

The APPRAISER Bulletin



VOLUME 13 NO. 1

A Publication of the Alabama Real Estate Appraisers Board

SPRING 2009

LICENSE RENEWAL

Annual license renewal **post cards** will be mailed to all licensees the first week in August 2009 for the licensure year, which begins 10-1-09. The colored renewal forms **will not** be mailed as we encourage all licensees to renew online. Blank renewal forms can also be obtained from our website at www.reab.state.al.us after August 1, 2009. All renewals should be submitted online or by mail to reach the Board office no later than September 30, 2009 to keep your license valid and avoid payment of late fees. **September 30 postmarks will be honored.**

Allow one week for the renewal process if received at the Board by August 30, 2009, two weeks if received between that date and September 16, 2009 and three weeks if received later. Your current license certificate reflects an expiration date of September 30, 2009. You will receive a new certificate with expiration date of September 30, 2011.

Continuing education will be due with this license fee renewal. As before, 28 hours of continuing education will be required since October 1, 2007. Please remember 7 of the 28 hours must be the **National USPAP Update, the 15-hour USPAP will not substitute.** Also, if you are a Trainee or Mentor you must have taken the Trainee/Mentor Orientation since October 1, 2007 in order to renew your license.

CALENDAR

As of May 2007 The Alabama Real Estate Appraisers Board changed their meeting schedule to meet on the third Thursday of each month instead of the third Friday. If committee meetings are scheduled they will be held on the Wednesday afternoon before the meeting on Thursday. If a disciplinary hearing is scheduled the regular meeting is typically scheduled on Thursday and the hearing is scheduled on Wednesday. Meeting notices are now published in advance on the Secretary of State's website at www.sos.state.al.us/aloma/. Continuing education credits are available for Board meeting attendance. Most meetings and all disciplinary hearings are held at the Board offices in Montgomery. All licensees are urged to attend Board meetings. When you plan to attend a meeting please call the Board office in advance to confirm the particulars of time and location.

TENTATIVE MEETING SCHEDULE

January 15, 2009
March 19, 2009
May 21, 2009
July 16, 2009
September 17, 2009
November 19, 2009

MANDATORY TRAINEE/MENTOR ORIENTATION REMINDER

Please be reminded that if you have a Trainee Real Property Appraiser license or you are an approved Mentor you cannot renew your license for the two-year certificate cycle beginning October 1, 2009 without the **Mandatory Trainee/Mentor Orientation**. These orientations will be offered in Montgomery, AL before September 30, 2009. Registration forms will be mailed in advance to all licensees.

CONTINUING EDUCATION CREDIT FOR BOARD MEETING ATTENDANCE

An Appraiser Qualifications Board Interpretation issued on January 8, 2007 stated:

“State appraiser regulatory agencies may award continuing education credit to credentialed appraisers who attend a state appraiser regulatory agency meeting under the following conditions:

Credit may be awarded for a single state appraiser regulatory agency meeting per continuing education cycle. The meeting must be open to the public and must be a minimum of two (2) hours in length. The total credit cannot exceed seven (7) hours.

The state appraiser regulatory agency must ensure that the credentialed appraiser attends the meeting for the required period of time.”

At their September 20, 2007 Board meeting the Alabama Real Estate Appraisers Board voted that credit will be awarded for a single Board meeting per continuing education cycle. The total credit cannot exceed seven (7) hours and the appraiser must attend the meeting in its entirety.

NEW CHANGE TO ADMINISTRATIVE CODE

The Board has implemented the following change to Administrative Rule 780-X-6-.06 Experience: *Experience shall be recorded on the log contained in the application. The log must contain all appraisals the applicant has signed or is entitled to claim for experience credit, beginning with the most recent appraisals up to and including the date the application is filed with the Board and going back, up to 5 years, until the required number of experience points is documented.*

Also, when completing the experience log the date of the appraisal **MUST** include the month, day, year and every field on the log must be completed or the entire log will be returned.

CHANGE OF ADDRESS

In accordance with Code of Alabama, 1975 §34-27A-16, whenever a licensed appraiser changes a place of business, he or she shall **immediately** give written notification of the change to the Board. The appraiser is also required to notify the Board of his or her current residence address. Also, in accordance with Code of Alabama, 1975 §34-27A-20(c), in addition to the disciplinary powers granted in subsection (a), the Board may levy administrative fines for serious violations of this chapter or the rules and regulations of the Board of not more than \$500 for each violation.

The Board members at their May 19, 2006 meeting voted to levy a fine of \$200 effective July 1, 2006 to any appraiser who does not give written notification within 10 days of his/her change of address.

Please go to our website at www.reab.state.al.us to check your address.

IMPORTANT E-MAIL ADDRESS NOTICE

The Board office is now sending newsletters, board notices, and other important correspondence via **e-mail**. It is extremely important that we have correct e-mail addresses for all appraisers to assure all information is received in a timely manner.

Please submit your correct e-mail address to Carolyn Greene, Executive Secretary. You can e-mail this information to Mrs. Greene at Carolyn.greene@reab.alabama.gov.

RETAINING EDUCATION RECORDS

ALL appraisers are required to retain copies of the appraisal courses they have completed through the years. Recently we have received numerous requests from appraisers for copies of their education. The Board does retain copies of appraisal education courses submitted by licensees, however, due to staff shortages it would be greatly appreciated if all licensees would make a better effort to keep copies of their education. If you find you must have copies of your education please request these copies in writing and you will be assessed a duplication fee of \$1 per page.

