

## **DISCIPLINARY REPORT**

**July 18, 2013**

**AB-12-20** – On May 16, 2013, the Board approved a Consent Settlement Order with Certified General Real Property Appraiser, James W. Folkes, G00621, where the Licensee agreed to pay an administrative fine of \$500 to the Board. The violation(s) in the report is follows: The subject property was not located within the stated neighborhood boundaries. The subject was located south of the south neighborhood boundary. In the Sales Comparison Approach/Comparable #3, Licensee provided a sales price, date of sale/contract date and sales/financing concessions that was not accurate. Licensee analyzed accurate information in the appraisal process but reported inaccurate data. In the Cost Approach section, Licensee indicated reproduction cost was estimated when replacement cost was developed. Licensee failed to comment on the \$1,200 allowance for a refrigerator in the sales contract for the subject. In the Sales Comparison Approach and Cost Approach, Licensee failed to provide information on the analysis of the appliances. In the Cost Approach section, Licensee stated the site value was extracted from local data. Licensee failed to provide the supporting data/information used to develop the opinion of site value by the extraction method. **Violation: Standards Rule: 2-1(a) and 2-1(b), USPAP, 2012-2013 Edition.**

**AB-12-28 and AB-12-31** – On May 16, 2013, the Board approved a Consent Settlement Order with Certified General Real Property Appraiser, Jeffrey H. Walker, G01072, where the Licensee agreed to pay an administrative fine of \$1,000 to the Board. The violations are as follows: Licensee signed the appraisal report and was not licensed in the State of Alabama as a Real Estate Appraiser. He failed to obtain a Temporary Permit for this assignment. Appraiser is now licensed in Alabama. **Violation: §34-27A-3, Code of Alabama, 1975 and §780-X-16-05, Alabama Real Estate Appraisers Board Administrative Code.**

**AB-12-29 and AB-12-32** – On May 16, 2013, the Board approved a Consent Settlement Order with Certified General Real Property Appraiser, Karen L. Blosser, G01071, where the Licensee agreed to pay an administrative fine of \$1,000 to the Board. The violations are as follows: Licensee signed the appraisal report and was not licensed in the State of Alabama as a Real Estate Appraiser and failed to obtain a Temporary Permit for this assignment. Appraiser is now licensed in Alabama. **Violation: §34-27A-3, Code of Alabama, 1975 and §780-X-16-05, Alabama Real Estate Appraisers Board Administrative Code.**

**AB-12-58** – On May 16, 2013, the Board approved a Consent Settlement Order with Licensed Real Property Appraiser, Ronald Hill, Jr., L00377, where the Licensee agreed to pay an administrative fine of \$250 to the Board. The violations in the report are as follows: Licensee, in the Cost Approach section, stated the method used to develop the opinion of site value was by the allocation method. Licensee failed to include the supporting data used to develop the opinion of site value by the allocation method in the

workfile. Licensee failed to provide sufficient explanation for the exclusion of the Income Approach. Licensee failed to explain why the Income Approach was not applicable to the assignment and its exclusion from the appraisal. **Violation: Standards Rule: 2-1(b) and 2-2(b)(viii), USPAP, 2012-2013 Edition.**