

DISCIPLINARY REPORT

January 11, 2024

Letters of Warning were issued on the following investigations for the discrepancies indicated. This disciplinary action will be considered in any future discipline proceedings:

AB 22-49: The appraiser used a sale 45 to 50 miles away, containing approximately 45+/- acres more than the subject, which is in or adjacent to an active market. The appraiser further indicated that sales from the adjacent active market were not used because he is not a member of that MLS and could never get an accurate verification, i.e. MLS. There are other methods of verification and the appraiser should be reminded to be more diligent in market research. Lack of membership in an MLS does not preclude the appraiser from obtaining and utilizing the best information available. The workfile does not contain documentation to support adjustments made to comparable sales. To appropriately analyze the comparables and employ the correct methodology in the Sales Comparison Approach, the appraiser must correctly apply adjustments indicated by the market. **Violation: Record Keeping Rule, SR 1-4, SR 2-2(a)(x)(1), 2-2(a)(x)(5).USPAP, 2020-21 Ed.**