APPRAISERS WHO HAVE NOT RENEWED

For the License Year 10-1-08 through 9-30-09

Kevin A. Arrowood	T01477	Joe L. Barnes	T00565	Terry K. Belcher	T01547
J. Shane Brock	T00916	Reuben Bullock	T01689	Charles R. Campbell	T01582
Paula B. Carpenter	T01463	Ronald D. Connally	T01749	Kevin S. Daniel	T01722
Richard L. Davis	T00934	Steven L. Davis	T01771	Cullen S. Elam	T01812
Tina V. Enfinger	T01552	Matthew P. Ford	T01465	Steven W. Gardiner	T00054
Toni A. Geddings	T01150	George Anna Harris	T01580	James T. Hines	T01684
Michelle L. Holland	T00646	James T. Howard	T01832	John H. Jolley	T00894
Kerry L. Jordan	T01727	Paul M. Kinard, III	T01180	John W. Landrum	T01833
James D. McDaniel	T01804	Jeremy K. McDaniel	T01829	Bryon A. Montalbano	T01748
Jon E. Nelson	T01669	Justin W. Norton	T01345	Ralph H. Oaks	T01741
John D. Patterson	T00291	Timothy A. Rigsby	T01805	William W. Routh, III	T01814
William B. Sheffield	T01845	William H. Shute, Sr.	T01782	Donald C. Smythe	T01730
Jenny L. Tucker	T01816	Tommy E. Young, Jr.	T00370	Robert F. Alexander, Jr.	S00110
Iverson Gandy, Jr.	S00092	Christopher K. Hallum	S00101	Gary G. Hill	S00107
William D. Jones	S00105	Michael F. Cumberland	L00359	Carrie J. Salituro	L00364
Ebony K. Smith	L00353	James D. Andrews, Jr.	R01011	Joshuah E. Bryant	R00864
John M. Butler	R00830	James F. Couch, II	R00696	Linda M. Crane-Wilson	R00959
Phyllis B. Crawford	R00077	Sharri D. Darling	R00947	Annie J. Dillard	R00494
Lisa C. Durham	R00896	John R. Elkins	R00763	Lindsey M. Ellis	R00882
Anna M. Fish	R00940	James F. Fitch, III	R00477	Jason S. Forbus	R00628
Samuel E. Gellerstedt	R00450	Donna S. Gorsick	R00884	Bradford M. Howell	R00920
Harold L. Hubbard	R00144	Wendy L. Hunter	R01034	Michael G. Jones	R00563
Annette G. Kruse	R00685	Lee A. Lawson	R00780	Machelle E. Lindsey	R00995
Frank E. Lindstrom, III	R00709	John T. Manning	R00646	Walker "Jay" McGinnis	R01023
Rebecca M. Miller	R00958	June Ortiz	R01026	Jason B. Parolini	R00960
James E. Peacock	R00205	Doyle B. Prater	R00433	Malcolm L. Prater	R00739
Robert M. Rollins	R00571	Robert H. Ryan, Jr.	R00632	Jonathan M. Stewart	R00984
Jeffrie L. Stiles	R01016	Andrew O. Thompson	R01019	Carolyn A. Vaisin	R00616
Leonard C. Wyatt	R00289	Ronald J. Zielke, Jr.	R00361	Martin H. Aaron	G00475
Stan Banton, III	G00123	Craig S. Benton	G00705	Thomas W. Berry	G00850
Rachel E. Brooks	G00873	Craig H. Butterfield	G00775	Kristina G. Callies	G00779
James C. Cartwright	G00618	Robert O. Coe, II	G00831	Joseph H. Douglas, III	G00857
Bruce L. Gordon	G00499	Paul B. Griesmer	G00754	Adam J. Hardej	G00842
Bryan A. Henderson	G00644	Lauri W. Hyyti	G00598	Donald L. Johnson	G00771
James M. Kelley	G00852	Grace A. Lindsey	G00860	Stephen H. Lowry	G00372
Robert F. Mann	G00447	Matthew B. Mashburn	G00698	Torri L. Matherne	G00768
David S. McFall	G00399	Jeffery T. McGarr	G00568	Kyung H. Min	G00849
William R. Parrish	G00602	Richard A. Sceifers	G00760	Bradley M. Smith	G00586
Vaughn I. Snyder	G00114	Michael S. Spillman	G00811	Lee E. Stringfellow	R01018
Carl R. Thornton	G00581	Christine E. White	G00859	Wallace E. White	G00642
Lee Z. Whyte	G00814	David D. Wilson	G00394	Tommy E. Young	G00118

LICENSE NON-RENEWAL

Above is a complete listing of appraisers who did not renew their license for the period 10-1-08 through 9-30-09. The following is the text of a certified letter, which was mailed to each of them detailing the status of their license and ineligibility to perform appraisals:

"Your renewal information for the license year 10-1-2008 thru 9-30-2009 has not been received. It is imperative that you understand the status of your license. You are not authorized to do appraisals after September 30, 2008 without a current license. Appraisals made without a current license may be subject to disciplinary action or prosecution as a Class "A" Misdemeanor under State Law.

Between 10-1-08 and 3-31-09 the renewal of your license requires the payment of a \$50 late fee in addition to regular fees and proof of continuing education. After 3-31-2009 the late fee for renewal is \$250 in addition to regular fees and proof of continuing education. If the renewal fee, late fee and proof of continuing education for the license year beginning 10-1-2008 is not paid by 9-30-09 your file will be closed.

If your file is closed you will be required to go through the entire application process, meet the education and experience requirements effective at the time of application and successfully pass appropriate examination to receive a new license."

