



IDFPR

Illinois Department of Financial and Professional Regulation

Division of Real Estate

idfpr.illinois.gov

JB PRITZKER
Governor

MARIO TRETO, JR.
Secretary

LAURIE MURPHY
Director

Real Estate Appraisal Administration and Disciplinary Board **Minutes of Open Session**

Meeting Date: December 9, 2025

Location: IDFPR - Division of Real Estate
555 West Monroe Street 5th Floor, Conference Room 5C5
Chicago, IL 60661
And
Via Interactive Video Conference
320 West Washington Street, 2nd Floor, Conference Room 258
Springfield, IL 62786

Board Member(s) Present:
At Chicago Location: Douglas Anderson, Gail Lissner, Salvatore Louise, Patricia McGarr,
Jonathan Michie, Ken Mrozek, Brittini Trueblood, Brian Weaver (Non-
Voting)

Board Member Present
In Springfield Location: Faiq Mihlar

Board Member Present
Via WebEx: Paul David Brown

Board Member Absent: Christopher Posey

Division Staff Present: Jeremy Reed – Deputy Director of the Division of Real Estate
Nathaniel Chandler – Chief of Licensing and Education
Adrienne Levatino – Associate General Counsel
Merle Shearer – Chief of Prosecutions
Hector Rodriguez – Chief of Investigations
Kim Prickett – Operations Manager
Mary Crocker – Appraisal Education
Susan Sigourney – Board Liaison
Maria Lopez – Board Liaison

Guest(s) Present: Cynthia Dyce Johnson
Jamie Illingworth – The CE Shop
Randy Neff – ICAP
Maureen Sweeney

Call to Order: The meeting was called to order at 10:01 a.m. by Chair Jonathan Michie. The Board members present constituted a quorum of the Board.

A motion was made by Lissner and seconded by Mrozek pursuant to Section 7 (a) of the Open Meetings Act to allow Paul David Brown to attend this meeting by other means because they were prevented from physically attending for employment purposes. The motion carried unanimously.

Approval of Minutes: Board members reviewed the Minutes of the Open Session of the November 18, 2025, Appraisal Board meeting. A motion was made by McGarr and seconded by Trueblood to approve those minutes. The motion carried unanimously.

Public Comments: There were no public comments.

Staff Reports:

Licensing: The Licensing Report for activity conducted in November 2025 was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Nathaniel Chandler explained that the Appraisal Subcommittee compliance review was completed last month.

Nathanial Chandler informed the board that a continuing education fact sheet for the 2027 appraisal renewal will be available on the website in January 2026.

Education: Mary Crocker reported that since the last Board meeting, the following have been approved: six appraisal education courses; two log audits; two out of state continuing education (CE) courses; four endorsement applications; and seven application reviews.

A motion was made by Anderson and seconded by McGarr to recommend approval of the six appraisal education course applications reviewed by Board members:

Appraisal Courses reviewed and approved by Douglas Anderson:

- ASFRMA (CE) Appraising Ag Facilities Equine Seminar, 8 hours.
- Equity Education (CE) 2026-2027 7 Hour National USPAP, 7 hours.

Appraisal Course reviewed and approved by Gail Lissner:

- Champions School of Real Estate (CE) 2026-2027 7 Hour National USPAP, 7 hours.
- Champions School of Real Estate (QE) 2026-2027 15 Hour National USPAP, 15 hours.

Appraisal Courses reviewed and approved by Christopher Posey:

- The CE Shop (CE) The Appraisal Tech Toolkit Asynchronous, 7 hours.
- The CE Shop (CE) 2026-2027 National USPAP Synchronous, 7 hours.

Investigations:

The 2025 Investigations Report through the month of November was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Prosecutions:

The 2025 Prosecutions Report through the month of November was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Formal Hearing Schedule:

There are no formal hearings scheduled.

Old Business:

There was no Old Business.

New Business:

Adrienne Levantino explained that WebEx invites will no longer be sent to the Members of the Public. All information and a WebEx link will be available on the agenda posted on our website, effective January 1, 2026.

Brian Weaver provided legislative language regarding evaluators from other states that license appraisers to the Appraisal Board for their review. There was much discussion regarding the definition and actions of evaluators in Illinois.

