

NDAA News

North Dakota Appraisers Association

Quarterly Newsletter – 2nd Quarter, 2025

President's Letter

Dear NDAA Members,

I hope you all had a wonderful Independence Day and have been able to enjoy some of our short but beautiful North Dakota summer.

It's already been a busy and productive year for the NDAA. We successfully wrapped up a strong legislative session where both of our sponsored bills passed with overwhelming support—an exciting milestone for our Association and the profession. We also hosted another high-quality continuing education course in late April.

As a follow-up to the recently passed Evaluations Bill, which takes effect on August 1, 2025, we will be offering a members-only webinar to help explain what the changes mean for the profession and your day-to-day practice. Please watch for registration details soon—this is an important opportunity you won't want to miss.

With a brief pause behind us, we will now begin to focus on the NDAA Board's annual Strategic Planning Session to be held in Bismarck on July 28th and 29th. This important event is the one time each year where Board members and Committee Chairs gather outside of a formal setting to brainstorm and openly discuss and express both near-term initiatives and long-term goals for the Association. It's also a chance for us to connect on a personal level, strengthen our teamwork, and celebrate the work we're doing together with a little bit of fun.

One of the primary agenda items this year will be our upcoming Board elections. The Nominations Committee will soon begin accepting candidates for three open seats on the 2026 NDAA Board of Directors. These are important leadership roles, and we encourage members from across the state and across all sectors of the profession to consider running. Even if you've never served in a leadership position before, don't let that stop you. Fresh perspectives are vital, and stepping up is one of the most meaningful ways to make a difference—not just for yourself, but for the appraisal profession in North Dakota.

I understand that getting involved can feel daunting, especially when time is tight and responsibilities are many. But the truth is, there may never be a “perfect” time. What matters most is that you care about where we're going and want to help shape that future. Whether through service on the Board or participation on one of our committees, there's a place for your voice, ideas, and energy.

Lastly, we'll be holding our next NDAA Board meeting on July 29th, immediately following the conclusion of Strategic Planning. The meeting will be held virtually and is open to all members. As always, the first 10 minutes will be dedicated to member comments, followed by updates and discussion from our planning session. Your participation is not only welcomed—it's essential to our continued growth and success.

Thank you again for your continued support and commitment to the NDAA. Together there's so much more we can accomplish.

Warm regards,

Wade

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Committee Reports

Bylaws/Policy:

There is not anything new to report for this committee.

- Committee Chair, Patricia Hodenfield

Government Affairs:

Both bills promoted by the Government Affairs Committee were signed into law by Governor Armstrong and will be effective as of August 1, 2025. Please refer to the first quarter newsletter for an in-depth overview of these bills. Since the end of the 2025 North Dakota Legislative Session, there is nothing new to report for this committee. We are putting together an informative educational event for Evaluations, do's, don'ts, what and why. More information to come. If you have any questions/concerns for the Government Affairs committee, the committee chair's, Mr. Dean Rylander, contact information can be found on the NDAА website.

- Committee Chair, Dean Rylander

Education/Events:

Hello NDAА! 2025 is moving fast! Thank you to those who attended our spring education event in Bismarck or online! We had 31 members participate in the class and it had great reviews! We are so happy to consistently be bringing you high quality education right here in North Dakota!

And on that note: we are excited to be planning our annual fall conference here in Fargo! It's our 10th Anniversary Conference and we can't wait to celebrate with you!! The dates will be October 27 and 28, 2025 at the Swiontek Center

at Gate City Bank. Craig Steinley will be bringing us USPAP one day and he will teach us 2 new ½ day courses from the Appraisal Institute on the second day that are based on what you need to know with working with the new appraisal form that all residential lending appraisals will be switching to. Note: there will be many yet-to-be-released classes offered from the Appraisal Institute for you to consider as well. I believe the last time I talked with Craig, they were designing 8 sub-set courses (all between 4 and 7 hours) being designed to break down the form into its varied uses (2-4 family, single family, condos/co-ops, etc.). We won't be able to bring all of the courses to you, but just know they will be on the horizon for you to pick and choose which ones you might want to take, depending on the type of work you do.



Spring Education Event

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News Flash: Effective January 1, 2026, there will be a brand new nationally required course for all appraisers to take every 2 years. For the spring class, we will be looking at bringing that to you. It is a 7 hour course that will be required, like USPAP, every 2 years (it is a class on Valuation Bias and Fair Housing Laws and Regulations that will be released January 1, 2026). Note: previous coursework you may have taken on Bias/Fair Housing does NOT qualify for the new requirements.