2008 EDUCATION CRITERIA CHANGES

As most of you already know on February 20, 2004 the Appraiser Qualifications Board of the Appraisal Foundation formally adopted changes to the *Real Property Appraiser Qualification Criteria* that will become effective on January 1, 2008. **These changes represent the minimum national requirements that each state must implement for individuals applying for a real estate appraiser license or certification as of January 1, 2008.** The changes include increased required education, which is summarized as follows:

Category	Current Requirements ¹	1/1/08 Requirements ^{1,2}	1/1/08 College-Level Course Requirements ³
Licensed	90 hours	150 hours	None
Certified Residential	120 hours	200 hours	Twenty-one (21) semester credit hours covering the following subject matter courses: English Composition; Principles of Economics (Micro or Macro); Finance; Algebra, Geometry or higher mathematics; Statistics; Introduction to Computers-Word Processing/Spreadsheets; and Business or Real Estate Law. In lieu of the required courses, an Associate degree will qualify.
Certified General	180 hours	300 hours	Thirty (30) semester credit hours covering the following subject matter course; English Composition; Micro Economics; Macro Economics; Finance; Algebra, Geometry or higher mathematics; Statistics; Introduction to Computers-Word Processing/Spreadsheets; Business or Real Estate Law; and two (2) elective courses in accounting, geography; ag-economics; business management; or real estate. In lieu of the required courses, a Bachelors degree will qualify

¹ Hours required include completion of the 15-hour National USPAP Course (or its equivalent).

² Hours required include specific coverage of multiple topics – please see the *Real Property Appraiser Qualification criteria* for details.

³ College-level courses and degrees must be obtained from an accredited college or university.

Source: The Appraisal Foundation

The full text of the new education criteria can be accessed on the Foundation website at www.appraisalfoundation.org

No changes are involved in the education for the **Trainee Real Property Appraiser** classification or the Alabama classification of **State Registered Real Property Appraiser**.

After many months of thought and discussion the Alabama Real Estate Appraisers Board voted at the September 23, 2005 Board meeting to adopt a variation of the AQB Segmented scenario. Applicants whose education and experience meet the current criteria may apply for a license through December 31, 2007. Applicants whose education and experience do not meet the current criteria as of January 1, 2008 must satisfy the education and experience requirements set out in the 2008 appraiser criteria. This is more flexible than the Firm Date scenario but less flexible than the AQB Segmented scenario. This manner of implementing the new

criteria integrates the current Alabama application process more efficiently. **Therefore, the official position of the Board is adoption of the Segmented Scenario.**

Please also note a new license examination developed by The Appraisal Foundation will replace the examinations currently in use by Alabama. The new examination will be designed to test the knowledge of candidates who have met the education criteria in effect on January 1, 2008. **It will be the responsibility of the candidate to assure that he or she has adequate education to successfully complete the examination.**

For additional information on the required core curriculum effective January 1, 2008 visit www.appraisalfoundation.org.

The following is the required Core Curriculum effective January 1, 2008. These courses will be required in addition to the college courses:

Trainee Real Property Appraiser classification:

Basic Appraisal Principles	30 Hours
Basic Appraisal Procedures	30 Hours
The 15-Hour National USPAP course or its equivalent	15 Hours
Trainee Education Requirements	75 Hours

*** NOTICE: Alabama requires that the 15-Hour USPAP with exam must have been completed within 24 months immediately preceding the date the application is filed with the Board.**

Licensed Real Property Appraiser classification:

Basic Appraisal Principles	30 Hours
Basic Appraisal Procedures	30 Hours
The 15-Hour National USPAP course or its equivalent	15 Hours
Residential Market Analysis and Highest and Best Use	15 Hours
Residential Appraiser Site Valuation and Cost Approach	15 Hours
Residential Sales Comparison and Income Approaches	30 Hours
Residential Report Writing and Case Studies	15 Hours
Licensed Education Requirements	150 Hours

*** NOTICE: Alabama requires that the 15-Hour USPAP with exam must have been completed within 24 months immediately preceding the date the application is filed with the Board.**

Appraisers holding a valid **Trainee Real Property Appraiser** credential may satisfy the educational requirements for the Licensed Residential Real Property Appraiser credential by completing the following **additional** educational hours:

Residential Market Analysis and Highest & Best Use	15 Hours
Residential Appraiser Site Valuation & Cost Approach	15 Hours
Residential Sales Comparison & Income Approaches	30 Hours
Residential Report Writing and Case Studies	15 Hours
Total	75 Hours

Certified Residential Real Property Appraiser classification:

Basic Appraisal Principles	30 Hours
Basic Appraisal Procedures	30 Hours
The 15-Hour National USPAP course or its equivalent	15 Hours
Residential Market Analysis and Highest and Best Use	15 Hours
Residential Appraiser Site Valuation and Cost Approach	15 Hours
Residential Sales Comparison and Income Approaches	30 Hours
Residential Report Writing and Case Studies	15 Hours
Statistics, Modeling and Finance	15 Hours
Advanced Residential Applications and Case Studies	15 Hours
Appraisal Subject Matter Electives (May include hours over minimum shown above in other modules)	20 Hours

Certified Residential Education Requirements 200 Hours

*** NOTICE: Alabama requires that the 15-Hour USPAP with exam must have been completed within 24 months immediately preceding the date the application is filed with the Board.**

Appraisers holding a valid **Trainee Real Property Appraiser** credential may satisfy the educational requirements for the Certified Residential Real Property Appraiser credential by completing the following **additional** educational hours:

Residential Market Analysis & Highest & Best Use	15 Hours
Residential Appraiser Site Valuation & Cost Approach	15 Hours
Residential Sales Comparison & Income Approaches	30 Hours
Residential Report Writing & Case Studies	15 Hours
Statistics, Modeling & Finance	15 Hours
Advanced Residential Applications & Case Studies	15 Hours
Appraisal Subject Matter Electives	20 Hours
Total	125 Hours

Appraisers holding a valid **Licensed Real Property Appraiser** credential may satisfy the educational requirements for the Certified Residential Real Property Appraiser credential by completing the following **additional** educational hours:

