

**CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**

**Meeting Minutes**

**September 10, 2025**

**COMMISSIONERS PRESENT:**

John J. Galvin Jr., Certified General Appraiser  
Robert Moore, Certified Residential Appraiser  
Maria I. Rivera, Public Member  
Jennifer Lineaweaver, Public Member  
Norris A. Hawkins, Public Member (via telephone)  
Gerald Rasmussen, Certified General Appraiser, Acting Chairman

**COMMISSIONERS NOT PRESENT:**

Shawna M. Baron, Certified Residential Appraiser

**VACANCIES:** (1) Certified Appraisers

**DCP STAFF PRESENT:**

Debbie Yanosy, Real Estate Appraisal Examiner  
Rachelle Hyburg, Board Coordinator  
Jeffery Mosher, Real Estate Appraisal Examiner  
Jason Cohen, Director of Operations

**PUBLIC PRESENT:**

Adebowale Badmus  
Samantha Beyer  
Jennifer Lynch  
Richard Nwabuawe  
Jacqueline Beauchaine

## **CALL TO ORDER**

The meeting was called to order at 8:30 am by Chairman Rasmussen.

## **REVIEW OF PREVIOUS MINUTES**

- July 09, 2025, Minutes
  - Commissioner Lineaweaver moved to accept the minutes. Commissioner Rivera seconded the motion. The motion passed unanimously.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

## **OLD BUSINESS**

## **NEW BUSINESS**

- Samantha Beyer, RCR Applicant:
  - Experience Log Review and Sample Selection
    - The Commission provided their sample selections and requested that one of these samples include a cost approach
  - 6<sup>th</sup> Year Extension Request to Provisional License # RSP.2074
    - Commissioner Hawkins moved to approve a 3-month extension. Commissioner Galvin seconded the motion. The motion passed unanimously.
- RCR Applicant, Abdewale Badmus (RSP.2097):
  - Experience Log Review and Sample Selection
    - The Commission provided their sample selections and requested that the applicant also submit a report that they feel is their best work. Additionally, one of these samples must include a cost approach
  - 6th Year Extension Request
    - After reviewing it was determined that the applicant is not in need of an extension at this time.
- Rachel Gottmeier, RCG.0001097: Requests 3-hours Equivalent CE for completing Appraisal Institute Course: *'Hot Topics in the Appraisal Industry'*
  - Commissioner Galvin moved to approve 3-hours equivalent credit. Commissioner Moore seconded the motion. The motion passed unanimously.

- Erin O’Connell, RCR.0001211: Requests 11-Hours Equivalent CE for auditing a 28-hour CCMA 1 Course.
  - Commissioner Galvin moved to approve 18 hours equivalent credit, to remain consistent with previous approvals. Commissioner Hawkins seconded the motion. The motion passed unanimously.
- Debbie Yanosy, RCR.0001393: Requests 3-Hours Equivalent CE for Preparing CE Course Title “2024-2026 - CT Appraisal Law Update with Supervisory/Provisional Education”
  - Commissioner Galvin moved to approve 3-hours equivalent credit. Commissioner Moore seconded the motion. The motion passed unanimously.

**LEGAL:**

**STAFF:**

- 4 complaints; 1 licensed appraiser and 3 individuals allegedly engaging in appraisal business
- ASC Audit – retained their good standing and are on a two-year cycle

**NEW SCHOOL IS APPROVED – Added to agenda to be read into the record:**

APL.107	Trusted Advisors GAP Services, LLC	Spokane, WA 99203	<a href="https://contacttags.com">https://contacttags.com</a>
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**NEW COURSES:** Note: All have AQB and IDECC Approval Unless Otherwise Noted

<b><u>Course #</u></b>	<b><u>Course Name</u></b>	<b><u>Course Provider</u></b>	<b><u>Type of Instruction</u></b>	<b><u># Hours</u></b>
AAL.1336	Expand Your Practice: Arbitrations Do’s and Don’ts	Appraisal Institute Chicago, IL 60606	Online	33 18 Hours  AQB & IDECC
AAL.1446	2025 Summit – Day 1	Appraiser eLearning, LLC Nashville, TN 37203	Classroom – In Person	7 Hours  No AQB or IDECC
AAL.1447	2025 Summit – Day 2	Appraiser eLearning, LLC Nashville, TN 37203	Classroom – In Person	7 Hours  No AQB or IDECC
AAL.1448	2024-2025 7-Hour National USPAP Update Course	McKissock, LLC Warren, PA 16365-2328	Online – Asynchronous	7 Hours  AQB & IDECC