All new appraiser applicants for apprentice, licensure or certification will be required to complete the tested **8 hour** version of the course as part of their required core curriculum (**qualifying education**). This 8 hour course covers the same content as the 7 hour course, but has a 1 hour examination at the end, as required for qualifying education. After passing the 8 hour course, they will then be required to complete the 7 hour version every 2 years thereafter as continuing education. I am keeping in close contact with Jodie Campbell from the NDREAB on this new education development/requirement.

We will keep you posted on any new developments in education!

If you have questions, comments or would like to volunteer on this committee, please contact Kathy Huss at 701-261-0337 or at Kathyhuss@gatecity.bank.

-Committee Chair, Kathy Huss

Technology:

Over the past ±2 years, the NDAA Technology Committee has made significant strides in modernizing our digital infrastructure. Recently, we successfully implemented a SharePoint system to support the Board of Directors and improve organizational continuity. This platform has strengthened communication, enabled smoother transitions between BODs, and provided a more structured approach to data management.

In addition, we've completed a comprehensive overhaul of the NDAA website. The site now serves as a central hub for storing documentation of completed appraisal courses, while also functioning as our primary channel for sharing information with both members and the public.

As we approach this year's BODs Annual Summit, the committee will be gathering feedback to assess the effectiveness of both the SharePoint system and the website. This input will guide future improvements as we continue to explore ways to leverage technology to better serve the NDAA and its members.

-Committee Chair, David Whartnaby

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Membership & Marketing:

The NDAA's 1st Quarter 2025 Newsletter was completed and distributed to membership via email on April 15th, 2025. A link is available on the website if you did not receive an email. Development of the First Quarter Newsletter commenced with a look at the NDSU Real Estate Valuation Minor going live this upcoming fall semester.

Throughout this last quarter, the Membership and Marketing Committee worked on reaching out to non-renewing members via survey. The results will allow the Membership and Marketing Committee to better serve existing NDAA members. We thank all of our retiring members for their past commitments to the profession and the NDAA!

In the upcoming quarter, the Membership and Marketing Committee will be reaching out to apprentice appraisers who are non-members to make them aware of the free membership opportunity. Towards the end of the year, and closer to the renewal period, efforts will be made to reach out to all appraisers in the state who are non-members and of course existing members will not be overlooked.

Additional initiatives for the Membership and Marketing Committee will include:

- The continuing research and development of meaningful membership awards. The committee plans to ask for the board's guidance at the upcoming Strategic Planning Session, with a goal of having the policy and procedure for a new membership award finalized by the end of the year.
- Further, a subcommittee of the Membership and Marketing Committee, the Apprentice Taskforce, plans to review what has been accomplished within the last year and looking to the future to strategize additional initiatives for this critically important aspect of our appraisal profession.

If you have questions, concerns, suggestions or would like to serve on the NDAA Membership and Marketing Committee please contact Bill Gion at 701-690-7633 or gionappraisal@gmail.com or Alexandra Horner at 701-751-4496 or alexandra@boulderappraisal.com. We meet on an as needed basis, typically via Teams calls.

-Committee Co-Chairs, Bill Gion and Alexandra Horner

Important Topics, Links, & Reminders

Important Issue: NDSU Real Estate Valuation Minor

In response to the ongoing calls for the appraisal profession to address the "appraiser shortage," several industry leaders are taking proactive steps to lower barriers and introduce a new generation to the field of real estate appraisal. One such leader is Matthew Schlenvogt, Senior Vice President of Appraisal Operations at Gate City Bank and Vice Chair of the North Dakota Real Estate Appraisal Board (NDREAB). Mr. Schlenvogt has been instrumental in spearheading an initiative to establish a Real Estate Valuation Minor at North Dakota State University (NDSU). Through a series of communications, Mr. Schlenvogt graciously shared with the NDAA Membership and Marketing Committee the background, structure, and future plans for the program.

The NDSU Real Estate Valuation Minor was, in part, modeled after the South Dakota State University (SDSU) [Land Valuation and Real Estate Minor](#). The SDSU program was initially designed to equip students with the education as well as the hands-on experience necessary to qualify for a Certified Residential Appraiser license. However, at NDSU, the focus shifted to creating a program that would align with the university's existing academic framework, resulting in a focus solely on education.