Statistics, Modeling & Finance	15 Hours
Advanced Residential Applications & Case Studies	15 Hours
Appraisal Subject Matter Electives	20 Hours
Total	50 Hours

Certified General Real Property Appraiser classification:

Basic Appraisal Principles	30 Hours
Basic Appraisal Procedures	30 Hours
The 15-Hour National USPAP course or its equivalent	15 Hours
General Appraiser Market Analysis and Highest and Best Use	30 Hours
Statistics, Modeling and Finance	15 Hours
General Appraiser Sales Comparison Approach	30 Hours
General Appraiser Site Valuation and Cost Approach	30 Hours
General Appraiser Income Approach	60 Hours
General Appraiser Report Writing and Case Studies	30 Hours
Appraisal Subject Matter Electives	30 Hours
(May include hours over minimum shown above in other modules)	
Certified General Education Requirements	300 Hours

*** NOTICE: Alabama requires that the 15-Hour USPAP with exam must have been completed within 24 months immediately preceding the date the application is filed with the Board.**

Appraisers holding a valid **Trainee Real Property Appraiser** credential may satisfy the educational requirements for the Certified General Real Property Appraiser credential by completing the following **additional** educational hours:

General Appraiser Market Analysis and Highest and Best Use	30 Hours
Statistics, Modeling & Finance	15 Hours
General Appraiser Sales Comparison Approach	30 Hours
General Appraiser Site Valuation & Cost Approach	30 Hours
General Appraiser Income Approach	60 Hours
General Appraiser Report Writing & Case Studies	30 Hours
Appraisal Subject Matter Electives	30 Hours
Total	225 Hours

Appraisers holding a valid **Licensed Real Property Appraiser** credential may satisfy the education requirements for the Certified General Real Property Appraiser credential by completing the following **additional** educational hours:

General Appraiser Market Analysis and Highest and Best Use	15 Hours
Statistics, Modeling & Finance	15 Hours
General Appraiser Sales Comparison Approach	15 Hours
General Appraiser Site Valuation & Cost Approach	15 Hours
General Appraiser Income Approach	45 Hours
General Appraiser Report Writing & Case Studies	15 Hours
Appraisal Subject Matter Electives	30 Hours
Total	150 Hours

Appraisers holding a valid **Certified Residential Real Property Appraiser** credential may satisfy the educational requirements for the Certified General Real Property Appraiser credential by completing the following **additional** educational hours:

General Appraiser Market Analysis & Highest & Best Use	15 Hours
General Appraiser Sales Comparison Approach	15 Hours
General Appraiser Site Valuation & Cost Approach	15 Hours
General Appraiser Income Approach	45 Hours
General Appraiser Report Writing & Case Studies	10 Hours
Total	100 Hours

WHEN MOVING FROM ONE LICENSE CLASSIFICATION TO ANOTHER COURSES DO NOT NEED TO BE REPEATED.

LICENSURE EDUCATION

REMEMBER when upgrading your license to another classification you **MUST** use approved **LICENSURE** appraisal education. Continuing education cannot be used when upgrading to another classification. Also, when upgrading your license your 15-hour USPAP cannot be over 24 months old at the time of application.

DISCIPLINARY REPORT

The Alabama Law requires the Board to regulate the conduct of appraisers in Alabama. The Board's Administrative Rules outline the procedure for handling complaints. The Uniform Standards of Professional Appraisal Practice provide the basic ethical standards for which appraisers must comply. Appraisers should carefully note the following violations, which resulted in disciplinary action of the Board.

AB 06-65, AB 07-23 On November 20, 2008, the Board entered an order following an administrative hearing and issued a public reprimand to Respondent, Everett Brooks, G00442 for violations in two appraisal reports. The Board also ordered Respondent to pay an administrative fine of \$1000.00 Respondent appealed the Board's order to the Montgomery County Circuit Court which affirmed the Board's action. The violations are as follows:

AB 06-65 Respondent was negligent or incompetent in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal by failing or refusing to prepare a proper analysis and by failing or refusing to show a proper analysis in his appraisal report or in his appraisal work file of the highest and best use of the subject property. Respondent failed or refused without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal by failing or refusing to prepare a proper analysis and by failing or refusing to show a proper analysis in his appraisal report or in his appraisal work file of the highest and best use of the subject property.

AB 07-23 Respondent was negligent or incompetent in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal by failing to make adjustments in his appraisal report for variances in size, zoning, and elevations between the comparable sales used in the appraisal report and the subject property. Respondent failed or refused without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal by failing to make adjustments in his appraisal report for variances in size, zoning, and elevations between the comparable sales used in the appraisal report and the subject property.

AB-05-184 On May 15, 2008 the Board approved a Consent Settlement order and issued a private reprimand to a Certified Residential appraiser for violations in a residential appraisal. The Licensee also agreed to pay a \$2000 fine. The violations in the report were: There is no analysis of the highest and best use by the licensee. The subject is a 40 acre tract used for single family residence. Surrounding properties are being developed as residential subdivisions with much smaller lots. Licensee did not consider any alternate uses of the property. Licensee utilized sales of homes with 3,975 s.f. to 5,027 s.f. and much higher quality construction as comparables. Subject is 1,677 s.f.. The licensee did not develop a cost approach to value, instead the licensee makes the statement that the cost approach was "not applicable due to large acreage involved." The Licensee did not determine the scope of work necessary to produce a credible appraisal when the Licensee did not gather and properly analyze comparable sales of similar size and zoned land sales to determine the value of the property as vacant and ready to be put to it's highest and best use. The licensee did not properly gather information on comparable sales of similar properties, instead the licensee used sales of superior properties. Licensee signed the report as the Mentor/supervising appraiser of a Trainee appraiser. Licensee did

not carefully review the report prior to signing but has accepted full responsibility for the violations in the report.