AAL.1449	“Cents & Sensibility:” Bringing Clarity and Confidence to the Cost Approach	Appraiser eLearning, LLC Nashville, TN 37203	Classroom / In-Person	4 Hours  No AQB or IDECC
AAL.1450	Into the Arena – Expert Roles in Litigation Support	Appraiser eLearning, LLC Nashville, TN 37203	Classroom / In-Person	3 Hours  No AQB or IDECC
AAL.1451	Trending CT Property Tax and Valuation Topics	CT Chapter of the Appraisal Institute Torrington, CT 06790-4832	Classroom – In-Person	2 Hours  No AQB or IDECC
AAL.1452	Appraisal of Self-Storage Facilities	McKissock, LLC Warren, PA 16365-2328	Online – Asynchronous	7 Hours  AQB & IDECC
AAL.1453	2025 New England Appraisers Expo General Session	Massachusetts Board of Real Estate Boston, MA 02110	Online - Live	4 Hours  No AQB or IDECC
AAL.1454	2025 New England Appraiser Expo Commercial Program	Massachusetts Board of Real Estate Boston, MA 02110	Online - Live	3 Hours  No AQB or IDECC
AAL.1455	2025 New England Appraisers Expo Residential Program	Massachusetts Board of Real Estate Boston, MA 02110	Online – Live	3 Hours  No AQB or IDECC
AAL.1456	General Appraiser Sales Comparison Approach	Appraisal Institute Chicago, IL 60606	Online - Asynchronous	27 18 Hours  AQB & IDECC
AAL.1457	Valuation Bias and Fair Housing Laws and Regulations	The CE Shop, LLC Greenwood Village, CO 80111-2407	Online - Asynchronous	7 Hours  AQB & IDECC
AAL.1458	Valuation Bias and Fair Housing Laws and Regulations	Appraisal Institute Chicago, IL 60606	Online – Asynchronous	7 Hours  IDECC Only
AAL.1459	Appraiser’s Guide to the New URAR	Appraisal Institute Chicago, IL 60606	Online – Asynchronous	7 Hours  AQB & IDECC
AAL.1460	Valuation Bias and Fair Housing Laws and Regulations (A112)	American Society of Farm Managers and Rural Appraisers, Inc	Classroom / In- Person	7 Hours  AQB Only

AAL.1461	Rapid Fire Case Studies 2025	American Society of Farm Managers and Rural Appraisers, Inc	Classroom / In-Person	6 Hours No AQB or IDECC
AAL.1462	ASFMR Annual Meeting 2025	American Society of Farm Managers and Rural Appraisers, Inc	Classroom / In-Person	4 Hours No AQB or IDECC
AAL.1463	Cost Approach for General Appraisers (A310)	American Society of Farm Managers and Rural Appraisers, Inc	Classroom / In-Person	27- 18 Hours
AAL.1464	7-Hour National Valuation Bias and Fair Housing Laws and Regulations	McKissock, LLC Warren, PA 16365	Online / Asynchronous	7 Hours AQB & IDECC
AAL.1465	Live Webinar: 4-Hour National Valuation Bias and Fair Housing Laws and Regulations	McKissock, LLC Warren, PA 16365-2328	Online - Live	4 Hours AQB & IDECC
AAL.1466	Live Webinar: 7-Hour National Valuation Bias and Fair Housing Laws and Regulations	McKissock, LLC Warren, PA 16365-2328	Online – Live	7 Hours AQB & IDECC
AAL.1467	4-Hour National Valuation Bias and Fair Housing Laws and Regulations	McKissock, LLC Warren, PA 16365-2328	Classroom / In-Person	4 Hours AQB Only
AAL.1468	7-Hour National Valuation Bias and Fair Housing Laws and Regulations	McKissock, LLC Warren, PA 16365-2328	Classroom / In-Person	7 Hours AQB Only
AAL.1469	Appraisal of REO and Foreclosure Properties	McKissock, LLC Warren, PA 16365-2328	Online - Asynchronous	7 Hours AQB & IDECC
AAL.1470	Appraising REO Properties	McKissock, LLC Warren, PA 16365-2328	Classroom / In-Person	4 Hours AQB Only
AAL.1470	Valuation Bias and Fair Housing Laws and Regulations	Trusted Advisors GAP Services, LLC Spokane, WA 99203	Online - Live	7 Hours AQB & IDECC
APR.385	Commercial Appraisal Review – Subject Matter Electives	McKissock, LLC Warren, PA 16365-2328	Online - Asynchronous	15 Hours AQB & IDECC
APR.386	General Appraiser Market Analysis Highest and Best Use	McKissock, LLC Warren, PA 16365-2328	Online – Asynchronous	30 Hours AQB & IDECC

