

DISCIPLINARY REPORT

May 15, 2008

AB-07-17 On March 20, 2008 the Board approved a Consent Settlement order and issued a private reprimand to a Certified Residential appraiser for violations in a residential appraisal. The Licensee also agreed to pay a \$1500 fine and complete a USPAP continuing Education course. The violations in the report were: Licensee failed to perform the disclosed Scope of Work stated within the appraisal report to develop a credible assignment. In the Sales Comparison Approach and Cost Approach, Licensee failed to develop the market data for the subject's market. The appraiser used the market adjustments/calculations from the appraiser's local market in a municipality more than 100 miles from the subject. In the Sales Comparison Approach, Licensee failed to state and analyze the partial basement in Comparable #1. The indicated value was not credible due to not analyzing the partial basement. In the Sales Comparison Approach, Licensee stated a GLA for Comparable #3 that was not accurate and was different than the stated data source for Comparable #3. The inaccurate GLA was then analyzed to develop an indicated value that was not credible. In the Cost Approach, Licensee failed to provide adequate information for the intended user to replicate the cost figures and calculations. Licensee prepared, developed and communicated an appraisal report with a non-credible opinion of value because it was reconciled from non-credible data. **Violation: Scope of Work Rule, Standards 1-1(a), 1-1(b), 1-1(c), 1-3(a), 1-4(a), 2-1(a), 2-1(b), 2-2(b)(vii), 2-2(b)(viii), USPAP, 2006 Ed., §34-27A-20(a)(6), (7), Code of Alabama, 1975.**

AB 07-92, AB 07-93 On March 20, 2008 the Board approved a Consent Settlement Order from James W. Smith, Certified Residential Appraiser, R00897 for a public reprimand. Violations in all these appraisals are basically identical to the violations in AB 06-51, AB 06-53, AB 06-55, AB 06-57, AB 06-59, AB 06-61 which were approved by the Board in January, 2008.

AB 07-109 On March 20, 2008 the Board approved a Consent Settlement Order from Sharon Jones, Certified Residential Appraiser, R00170 for a public reprimand. Licensee agreed to pay an administrative fine of \$500. Licensee did not renew her license until October 26, 2007 and appraised real property and issued a report while here license was not renewed. **Violation: §34-27A-3(b)(1), §34-27A-20(a)(9), Code of Alabama, 1975.**