AB 05-151 On July 17, 2008 the Board issued a private reprimand to a Trainee Appraiser. Licensee signed a consent settlement order and agreed to pay a \$900 fine and complete a 15-hour USPAP course with exam. Violations are: A copy of the appraisal report and the work file were requested in writing from Licensee on October 19, 2005 and again on July 5, 2006. A request was made via telephone on March 8, 2007. Licensee provided a copy of the appraisal report on April 25, 2007. A copy of the work file was received on September 7, 2007 after completion of the investigation. Licensee did not report that the listing for subject in the local MLS service said that subject contained 12.0 acres, the residence and a rental duplex containing 1,728 square feet with monthly rental of \$1,150. Licensee appraised 5 acres and the residence without disclosing that it was a segment of a larger property makes this a misleading appraisal report. Licensee did not adequately identify the characteristics of the property that are relevant to the purpose and intended use of the appraisal, including the location and physical and legal attributes of the subject property. There was no legal description or survey map included in the appraisal that adequately shows the subject property. The subject is a physical segment of a larger property and only an address and tax parcel ID were used to identify the property and these refer to a property that consists of 12 acres, a single family residence and a rental duplex. The licensee's analysis of comparable sales utilized unsupported adjustments for differences in square footage, differences in baths, differences in garages and in fireplaces to the comparable sales. The licensee also did not make adjustments to the comparable sales for basement area, reporting that the subject's basement area was of no value. Yet in the Cost Approach he values this area at \$18.23 per square foot new and then applies a depreciation of 25% for a depreciated value of \$13.67 per square foot or a total value of \$10,307. The Licensee only mentions the pending sale and the proposed purchase price, he does not analyze the pending sale. The report does not contain enough pertinent information for a reader to understand the report properly: No legal description or survey of property appraised, Did not disclose that the appraised property was a physical segment, Made misleading statements that adjustments in the sales comparison approach were market extracted, but had no documentation to prove these adjustments, Did not analyze pending sale and sales listing agreement.

AB 06-45 On July 17, 2008 the Board issued a private reprimand to a Certified General appraiser for a residential appraisal. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$1700 and complete continuing education in sales comparison, income approach and USPAP. The violations are: Licensee communicated a misleading appraisal report due to being developed and reconciled from a non-credible cost approach and non-credible sales comparison analysis with a series of errors that significantly affected the credibility of the appraisal report. Licensee failed to state the contract price and date of contract within the appraisal report. Licensee failed to accurately analyze and state the neighborhood's one-unit housing price and age for the subject neighborhood. Licensee used superior sales in the sales comparison analysis of the appraisal report, when comparable sales were available closer to the subject property. Licensee failed to adjust for the superior sales used within the comparable sales analysis of the appraisal report. Licensee failed to analyze for the actual age difference between the subject and the comparables used and failed to state a reason for the lack of the adjustments.

DISCIPLINARY REPORT (Continued)

Licensee failed to state in the Sales Comparison Analysis, Comparable #2 & #3 both had a fireplace according to the data source (MLS) stated within the report. Licensee failed to analyze and make a market adjustment for the fireplaces or stated a reason for the lack of an adjustment. Licensee failed to accurately inventory the improvements of the subject property within the appraisal report. Licensee stated a concrete driveway when the Subject Property did not have a concrete driveway. Licensee failed to state the detached car storage area within the appraisal report. Licensee stated the subject home had gutters and downspouts, when the home did not have them. Licensee failed to state within the Sales Comparison Analysis the subject's detached garage. Licensee failed to state a market adjustment for the detached garage or state a reason for the lack of a market adjustment for the detached garage. Licensee failed to develop in the Cost Approach the cost of the porch and kitchen appliances in the dwelling section, but developed these cost in the "as is" value of the site improvements. These costs should not have been developed in the "as is" value of the site improvements. Licensee failed in the Cost Approach to develop the contributing value of the detached garage. The report states in the Cost Approach comment section the data source was Marshall & Swift and local builders. The instructions were to provide adequate information for the lender/client to replicate the cost figures and calculations. The source of cost data, quality rating from the cost service and effective date of cost data was omitted from the appraisal report. Licensee failed to supply adequate data for the lender/client to replicate the cost figures and calculations used in the cost approach. Licensee stated the subject site as irregular in shape when the shape of the subject site is rectangular in shape. Licensee failed to accurately report the 2005 real estate taxes within the report, according to county records. Licensee failed to analyze for the actual age difference between the subject and comparables nor state a reason for the lack of adjustments in the Sales Comparison Analysis. The report states in the Cost Approach comment section the data source was Marshall & Swift and local builders. The instructions were to provide adequate information for the lender/client to replicate the cost figures and calculations. The source of cost data, quality rating from the cost service and effective date of cost data was omitted from the appraisal report. Licensee misstated the neighborhood's one-unit housing price and age for the subject neighborhood. Licensee developed the cost of the porch and kitchen appliances in the "as is" value of site improvements rather than in the dwelling cost. Licensee failed to state the detached garage within the Sales Comparison Analysis and failed to state a market adjustment for the detached garage or state a reason for the lack of the adjustment. Licensee failed to calculate the contributing value of the detached garage in the Cost Approach. Licensee rendered an appraisal service in a careless or negligent manner making a series of errors that affected the credibility of the appraisal report. The violations noted within this report are indications of the careless and/or negligent manner in which the appraisal service was rendered. Licensee used superior comparable sales in the Sales Comparison Analysis without making market adjustments or stating a reason for the lack of market adjustments for the superior sales. Licensee failed to analyze for the actual age difference between the subject and comparables nor stated a reason for the lack of adjustments. According to the appraisers' data source (MLS), Comparable #2 and #3 stated a fireplace. The fireplaces were not stated nor considered within the Sales Comparison Analysis nor a reason stated for the lack of consideration. Licensee failed to develop the cost of the porch and kitchen appliances in the dwelling cost section of the Cost Approach. Licensee failed to develop the cost of the detached garage within the Cost Approach. Licensee failed to reconcile the quality of data available from the approaches used. Non-credible data from the Cost Approach and Sales Comparison Analysis was