As a result, the NDSU Real Estate Valuation Minor focuses on providing the qualifying education required for students to ultimately obtain their Certified Residential Appraiser license. Core courses include Business Law, Principles of Real Estate, Principles of Finance, Intermediate Appraisal of Real Estate, Real Estate Lending, and several electives. Upon completion of the minor, students would only need to take the 15-Hour USPAP course and the Supervisor/Trainee course (if they choose the traditional apprenticeship route) to fulfill the remaining requirements for licensure. While these courses differ from those typically offered by traditional education providers such as the Appraisal Institute or McKissock Learning, the program is fully accredited by the Appraisal Standards Board (ASB) for qualifying education. This approval means students can earn their minor while simultaneously completing their qualifying education.



Matthew Schlenvogt,
Senior Vice President of Appraisal Operations at
Gate City Bank, Vice Chair of NDREAB

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Professors have been appointed to teach these courses. The courses will be supplemented with insights from guest speakers and appraisers active in the local industry. The program will be going live in the fall and the courses are currently available for enrollment by NDSU students.

A key feature of the program is its ability to serve as an alternative entry point into the appraisal profession when combined with the PAREA (Practical Applications of Real Estate Appraisal) program (for further details on the PAREA program, please refer to the [NDAA Q4 2023 Newsletter](#)). Students who complete the NDSU Real Estate Valuation Minor, pass the 15-Hour USPAP course, and finish the AI PAREA program can obtain their Licensed Residential and/or their Certified Residential Appraiser licensure without following the traditional apprenticeship model. This pathway offers a unique and innovative approach to entering the profession, further reducing entry barriers and broadening access to the industry.

To ensure the program's sustainability, Mr. Schlenvogt plans to seek grant funding from the Appraisal Subcommittee, with the support of the NDREAB. Additionally, he intends to promote both the program and the appraisal profession by speaking to students in related disciplines, such as banking, construction, and real estate sales, at NDSU. He has also expressed interest in collaborating with the NDREAB to identify further opportunities to support aspiring appraisers and facilitate their entry into the profession.

This initiative represents a significant step forward in making the appraisal profession more accessible and well-known, particularly among North Dakota students who can now begin their journey toward licensure while still in college. We extend our sincere thanks to Mr. Schlenvogt for his ongoing dedication to this program and for sharing his valuable insights with the NDAA.

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Important Links:

NDSU Real Estate Valuation Minor: [NDSU Course Catalog](#)

The Appraisal Foundation: [Appraiser Talk Podcast](#)

North Dakota Appraisers Association: [NDAA Website](#)

North Dakota Appraisers Association: [Facebook](#)

Important News & Reminders:

- **Upcoming Elections:** Please start thinking about the upcoming 2026 NDAA Board of Directors elections and prepare your nominations. There will be 3 open Board of Director spots. Further instructions will be provided to membership via email.
- **Evaluations:** As of August 1, 2025 appraisers will be able to provide evaluations to financial institutions in the state of North Dakota. Please keep an eye out for an upcoming informational event by the NDAA to provide appraisers with further guidance on performing evaluations.
- **Newsletter Photos:** The Membership and Marketing Committee would like to welcome members to submit any NDAA related pictures for future newsletters. If you attend an NDAA event or are on an NDAA committee and grab a picture, feel free to send it to alexandra@boulderappraisal.com to be featured in future newsletters!

Membership Recognitions & Achievements:

Special Designations/Accreditations

If you or another appraiser have recently received a designation/accreditation please let us know at alexandra@boulderappraisal.com to be featured in future newsletters.

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Upcoming Events – 3rd Quarter, 2025

7/28/25: Strategic Planning Session – Bismarck, ND

7/29/25: Strategic Planning Session – Bismarck, ND

7/29/25: 12:30 PM CT: NDAA Board of Directors Meeting

Retired Member Spotlight

Name: Gerald (Gary) E. Bock

Question #1: *Where are you from and in what areas of the state did you appraise?*

I grew up in southwest ND near Amidon and graduated from New England HS.

I started appraising in SW ND in about 1985, while I was also working as a Farm Credit Counselor for the ND Ag Department. I covered most counties in SW ND during that time and was drawn to the appraisal profession due to the need for appraisals to be conducted for farm loan workouts. There was a distinct shortage of appraisers at the time and the level of expertise available was varied and inconsistent. Our family moved to Fargo-Moorhead in 1991, where I first worked with Braaten & Qualley Land Co. I later started my own company and did all types of appraisals. I was also a licensed real estate agent at the time, which gave me good exposure to the agricultural market.



After running my appraisal company for about 9 years, I went to work for the City of Moorhead, where I was an assistant city assessor and Development Services Manager. I performed mass appraisals for residential, apartments, commercial and industrial properties for tax equalization purposes.

Because I also had experience at this time doing small Right of Way appraisal work, I also was involved in securing appraisers for and reviewing appraisals for the City as part of economic development projects which often included acquisition of easements.

