

DISCIPLINARY REPORT

July 13 2023

AB 23-39 On May 18, 2023, the Board approved a consent settlement with a Certified Residential Real Property Appraiser Max Milton, R00541 where the Licensee agreed to pay a \$375 Administrative Fine. The Violations in the report are: For the Sales Comparison Approach, there is no support for the land value or site adjustment, there is no support for the room count adjustment, there is no support for the garage/carport adjustment, there is no support for the attic room adjustment. The subject property was currently under contract dated, 6/13/21 for \$287,600. The sale was not analyzed taking into consideration, price history or any changes, days on the market, or any history concerning the subject The appraisal lacks discussion and explanation for adjustments in the sales comparison approach and a summary of the analysis of the contract. **Record Keeping Rule, Standard Rule 1-5, 2-2 (3), USPAP, 2020-2021 Edition.**