reconciled to determine an opinion of market value. Licensee failed to state clearly and accurately the inspection by the supervisor appraiser was an exterior only inspection. Licensee failed to accurately state the 2005 real estate taxes within the report, according to county records. Licensee misstated the neighborhood's one-unit housing price and age for the subject neighborhood, due to the failure to accurately analyze the subject neighborhood's price and age. Licensee stated the subject home had gutters and downspouts, when the home did not have them. Licensee stated the subject property had a concrete driveway, when the subject did not have a concrete driveway. Licensee failed to state the contract date and contract price within the appraisal report. Licensee failed to state the chimney was an old fireplace, which was no longer useable and did not indicate a market adjustment value for the subject property. Licensee in the grid of the Sales Comparison Analysis under "Other" stated the word "none". The word "none" was used as an indication of "no pool" for the subject and/or comparables. The word "none" was confusing and information was not sufficient in the report to understand the intent of the wording. Licensee in the Sales Comparison Analysis stated under "Other" in the grid of Comparable #1 the word "yes" indicating the comparable had a fence. The subject indicates a Fence/None and the word yes does not contain sufficient information to express the comparable had a fence with no pool. The report states in the Cost Approach comment section the data source was Marshall & Swift and local builders. The instructions within the Cost Approach were for the appraiser to provide adequate information for the lender/client to replicate the cost figures and calculations. The source of cost data, quality rating from the cost service and effective date of cost data was omitted from the appraisal report. Licensee failed to provide sufficient information in the appraisal report to understand the inspection by the supervisor appraiser was an exterior inspection only.

AB 06-46 On July 17, 2008 the Board issued a private reprimand to a Certified General appraiser for a residential appraisal completed while licensee was a Trainee. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$1700 and complete continuing education in sales comparison, income approach and USPAP. The violations are: Licensee communicated a misleading appraisal report due to being developed and reconciled from a non-credible cost approach and non-credible sales comparison analysis with a series of errors that significantly affected the credibility of the appraisal report. Licensee failed to state the contract price and date of contract within the appraisal report. Licensee failed to accurately analyze and state the neighborhood's one-unit housing price and age for the subject neighborhood. Licensee used superior sales in the sales comparison analysis of the appraisal report, when comparable sales were available closer to the subject property. Licensee failed to adjust for the superior sales used within the comparable sales analysis of the appraisal report. Licensee failed to analyze for the actual age difference between the subject and the comparables used and failed to state a reason for the lack of the adjustments. Licensee failed to state in the Sales Comparison Analysis, Comparable #2 & #3 both had a fireplace according to the data source (MLS) stated within the report. Licensee failed to analyze and make a market adjustment for the fireplaces or stated a reason for the lack of an adjustment. Licensee failed to accurately inventory the improvements of the subject property within the appraisal report. Licensee stated a concrete driveway when the Subject Property did not have a concrete driveway. Licensee failed to state the detached car storage area within the appraisal report. Licensee stated the subject home had gutters and downspouts, when the home did not have them. Licensee failed to state within the Sales Comparison Analysis the subject's detached garage. Licensee

DISCIPLINARY REPORT (Continued)

failed to state a market adjustment for the detached garage or state a reason for the lack of a market adjustment for the detached garage. Licensee failed to develop in the Cost Approach the cost of the porch and kitchen appliances in the dwelling section, but developed these cost in the "as is" value of the site improvements. These costs should not have been developed in the "as is" value of the site improvements. Licensee failed in the Cost Approach to develop the contributing value of the detached garage. The report states in the Cost Approach comment section the data source was Marshall & Swift and local builders. The instructions were to provide adequate information for the lender/client to replicate the cost figures and calculations. The source of cost data, quality rating from the cost service and effective date of cost data was omitted from the appraisal report. Licensee failed to supply adequate data for the lender/client to replicate the cost figures and calculations used in the cost approach. Licensee stated the subject site as irregular in shape when the shape of the subject site is rectangular in shape. Licensee failed to accurately report the 2005 real estate taxes within the report, according to county records. Licensee failed to analyze for the actual age difference between the subject and comparables nor state a reason for the lack of adjustments in the Sales Comparison Analysis. The report states in the Cost Approach comment section the data source was Marshall & Swift and local builders. The instructions were to provide adequate information for the lender/client to replicate the cost figures and calculations. The source of cost data, quality rating from the cost service and effective date of cost data was omitted from the appraisal report. Licensee misstated the neighborhood's one-unit housing price and age for the subject neighborhood. Licensee developed the cost of the porch and kitchen appliances in the "as is" value of site improvements rather than in the dwelling cost. Licensee failed to state the detached garage within the Sales Comparison Analysis and failed to state a market adjustment for the detached garage or state a reason for the lack of the adjustment. Licensee failed to calculate the contributing value of the detached garage in the Cost Approach. Licensee rendered an appraisal service in a careless or negligent manner making a series of errors that affected the credibility of the appraisal report. The violations noted within this report are indications of the careless and/or negligent manner in which the appraisal service was rendered. Licensee used superior comparable sales in the Sales Comparison Analysis without making market adjustments or stating a reason for the lack of market adjustments for the superior sales. Licensee failed to analyze for the actual age difference between the subject and comparables nor stated a reason for the lack of adjustments. According to the appraisers' data source (MLS), Comparable #2 and #3 stated a fireplace. The fireplaces were not stated nor considered within the Sales Comparison Analysis nor a reason stated for the lack of consideration. Licensee failed to develop the cost of the porch and kitchen appliances in the dwelling cost section of the Cost Approach. Licensee failed to develop the cost of the detached garage within the Cost Approach. Licensee failed to reconcile the quality of data available from the approaches used. Non-credible data from the Cost Approach and Sales Comparison Analysis was reconciled to determine an opinion of market value. Licensee failed to state clearly and accurately the inspection by the supervisor appraiser was an exterior only inspection. Licensee failed to accurately state the 2005 real estate taxes within the report, according to county records. Licensee misstated the neighborhood's one-unit housing price and age for the subject neighborhood, due to the failure to accurately analyze the subject neighborhood's price and age. Licensee stated the subject home had gutters and downspouts, when the home did not have them. Licensee stated the subject property had a concrete driveway, when the subject did not have a concrete driveway. Licensee failed to state the contract date and contract price within the appraisal