I received training for Relocation under the Uniform Relocation and Real Property Acquisition Act and performed some relocation activities for the City.

Question #2: *How did you get started in the appraisal profession?*

I got started in the appraisal profession by working with Gary Bleth and Fred Dohrman in Dickinson dba Appraisals, Inc. Most of my work there was residential, but I also did contract work for FSA in several counties from 197-1991. USPAP was just coming in at that time, so I took all of the necessary classes for licensing early on.

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Question #3: *What advice do you have for anyone entering the appraisal profession?*

My advice is to get as much education as possible as soon as you can. In the early days it was difficult and most of the courses I took required week long sessions from the Appraisal Institute that I took in Phoenix, Minneapolis and other locations. I took my first USPAP course from the International Right of Way Association in Bismarck in about 1990 or 1991. It is much easier to get education now since most everything can be taken online, eliminating the need for costly travel.

Question #4: *What was a highlight of your career?*

I would say the most satisfying part of my career was to counsel farmers who were going through tough times back in the 80's farm crisis. Along with completing major re-development projects such as the 34th Street and I-94 interchange in Moorhead. It is at the intersection of several townships and required a major amount of title work, planning, acquisition and relocation work. Another project that I worked on involved a oil pipeline running through a Native American Reservation, which exposed me to a whole new set of real estate laws and concepts because we were working in a sovereign nation. The estimated damages in that case ran into hundreds of millions of dollars and to the best of my knowledge has not been settled between all of the parties yet. I have also enjoyed working as a court appointed referee and litigation consultant for condemnation and real estate claims cases.

Question #5: *What benefit did you see in being part of the NDAA?*

The benefit of NDAA membership is to provide a forum for the exchange of information and suitable practices which are not always covered by course work. The bigger idea should be to work cooperatively with other licensed appraisers as colleagues and not as competitors.

Question #6: *What has been the biggest change in the profession since you first entered?*

The biggest change in the profession is the implementation of technology. Photos were taken with 35mm cameras and inserted in the report without the benefit of scanning. Also maps relevant to the assignment were created by hand from source material and labeled and inserted in the report in a similar manner. Although early computers did word processing there was no effective way to merge repeating data that might come from a spreadsheet into the report. New appraisers don't fully appreciate how good they have it!!

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Question #7: *What do you see as the biggest challenges facing the appraisal profession?*

The biggest challenge facing the appraisal profession appears to be consolidation of appraisal services under the umbrella of organizations who don't necessarily have protection of the public interest in mind. The use of AI is touted by some as a way to "streamline" the appraisal process, but that remains to be seen, since without the human element of good judgement, the financial industry may put itself at risk....again. We are heading into the third cycle of this risk in my career.

Question #8: *Where do you see the appraisal profession going in the upcoming years?*

The appraisal profession will be challenging in the coming years primarily because of the drive of lawmakers to put profit ahead of people. Even now we see consumer protections in our economy being set aside. The big challenge for appraisers will be to fight for the public interest in spite of the pressure to set aside longstanding principles of ethics and good faith and fair dealing in the marketplace.

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Contact Information

Please feel free to reach out to any members on the North Dakota Appraisers Association Board of Directors for comments, questions, or future opportunities to volunteer:

President:	Wade Becker – Bismarck, ND / (701)751-4496 <u>wade@boulderappraisal.com</u>
Vice President:	Eric Oberg – Fargo, ND / (701)630-0545 <u>obergappraisals@gmail.com</u>
Secretary Treasurer:	Nicholas Duchscher – Dickinson, ND / (701)260-5089 <u>nduchscher@hotmail.com</u>
Director:	Bill Gion – Regent, ND / (701)264-8191 <u>gionappraisal@gmail.com</u>
Director:	Kevin Ternes – Minot, ND / (701)833-8110 <u>kevin.ternes24@gmail.com</u>
Director:	David Whartnaby – Fargo, ND / (701)866-0019 <u>david@blackdogappraisal.com</u>
Director:	Shantae Schumacher – Fargo, ND / (701)551-8251 <u>shantaeschumacher@gatecity.bank</u>
Director:	Joe Sumers – Fargo, ND / (701)200-9610 <u>jsumers@fibt.com</u> <u>joseph.sumers@gmail.com</u>
Director:	Steve Vetter – Grand Forks, ND / (612)770-8689 <u>steve@appraisaloffice.com</u>
Executive Administrator:	Katie Lauckner <u>support@ndappraisers.org</u>

Submit comments and ideas for future newsletters to Alexandra Horner at alexandra@boulderappraisal.com.