Closed Session:

A motion was made at 10:42 a.m. by Anderson and seconded by Lissner to enter Closed Session for the purposes set forth in Sections 2(c)(4), (15) and 21 of the Open Meetings Act. The Motion was passed unanimously upon a roll call vote.

Review of Minutes:

The Board reviewed the closed minutes of the November 18, 2025, Appraisal Board meeting.

Deliberations:

The Board deliberated on pending disciplinary matters.

Motion To Return to Open Session:

A Motion was made at 11:01 a.m. by Lissner and seconded by Mrozek to return to open session. The Motion carried unanimously.

Approval of Closed Minutes:	A motion was made by Lissner and seconded by Louise to approve the minutes of the closed session of the November 18, 2025, Board meeting as presented and to keep them closed. The motion carried unanimously.
Ratify Actions Taken in Closed	A motion was made by Trueblood and seconded by McGarr to ratify the recommendations made by the Board in Closed Session. The motion carried unanimously.
Recommendations:	There were no deliberations for the Board to consider.
Orders:	There were two Consent to Administrative Supervision Orders for the Board to consider. Board members signed two Consent to Administrative Supervision Orders on behalf of the Board.
Minutes Remain Closed:	A motion was made by McGarr and seconded by Lissner that the minutes of all the closed sessions of the Appraisal Administration and Disciplinary Board remain and be kept closed. The motion carried unanimously.
Adjournment:	There being no further business, a motion was made at 11:02 a.m. by Mrozek and seconded by McGarr to adjourn the meeting. The motion carried unanimously.

CERTIFIED GENERAL APPRIASERS 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	6	5	8	4	6	2	4	3	7	7	5	
RENEWALS	2	1	0	0	0	0	282	235	723	34	4	
2025 TOTAL ACTIVE	1,410	1,415	1,423	1,428	1,432	1,426	1,430	1,436	1,443	1,447	1,306	

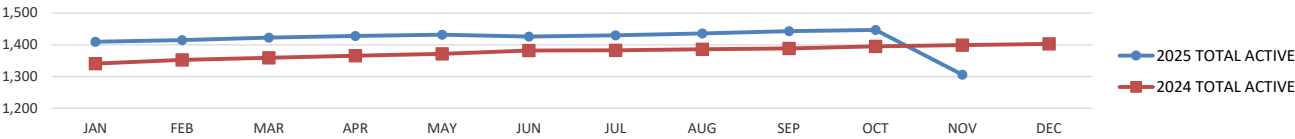
CERTIFIED RESIDENTIAL APPRIASERS 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	2	2	1	2	1	1	4	5	0	0	0	
RENEWALS	0	0	0	1	0	0	246	294	917	36	2	
2025 TOTAL ACTIVE	1,717	1,719	1,719	1,720	1,719	1,711	1,716	1,719	1,716	1,714	1,504	

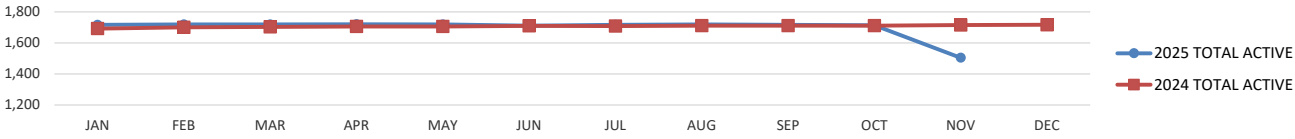
TRAINEE APPRIASERS 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INITIAL LIC.	5	5	5	8	11	9	6	9	7	5	7	
RENEWALS	1	1	0	0	0	0	31	30	174	26	2	
2025 TOTAL ACTIVE	352	355	357	365	373	378	379	381	388	393	294	

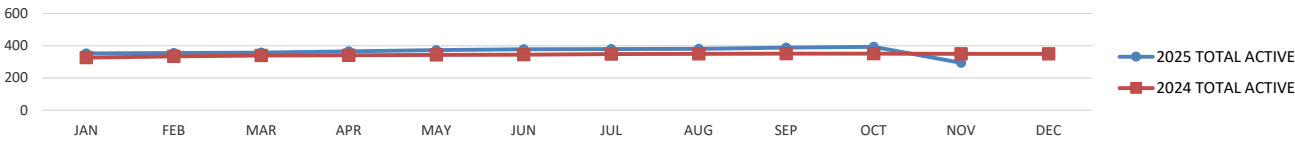
2025 vs 2024 Active Certified General Appraisers by Month