report. Licensee failed to state the chimney was an old fireplace, which was no longer useable and did not indicate a market adjustment value for the subject property. Licensee in the grid of the Sales Comparison Analysis under "Other" stated the word "none". The word "none" was used as an indication of "no pool" for the subject and/or comparables. The word "none" was confusing and information was not sufficient in the report to understand the intent of the wording. Licensee in the Sales Comparison Analysis stated under "Other" in the grid of Comparable #1 the word "yes" indicating the comparable had a fence. The subject indicates a Fence/None and the word yes does not contain sufficient information to express the comparable had a fence with no pool. The report states in the Cost Approach comment section the data source was Marshall & Swift and local builders. The instructions within the Cost Approach were for the appraiser to provide adequate information for the lender/client to replicate the cost figures and calculations. The source of cost data, quality rating from the cost service and effective date of cost data was omitted from the appraisal report. Licensee failed to provide sufficient information in the appraisal report to understand the inspection by the supervisor appraiser was an exterior inspection only.

AB 07-18 On July 17, the Board issued a private reprimand to a Certified General appraiser for a commercial appraisal completed while licensee held a certified residential license. Licensee signed a Consent Settlement Order and agreed to pay a \$1500 administrative fine. Licensee had completed significant education courses in general appraisal since the time of the appraisal which is the subject of this complaint. Violations in the report are: The licensee stated in the report "I have performed a limited number of commercial appraisals, numerous residential and agricultural appraisals. It is my opinion, that no special actions were required to comply with the Competency provision of USPAP." The licensee admitted in the interview that she was not competent to perform this assignment and it is very evident from the report that she lacked knowledge and experience to perform this assignment competently. Licensee utilized comparable sales that were not in the subjects' market area and the sales used that were in the market area were not comparable to the subject. Licensee listed five sales of vacant land that range in sales price per square foot from \$1.68 per square foot to \$4.44 per square foot. The licensee stated in the report that none of the sales needed adjustments for any reason but came to a value conclusion of the subject site of \$4.00 per square foot. There is no analysis of the data to support this conclusion. Licensee utilized comparable rents from outside the market area of the subject property to justify a higher rental rate. Licensee utilized an overall rate that the licensee said came from comparable sales but was actually derived from using estimated income and expenses not actual income and expenses. The licensee fails to reconcile or analyze any of the data that was used in any of the approaches. Licensees simply stated the opinion of the final value. Licensee's report contains mostly filler material copied from textbooks, the report contains very little substance and there is no explanation of the appraiser's analysis and conclusions. Licensee fails to summarize the information analyzed and her reasoning that supports her analysis opinions and conclusions, Licensee briefly stated the information and her opinions.

AB 07-19 On July 17, 2008 the Board issued a public reprimand to Certified Residential appraiser Joe Brashier, R00609 for a commercial appraisal report. Licensee signed a Consent Settlement Order and agreed to pay a \$2000 administrative fine and complete a 40 hour course on appraising commercial properties before accepting any commercial assignments. The violations in the report are: The licensee stated in his report: "I have performed a limited number of commercial appraisals, numerous residential and

DISCIPLINARY REPORT (Continued)

agricultural appraisals. It is my opinion, that no special actions were required to comply with the competent supervision of USPAP." The licensee admitted in his interview that he was not competent to perform this assignment and it is very evident from the report that he lacked knowledge and experience to perform this assignment competently. By capitalizing the proposed business income from the proposed automobile dealership the licensee demonstrated that he did not understand and know how to correctly employ the income capitalization approach to value. Licensee fails to use a hypothetical condition concerning the proposed construction of improvements. Licensee listed five sales of vacant land that range in sales price per square foot from \$.99 per square foot to \$4.96 per square foot. The licensee in his report stated that none of the sales needed adjustments for any reason but came to a value conclusion of the subject site of \$1.67 per square foot. There is no analysis of the data to support this conclusion.

Licensee failed to gather and analyze any comparable rental data, expense data and rates of return. Licensee took projected business income and expenses and utilized this information to arrive at an indicated value from his income approach. Licensee did not gather or disclose any estimate the time of completion of proposed improvements. Licensee failed to gather or disclose any projected cost figures, anticipated rental rates or anticipated competition at the time of completion of the project. The licensee fails to reconcile or analyze any of the data that was used in any of the approaches. Licensee simply stated his opinion of the final value. Licensee's report contains mostly filler material copied from textbooks, the report contains very little substance and there is no explanations of the appraiser's analysis and conclusions. Licensee fails to disclose a hypothetical condition concerning the proposed improvements, Licensee fails to state hypothetical conditions having to do with appraising proposed improvements. Licensee fails to summarize the information analyzed and his reasoning that supports his analysis opinions and conclusions, licensee briefly stated the information and his opinions.

