

**Pope, Patricia R**

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**From:** Robert Pratt <prattrobert98@gmail.com>  
**Sent:** Wednesday, July 7, 2021 8:49 AM  
**To:** Pope, Patricia R  
**Subject:** [External] Re: [External] TITLE 190 LEGISLATIVE RULE - 190CSR5 and 190CSR2

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Glad to help!

On Tue, Jul 6, 2021 at 9:56 AM Pope, Patricia R <[Patricia.R.Pope@wv.gov](mailto:Patricia.R.Pope@wv.gov)> wrote:

Good morning, Bob,

Thanks very much for your edits and comments. Very helpful!

Kindest regards,

*Patricia*

Patricia Rouse Pope

Executive Director

State of WV Real Estate Appraiser Licensing & Certification Board (WVREALCS)

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304.558.3919

[Patricia.R.Pope@wv.gov](mailto:Patricia.R.Pope@wv.gov)

<https://appraiserboard.wv.gov>

**From:** Robert Pratt <prattrobert98@gmail.com>  
**Sent:** Friday, July 2, 2021 2:33 PM  
**To:** Pope, Patricia R <[Patricia.R.Pope@wv.gov](mailto:Patricia.R.Pope@wv.gov)>  
**Subject:** [External] TITLE 190 LEGISLATIVE RULE - 190CSR5 and 190CSR2

2.8. "Direct supervision" means that a supervisor shall accompany and view the exterior and interior of all properties with the supervised apprentice or appraiser; review each appraisal report; assign work to the apprentice or appraiser only if the apprentice or appraiser is competent to perform the work; accept full responsibility for the report; and approve and sign the report as being independently and impartially prepared in compliance with the USPAP and applicable statutory requirements.

2.9. "Experience" as used in this rule includes but is not limited to experience gained in the performance of traditional appraisal assignments, or in the performance of the following: fee and staff appraisals; ad valorem tax appraisal; condemnation appraisal; technical review appraisal; appraisal analysis; real estate consulting; highest and best use analysis; and, feasibility analysis or study.

2.10. "Licensee" means a person who holds a current valid license as a state licensed residential real estate appraiser, a certification as a state certified residential real estate appraiser or a certification as a state certified general real estate appraiser issued under the provisions of W. Va. Code §§30-38 et seq.

2.11. "Local, state or federal government agency, board or commission" means any entity established by any local, federal or state government to protect or promote the health, safety and welfare for the citizens of its domain.

2.12. "LIW" means the Low-Income Waiver form used to request a waiver of the initial licensing fee for low-income individuals, as authorized in W. VA. Code §30-1-23.

2.13. "Low-Income individual" means an individual in the local labor market, as defined in W. Va. Code §21-1C-2, whose household adjusted gross income is below 130 percent of the federal poverty line. This term also includes any person enrolled in a state or federal public assistance program including, but not limited to, the Temporary Assistance for Needy Families Program, Medicaid, or the Supplemental Nutrition Assistance Program.

2.14. "Military families" means any person who services as an active member of the armed forces of the United States, the National Guard, or a reserve component as described in 38 U.S.C. § 101, honorably discharged veterans of those forces, and their spouses. This term also includes surviving spouses of deceased service members who have not remarried.

2.15. "MFW" means the Military Family Waiver form used to request a waiver of the initial licensing fee for military service members and their spouses, as described in West Virginia Code § 30-1-23.

2.16. "National Registry of the Appraisal Subcommittee" means the database of State Licensed, State Certified Residential and State Certified General Appraisers who are eligible to perform appraisals in connection with federally related transactions which is maintained by the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (the Appraisal Subcommittee). *Something is missing*

2.17. "Non-residential property" means any real property other than residential real property.

2.18. "Proprietary school" means a privately-owned school, under the authority of a local, state or federal government agency, board or commission, offering appraisal or appraisal related courses.

2.19. Residential property means one to four single family residential units and lots where the highest and best use is for one to four single family residential units.

2.20. "Uniform Standards of Professional Appraisal Practice" or "USPAP" means the Uniform

6.1.g.1.E.1. Classical Economic Principles; and

6.1.g.1.E.2. Application and Illustrations of the Economic Principles;

6.1.g.1.F. Overview of Real Estate Markets and Analysis, including, but not limited to:

6.1.g.1.F.1. Market Fundamentals, Characteristics, and Definitions;

6.1.g.1.F.2. Supply Analysis;

6.1.g.1.F.3. Demand Analysis; and

6.1.g.1.F.4. Use of Market Analysis;

6.1.g.1.G. Ethics and How They Apply in Appraisal Theory and Practice

6.1.g.2. Thirty (30) hours of basic appraisal procedures, of which course hours may be evidenced by the following educational subtopics:

6.1.g.2.A. Overview of Approaches to Value;

6.1.g.2.B. Valuation Procedures, including, but not limited to:

6.1.g.2.B.1. Defining the Problem;

6.1.g.2.B.2. Collecting and Selecting Data;

6.1.g.2.B.3. Analyzing;

6.1.g.2.B.4. Reconciling and Final Value Opinion; and

6.1.g.2.B.5. Communicating the Appraisal;

6.1.g.2.C. Property Description, including, but not limited to:

6.1.g.2.C.1. Geographic Characteristics of the Land/Site;

6.1.g.2.C.2. Geologic Characteristics of the Land/Site;

6.1.g.2.C.3. Location and Characteristics;

6.1.g.2.C.4. Land/Site Considerations for Highest and Best Use; and

6.1.g.2.C.5. Improvements - Architectural Styles and Types of Construction;

6.1.g.2.D. Residential Applications;

6.1.g.3. Successful completion of the fifteen (15) hour National Uniform Standards & Professional Appraisal Practice Course, or its equivalent;

6.1.g.4. Fifteen (15) hours of residential market analysis and highest and best use, of

*Type*

*N*

*(SF)*