2025 vs 2024 Active Certified Residential Appraisers by Month



2025 vs 2024 Active Trainees by Month



Licensing Report

Prepared by Nathaniel Chandler

November 2025

Filtered By

- Board = APPRAISAL
- START DATE = 11/01/2025
- END DATE = 11/30/2025

12/1/2025 at 3:15:29 PM

Profession	ProfessionDescription	Sponsor_Chg	Applications	Initial_lic	Transitions	Renewals	Active_Licenses
553	Certified General Real Estate Appraiser	0	6	5	0	4	1,306
555	Licensed Appraiser Education Provider	0	0	0	0	0	18
556	Certified Residential Real Estate Appraiser	0	2	0	0	2	1,504
557	Associate Real Estate Trainee Appraiser	0	7	7	0	2	294
558	Appraisal Management Company	0	0	0	0	0	123
572	Temporary Practice Real Estate Appraiser	0	19	15	0	0	86
573	Licensed Appraiser Pre-Lic Course	0	1	0	0	0	97
575	Licensed Appraiser CE Course	0	5	7	0	0	387
Totals		0	40	34	0	8	3,815

Illinois Real Estate Appraiser Program

From: 11/1/2025 To: 11/30/2025

		Pass		Fail		Total
		N	%	N	%	N
Certified General Appraiser Examination	First Time	1	100.00	0	0.00	1
	Repeat	1	100.00	0	0.00	1
	Total	2	100.00	0	0.00	2
Certified Residential Appraiser Examination	First Time	0	0.00	2	100.00	2
	Repeat	0	0.00	6	100.00	6
	Total	0	0.00	8	100.00	8



APPRAISAL INVESTIGATIONS REPORT

NOVEMBER 2025

	Current Appraisal Caseload	Cases over 1 Year old	New Appraisal Cases Received	Referred to Prosecutions	Cases Closed in Investigations	
JANAURY	6	0	3	2	0	
FEBRUARY	6	0	1	0	1	
MARCH	8	0	3	0	1	
APRIL	7	0	3	2	2	
MAY	6	0	1	1	1	
JUNE	3	0	0	1	2	
JULY	5	2	5	2	1	
AUGUST	3	2	2	3	1	
SEPTEMBER	4	0	4	3	0	
OCTOBER	2	0	3	3	2	
NOVEMBER	3	0	1	0	0	
DECEMBER						
TOTAL			26	17	11	

APPRAISAL PROSECUTION REPORT 2025
NOVEMBER

	Pending /Open Cases	AP cases less than 3 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
JANUARY	13	6	1	3	0	1	2	2	1	4	1	0	0	0	1	0	0	0	0
FEBRUARY	13	6	1	3	0	1	2	1	0	3	3	0	0	0	0	2	1	0	0
MARCH	14	8	0	3	0	1	2	0	1	4	3	1	0	0	0	1	0	1	0
APRIL	16	7	3	2	1	1	2	0	0	3	0	0	0	0	0	0	0	0	0
MAY	10	6	0	0	2	1	1	1	1	38	44	3	0	0	0	1	36	3	1
JUNE	11	6	1	0	1	2	1	0	2	3	2	0	0	0	0	0	1	1	0
JULY	11	5	3	0	1	1	1	0	0	2	1	0	1	0	0	0	0	0	0
AUGUST	9	5	1	0	0	2	1	0	2	6	8	2	0	0	0	0	2	4	0
SEPTEMBER	12	7	2	0	0	2	1	1	1	4	1	1	0	0	0	0	0	0	0
OCTOBER	13	7	3	0	0	2	1	0	0	4	3	0	0	0	0	0	1	2	0
NOVEMBER	11	4	4	1	0	1	1	0	2	0	2	0	0	0	0	0	2	0	0
DECEMBER											0							0	
TOTAL											68							0	

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