

## **DISCIPLINARY REPORT**

**March 18, 2010**

**AB 08-01**

On January 21, 2010, the Board entered an order revoking the license of Trainee Appraiser Terry L. Belcher, T01547 and assessing an administrative fine of \$3,450. The violations were: Mr. Belcher, a Trainee Appraiser, violated ALA. ADMIN. CODE § 780-X-9-.01(2)(b) by preparing the appraisal report in question without the direct supervision of his Mentor, Dr. Larry Cowart, in violation of § 34-27A-20(a)(9), ALA. CODE 1975; Mr. Belcher, a Trainee Appraiser, violated ALA. ADMIN. CODE § 780-X-9-.01(2)(b) by soliciting appraisal assignments in the name of his company, Valuation-Resources, Inc., instead of soliciting and accepting appraisal engagements in the name of his Mentor in violation of § 34-27A-20(a)(9), ALA. CODE 1975; Mr. Belcher, a Trainee Appraiser, violated the Ethics Rule, USPAP, 2006 Ed., by affixing the signature of a Certified General Appraiser to an appraisal report without the knowledge or permission of the Certified General Appraiser in violation of §§ 34-27A-20(a)(6) and 34-27A-20(a)(9), ALA. CODE 1975; Mr. Belcher violated Standards Rule 1-2(d), 2-2(a)(vi), USPAP 2006 Ed., by dating the appraisal report in question June 12, 2007, with a date of value of June 14, 2007, in violation of §§ 34-27A-20(a)(6), (7), and (8), ALA. CODE 1975; Mr. Belcher violated Standards Rule 1-1(a), 1-2(e)(ii), and 1-4(d), USPAP, 2006 Ed., by using estimates of market rents in his income approach to value when his appraisal report indicated that he was appraising the property in leased fee estate instead of using actual current rents in violation of § 34-27A-20(a)(6), (7), and (8), ALA. CODE 1975; and Mr. Belcher violated Standards Rules 1-1(c) and 1-4, USPAP, 2006 Ed., by failing to verify comparable sales used in the cost approach of the appraisal report in question in violation of § 34-27A-20(a)(6), (7), and (8), ALA. CODE 1975.