

DISCIPLINARY REPORT

May 15, 2014

AB-09-06 – On March 20, 2014, the Board approved a Consent Settlement Order with a Certified Residential appraiser where Licensee received a private reprimand and agreed to pay an administrative fine of \$750 to the Board. The violations in the reports are as follow: Licensee analyzed dwelling costs (Porch, Stoop, Fireplace) in the “as is” value of site improvements under the Cost Approach to Value section of the report. In describing the “Neighborhood Boundaries” (page 1 of the report), Licensee stated a neighborhood boundary that was not accurate. The Subject property was not located within the neighborhood boundary described, but was rather to the south of the southern boundary described in the report. No finding of violation is made as to the “Neighborhood Description” stated in the report. Licensee stated or commented in a manner that was not clear and accurate when: The Subject is not located within the neighborhood boundaries stated within the appraisal report; and by representing a photo of a room with a fireplace in the photo addendum as the Subject, when the photo was of a different piece of property. Licensee failed to include the statutory certification as required by the Alabama Real Estate Appraisers Act. ***Violations:*** **Standard 1-1(a), 1-1(b), 1-4(b)(ii), 2-1(a), USPAP, 2006 Ed.**

AB 13-17 On March 20, 2014, the Board approved a Consent Settlement Order from John T. Woodall, R00285, where Licensee agreed to assessment of an administrative fine of \$1500. The violations are: Licensee signed a certification that included in item 2 “I performed a complete visual inspection of the interior and exterior areas of the subject property.” Licensee also certified in item 19 “If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual and disclosed the specific tasks performed in the appraisal report. Licensee did not inspect the interior of the subject and did not acknowledge the assistance of the trainee. Assignment was an FHA appraisal and was appraiser specific and could not be performed by another appraiser. The assignment had to meet FHA guidelines as required by the client and these guidelines required at a minimum an interior and exterior inspection of the subject by the licensee. Licensee did not inspect the interior of the subject property. Licensee did not inspect the subject interior yet signed the report as the appraiser and failed to acknowledge the assistance of the trainee. ***Violations:*** **ETHICS RULE, SCOPE OF WORK RULE-Acceptability, Standard Rule 2-1(a), USPAP, 2012-2013 Ed.**