

DISCIPLINARY REPORT

September 21, 2017

Letters of Warning were issued on the following investigations for the discrepancies indicated. This disciplinary action will be considered in any future discipline proceedings:

AB 16-09 The reconciliation did not summarize how Licensee arrived at his final estimate of value from the two approaches to value developed for the assignment. Licensee reported there was sanitary sewer when there was not, reported public gas available at property when it was not, reported data source for some of comparable sales was MLS when it was another appraiser's file. There is no explanation of the exclusion of the Cost Approach and the Income Approach as required by USPAP. Licensee failed to summarize support and rationale for the opinion of the highest and best use developed by Licensee. **Standards 1-6(b), 2-1(a), 2-2(a)(x), USPAP, 2106-2017 Ed.**

AB 16-24 When Licensee omitted the highest and best use analysis, he failed to demonstrate that the licensee was aware of, understands, and correctly employs those recognized methods and techniques that are necessary to produce a credible appraisal; Licensee failed to develop a highest and best use analysis. **Standards 1-1(a), 1-3(b), USPAP, 2012-2013 Ed.**

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