> <p>A motion was made by Posey and seconded by Mrozek to ratify the Board's actions taken in Closed Session. The motion carried unanimously.</p> <p>A motion was made by Posey and seconded by Lissner that minutes of the Closed Sessions of the Appraisal Board remain closed. The motion carried unanimously.</p> <p>The Board signed 3 Consent to Administrative Supervision Orders.</p>

<b>Adjournment</b>	The next meeting is scheduled for January 14, 2025.	A motion was made by Posey and seconded by Anderson to adjourn the meeting at 11:15 a.m. The motion carried unanimously.
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# Licensing Report

November 2024

Prepared by Nathaniel Chandler

**Filtered By**

- Board = APPRAISAL
- START DATE = 11/01/2024
- END DATE = 11/30/2024

12/2/2024 at 3:58:17 PM

Profession	ProfessionDescription	Sponsor_Chg	Applications	Initial_lic	Transitions	Renewals	Active_Licenses
553	Certified General Real Estate Appraiser	0	2	4	0	0	1,399
555	Licensed Appraiser Education Provider	0	0	0	0	3	17
556	Certified Residential Real Estate Appraiser	0	7	3	0	0	1,715
557	Associate Real Estate Trainee Appraiser	0	2	2	0	0	350
558	Appraisal Management Company	0	0	1	0	11	140
572	Temporary Practice Real Estate Appraiser	0	13	10	0	1	41
573	Licensed Appraiser Pre-Lic Course	0	1	0	0	36	102
575	Licensed Appraiser CE Course	0	8	3	0	104	400
<b>Totals</b>		0	33	23	0	155	4,164

**Illinois Real Estate Appraiser Program**

From: 11/1/2024 To: 11/30/2024

		Pass		Fail		Total
		N	%	N	%	N
Certified Residential Appraiser Examination	First Time	3	100.00	0	0.00	3
	Repeat	0	0.00	0	0.00	0
	<b>Total</b>	3	100.00	0	0.00	3







**APPRAISAL PROSECUTION REPORT 2024**

**November**

	Pending /Open Cases	AP cases less than 2 months	AP cases over 3 months	AP cases over 6 months	AP cases over 9 months	AP cases over 12 months	AP cases over 24 months	Formal Complaints Filed	Informal Conferences held	New Cases Rec'd	CLOSED	CLOSED Admin	CLOSED Admin Warn Letter	Closed CE with memo	CLOSED Formal Order	CLOSED: Consent Order	CLOSED: Non-Disc Order / CAS	IL Inc Tax	Motion for Rehearing filed
<b>JANUARY</b>	12	1	4	2	2	3	0	1	2	1	6	1	0	0	2	0	3	0	0
<b>FEBRUARY</b>	11	2	1	3	0	5	0	2	0	2	3	0	1	0	0	0	2	0	0
<b>MARCH</b>	10	4	0	3	0	3	0	0	0	2	3	0	1	0	0	2	0	0	0
<b>APRIL</b>	10	4	1	3	0	2	0	1	0	4	4	3	0	0	0	1	0	0	0
<b>MAY</b>	13	9	1	2	0	1	0	1	1	5	2	0	0	0	0	1	0	0	1
<b>JUNE</b>	11	7	2	0	1	1	0	0	0	2	4	0	0	0	0	2	2	0	0
<b>JULY</b>	12	4	5	1	1	1	0	0	0	3	2	0	0	0	1	0	0	1	0
<b>AUGUST</b>	15	5	7	1	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0
<b>SEPTEMBER</b>	14	4	6	2	0	2	0	1	2	1	2	1	0	0	0	0	0	1	0
<b>OCTOBER</b>	12	3	4	3	0	2	0	0	0	2	4	2	0	0	0	1	1	0	0
<b>NOVEMBER</b>	12	2	3	4	0	2	1	0	3	2	2	0	0	0	0	1	1	0	0
<b>DECEMBER</b>											0								
<b>TOTAL</b>								6	8	27	32	7	2	0	3	8	9	2	1

NEW CASES		RECEIVED							Nov	
investigations	applicant w/criminal	CE	applicant sister discipline	tax	child support	petition for hearing	reopen	USPAP	petition for restoration	TOTAL
0	0	0	0	0	0	0	2	0	0	2