



STATE OF MAINE
DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS



Janet T. Mills
Governor

Penny Vaillancourt
Director

Joan F. Cohen
Commissioner

**Public Board Meeting
Tuesday January 6, 2026
AGENDA**

- Location:** 76 Northern Ave Gardiner, ME 04345
- Room:** Central Conference Room
- Time:** 9:00 a.m.
- Contact:** Heidi Lincoln- 207-624-8522 or Heidi.Lincoln@maine.gov

Option for Virtual Attendance by the Public:

In addition, though not required by law, this meeting is being made virtually available using the Zoom platform to members of the public who do not attend in-person. A link for the public to access the Board of Real Estate Appraisers meeting virtually will be posted on the Real Estate Appraisers Board website at: <https://www.maine.gov/pfr/professionallicensing/professions/board-real-estate-appraisers/home/board-meeting-information>

The Board of Real Estate Appraisers expects that members of the public who attend the meeting virtually will be able to provide public comment to the same extent as members of the public who attend in-person.

- I. CALL TO ORDER**
- II. AGENDA MODIFICATIONS**
- III. MINUTES REVIEW AND APPROVAL**
 - Review and approval of September 2, 2025, Minutes
- IV. ELECTION OF OFFICERS**
- V. COMPLAINTS**
 - 2025-REA-20769
 - 2025-REA-20772
 - 2025-REA-20994
- VI. ADMINISTRATOR'S REPORT**
 - Licensee Communication – Restricted Reports

Office Location: 76 Northern Avenue, Gardiner, Maine 04345
Mailing Address: 35 State House Station, Augusta, Maine 04333

[Board of Real Estate Appraisers | Office of Professional and Occupational Regulation](#)

- Upgrade Application Work Samples USPAP Compliance
- [First Exposure Draft of Proposed Changes to the Real Property Appraiser Qualification Criteria](#)
- [Concept Paper - Examination Only Pathway](#)

VII. PUBLIC COMMENT

Under this item, the Board will offer an opportunity to members of the public in attendance to comment on any public matter under the jurisdiction of the Board, except for any open application or complaint. While the Board cannot take action on any issues presented, the Board will listen to comments and may ask staff to place the issue on a subsequent agenda. At the discretion of the Board Chair, a time limit on comments may be set.

VIII. MEETING SCHEDULE

Next meeting scheduled for Tuesday February 3, 2026.

IX. ADJOURNMENT



**DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
76 Northern Ave, Gardiner, Maine**

**MAINE BOARD OF REAL ESTATE APPRAISERS
PUBLIC MEETING
September 2, 2025
MINUTES**

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Wendyann Boston, Chair	John Belisle, Assistant Attorney General
Alan Johnson, Vice Chair	Catherine E. Pendergast, Administrator
Nathaniel Shipley, Complaint Officer	Jazmyne Marks, Licensing Supervisor
Russell Barrows	Heidi Lincoln, Office Specialist I
Heather Cote	Shara Chesley, Office Specialist I
<u>MEMBERS ABSENT</u>	

Location: 76 Northern Ave., Gardiner, ME

Start: 9:00 a.m.

Adjourn: 10:14 a.m.

I. CALL TO ORDER

The meeting was called to order by the Chair at 9:00 a.m.

II. AGENDA MODIFICATIONS

None

III. MINUTES REVIEW AND APPROVAL

- A motion was made by Barrows and seconded by Cote to approve April 28, 2025, Minutes. Unanimous.
- A motion was made by Cote and seconded by Barrows to approve June 27, 2025, Minutes. Unanimous.

IV. COMPLAINT PRESENTATIONS

- 2025-REA-20564 – A motion was made by Barrows and seconded by Cote for violation of the Record Keeping Rule; Scope of Work Rule; Standard Rules 1-1(b) & (c); 1-2(e)(4); and 2-1(a) & (c) to set the matter for hearing and offer a consent agreement. Sanction to include a warning and completion with passing grade of the 14-hr USPAP within 45 days. If Certification of Completion is not submitted, license will be suspended. Boson, Johnson, Barrows, and Cote voted in the affirmative. Shipley abstained. Motion carried.

