

DISCIPLINARY REPORT

July 15, 2021

AB-20-05 On May 20, 2021, the Board approved a Consent Settlement Order with a Certified Residential appraiser on a residential appraisal report. The violations in the report were: Licensee made several large adjustments to the comparable sales used in the Sales Comparison Approach to value without market support or explanation in the report or workfile. Licensee did not comment in the report or have relevant evidence in the workfile to support the large adjustments or to explain his logic for the adjustments in the context of the assignment. Under Site value the licensee states the site value was developed through the use of market extraction which was supported by MLS lot sales but there is no data or analysis to support this value Licensee states in the Scope of Work section of the report that Market data was researched and analyzed but there was no support for the adjustments made in the sales comparison approach to value and the report does not contain data to support the statement that market data was researched fully. **Violations: Standards Rule 1-1(a); Rule 1-2(h); Rule 1-4(b)(i); Rule 2-2(a)(vii); USPAP, 2018-2019 Edition.**