APR.387	General Appraiser Sales Comparison Approach	McKissock, LLC Warren, PA 16365-2328	Online - Asynchronous	30 Hours AQB & IDECC
APR.388	General Appraiser Sales Comparison Approach	Appraisal Institute Chicago, IL 60606	Online - Asynchronous	30 Hours AQB & IDECC
APR.389	Valuation Bias and Fair Housing Laws and Regulations	The CE Shop, LLC Greenwood Village, CO 80111-2407	Online - Asynchronous	8 Hours AQB & IDECC
APR.390	Valuation Bias and Fair Housing Laws and Regulations	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CO 80246-1904	Classroom – In Person	8 Hours AQB Only
APR.391	Cost Approach for General Appraisers (A310)	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CO 80246-1904	Classroom – In Person	30 Hours AQB Only
APR.392	8-Hour National Valuation Bias and Fair Housing Laws and Regulations	McKissock, LLC Warren, PA 16365	Online - Asynchronous	8 Hours AQB & IDECC
APR.393	Live Webinar: 8-Hour National Valuation Bias and Fair Housing Laws and Regulations	McKissock, LLC Warren, PA 16365	Classroom – In Person	8 Hours AQB Only
APR.394	Valuation Bias and Fair Housing Laws and Regulations	McKissock, LLC Warren, PA 16365	Classroom – In Person - Synchronous	8 Hours AQB Only
APR.395	Advanced Residential Applications and Case Studies	McKissock, LLC Warren, PA 16365	Online - Asynchronous	15 Hours

- Commissioner Galvin moved to approve AAL.1463 on the condition that they submit a more detailed overview of the course. Commissioner Hawkins seconded the motion. The motion passed unanimously.
- Commissioner Moore discussed his concerns with AAL.1449, noting there were errors throughout the course presentation. Commissioner Galvin moved to accept AAL.1449 under the condition that they submit a new presentation with the corrected slides. Commissioner Hawkins seconded the motion. The motion passed unanimously.
- Commissioner Galvin moved to accept all remaining courses (AAL.1336, AAL.1446-1448, AAL.1450-AAL.1454, AAL.1456-AAL.1462, AAL.1464-APR.395) with the exception of AAL.1455. It was determined that the course content for AAL.1455 is not acceptable as it was primarily focused on business skills and fees. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

- The Commission began discussing an approval process for equivalent credit for Valuation Courses that DCP can enact internally.
  - Commissioner Lineaweaver moved to allow the department approve the following equivalent credit requests without requiring Commission review. Valuation Courses: 2A, 2B and 3 would receive 18-hour credit, 1A and 1B would receive 10-hour credit. Commissioner Galvin seconded the motion. After further discussion Commissioner Lineaweaver revoked her motion.
- The commission began discussion on whether CT will accept credit for the mandatory 7-Hour National Valuation Bias and Fair Housing Laws and Regulations course for a CT licensee that completes the course for an out of state license. DCP's Debbie Yanosy noted that it would be accepted.
- Jason Cohen noted that Debbie Yanosy has completed 3 years with DCP and Jeffrey Mosher has completed his 6-month probationary period. And congratulated them for their service.
- Debbie Yanosy noted that the Department has received approval to begin developing a list of Appraisers open to supervising new provisional licensees.
- Commissioner Galvin asked for guidance on how to handle active provisional licensees that are active duty/reservists.
- Jaqueline Beauchaine inquired if the slides should be updated with the current status of the audit. The Commission noted that they do not feel like it is necessary at this time.

## **ADJOURNMENT**

Commissioner Hawkins moved to adjourn the meeting. Commissioner Rivera seconded the motion. The motion passed and the meeting was adjourned at 9:56 am.

Respectfully submitted,  
Rachelle Hyburg  
Board Coordinator

### **2025 Current Scheduled Meetings**

October 08

November 12

December 10 In-Person