- 2025-REA-20740 – A motion was made Johnson and seconded by Cote to dismiss with a Letter of Guidance. Boston, Johnson, and Cote voted in the affirmative. Barrows recused. Shipley abstained. Motion carried.
- 2025-REA-20751 – A motion was made by Johnson and seconded by Cote to dismiss for lack of a violation. Boston, Johnson, Barrows, and Cote voted in the affirmative. Shipley abstained. Motion carried.
- 2025-REA-20805 – A motion was made by Cote and seconded by Barrows to dismiss with a Letter of Guidance. Boston, Johnson, Barrows, and Cote voted in the affirmative. Shipley abstained. Motion Carried.

V. ADMINISTRATOR’S REPORT

- The Administrator discussed Public Law 359 – An Act to Change the Laws Regarding Real Estate Appraisers with the board.
- The Board discussed the Bob Strong Memo.

VI. PUBLIC COMMENT

None.

VII. MEETING SCHEDULE

A motion was made by Cote and seconded by Shipley to cancel October 7, 2025. Unanimous.

Next meeting scheduled for Tuesday November 4, 2025.

VIII. ADJOURNMENT

A motion was made by Barrows and seconded by Cote to adjourn the meeting. Unanimous.

Being no further board business, the meeting was adjourned at 10:14 a.m.

Pendergast, Catherine

From: Russ Barrows <rbarrows@dirigovaluation.com>
Sent: Tuesday, December 16, 2025 5:01 PM
To: Pendergast, Catherine; Lincoln, Heidi
Subject: Fw: ME IFW requests for restricted reports

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon / evening: I'm forwarding this communication to you for consideration to the January 6th Appraisal Board Meeting. Please let me know if you have any questions.

Regards,

Russell Barrows, SRA, ME CR194
Dirigo Valuation, Inc.
650 Brighton Ave
Portland, ME 04102
O: 207-536-7372
Dirigovaluation.com

From: Tina O'Connell <tina@oconnellvaluation.com>
Sent: Friday, December 5, 2025 9:39 AM
To: Russ Barrows <rbarrows@dirigovaluation.com>; Heather Cote <heather@hlcappraisals.com>
Subject: ME IFW requests for restricted reports

Hi Russ and Heather,

I don't have emails for everyone on the board right now, so please send this along to other members of the board. I'm not sure this needs to rise to a formal issue yet to be brought up at a board meeting, but would like to hear your thoughts.

I've been in several conversations with the ME Dept of Inland Fish & Wildlife as they have requested restricted appraisals on land they are looking to acquire, followed up by a yellowbook appraisal. As you can imagine, a restricted USPAP compliant report does not consider the larger parcel analysis. When there is a larger parcel analysis that concludes a larger parcel is more than the land that is taken, then the analysis becomes a partial taking with a before the taking and after the taking value. In a partial taking a parcel of land may have a different value than if it was valued separately with no consideration of the larger parcel. My concern, which has been expressed to IFW, is that this causes confusion to the landowners they are negotiating with. I have tried to convince them of the concern and risk of doing appraisals in this way, but to no avail. I'm wondering if the board could weigh in on this issue with your thoughts about the risks associated with the public trust in this situation.

What's even more concerning is that recently IFW has asked if I'd do an oral report, followed up with a yellow book report. It is very clear in yellow book that restricted and oral reports are absolutely not allowed. IFW's work around on this is that they want just a USPAP only compliant oral report or written

report first for negotiating purposes, but later would need the yellow book compliant report. I've also had land trust people ask for a similar situation, so I think they're getting their advice from IFW.

I'm happy to have a more in depth conversation, as I know most board members have limited experience or understanding of yellowbook. If you prefer, I can also connect you with another yellow book expert to address any questions. I did reach out to the ME DOT appraisal department head about this, and they also agree with me that it is not a good appraisal practice and they would not recommend it.

At a minimum, I'd like to get the board's opinion on this situation, so that I can share that with the IFW appraisal dept.

Thanks,

Tina O'Connell, MAI, AI-GRS
President/Owner

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Cumberland, ME 04021
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tina@oconnellvaluation.com