AB 07-27 On July 17, 2008 the Board issued a private reprimand to a Certified Residential appraiser for a residential appraisal. Licensee signed a Consent Settlement Order and agreed to pay a \$900 administrative fine a complete a 15 hour USPAP course. The violations in the report are: Licensee developed a GLA per square footage adjustment of \$170 and then used \$160 per SF to adjust the GLA in Comparable #2. Licensee failed to analyze the age difference of Comparable #3 or state a reason for the lack of an adjustment for the difference. Licensee failed to analyze the comparable sales data to arrive at an indicated value within the range of the adjusted sales price of the comparables or state a reason for the indicated value being outside of the range of the adjusted sales price of the comparables in the Sales Comparison Approach. Licensee failed to provide adequate information for the lender/client to replicate the cost figures and calculations within the appraisal report. Licensee failed to analyze the age difference of Comparable #3 or state a reason for the lack of an adjustment for the difference. Licensee failed to accurately describe the general description of the subject property. Licensee stated the subject as a 2.5 story home when the local market would consider the description of the home as a 2 story raised beach. Licensee failed to analyze the age difference of Comparable #3 or state a reason for the lack of an adjustment for the difference. Licensee failed to analyze the comparable sales data to arrive at an indicated value within the range of the adjusted sales price of the Comparables or state a reason for the indicated value being outside of the range of the adjusted sales price of the comparables in the Sales Comparison Approach. Licensee failed to provide adequate information for the lender/client to replicate the cost figures and calculations within the appraisal report. Licensee failed to provide

adequate information for the lender/client to replicate the cost figures and calculations within the appraisal report. Licensee failed to provide adequate information for the lender/client to understand the difference in the time adjustments of Comparable #2 and #3 being at different rates. Licensee failed to explain the exclusion of the income approach within the appraisal report. Licensee failed to state the statutory statement for appraisers as required by the Alabama Real Estate Appraisers Act.

AB 07-37 On July 17, 2008 the Board issued a public reprimand to Certified Residential appraiser Ronald Holyfield, R00634 for an appraisal of vacant land which included a subdivision analysis. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$2500. The violations in the report are: Licensee failed to do a lot absorption study to determine lots sellout period. Licensee fails to do a cost approach. Licensee failed to identify the intended use of the appraisal, licensee did identify the purpose of the appraisal and did not seem to comprehend the difference between the intended use and the purpose. Licensee failed to use a hypothetical condition concerning the proposed construction of improvements. Licensee failed to do a cost approach. Licensee listed two prior sales but failed to analyze the sales. Subject sold April 6, 2005 for \$275,000 and again on December 19, 2005 for \$500,000. There is no analysis of the reason for the increase in sales price. Licensee's report contains mostly filler material copied from textbooks, the report contains very little substance and there is no explanation of the appraiser's analysis and conclusions. Licensee fails to disclose a hypothetical condition concerning the proposed improvements, licensee fails to include absorption study for lot sellout, wisely failed to include sales of lots that he had used to determine estimated market value of each a lot. Licensee fails to state hypothetical conditions having to do with appraising proposed improvements. Licensee completed an assignment outside his license classification.

AB 07-51 On July 17, 2008 the Board issued a private reprimand to a Certified Residential appraiser for a residential appraisal. Licensee signed a Consent Settlement Order and agreed to pay a \$1400 administrative fine and take 21 hours of selected continuing education. The violations in the report are: Licensee communicated an appraisal assignment that was misleading. The Scope of Work indicates there was an inspection of the comparables when no inspections were made. Licensee communicated an appraisal assignment that was misleading due to a non-credible opinion of market value that was reconciled from a non-credible Sales Comparison Approach. The Sales Comparison Approach contained unsupported adjustments to arrive at the indicated value. That indicated value was then used to reconcile the opinion of market value for the Subject. The Scope of Work stated that the research and verification of data was from reliable sources. Licensee failed to use reasonable diligence in the research and analysis of available sales data for the Sales Comparison section of the appraisal report. Licensee failed to collect available sales data within the immediate area of the subject to analyze in the Sales Comparison Approach. Licensee failed to analyze a sale in the immediate area of the Subject that was reported in the stated data source. The appraiser used sales from outside of the immediate area in locations superior to that of the subject. Licensee failed to analyze accurate data for the site adjustment in the Sales Comparison Approach, but adjusted the site because of the appraiser's opinion the Comparables were located in an area superior to the Subject. (location adjustment) Licensee made adjustments that were unsupported in the Sales Comparison Approach and contrary to the information from the stated data source. Licensee failed to verify and report an accurate zoning for the subject. Licensee failed to provide adequate information for the lender/client to replicate the

DISCIPLINARY REPORT (Continued)

cost figures and calculations in the appraisal report. Licensee failed to provide adequate information to the lender/client for support of the site value in the Cost Approach. Licensee failed to use reasonable diligence in the search of Comparable sales data to develop the appraisal. Licensee failed to accurately locate Comparable #1 and #2 on the Location Map Addendum Licensee failed to state the statutory statement as required by the Alabama Real Estate Appraisers Act.

AB 07-57 On July 17, 2008, the Board issued a private reprimand to a Trainee appraiser for a commercial appraisal. Licensee signed a Consent Settlement Order and agreed to complete a 40 hour income approach course. The violations in the report were: Licensee utilized an archaic technique of capitalization that attempts to isolate the contributory value of the land, this technique is accurate only if the appraiser's estimated land value is accurate. Licensee's estimate of land value is questionable considering the inconsistencies in his size adjustments. The licensee's cost approach is also suspect due to no documentation of cost figures. Licensee utilized a sale in the sales comparison approach that was not an arms length transaction. Licensee utilized a sale in the sales comparison approach reporting an incorrect sales price. Licensee made several typographical and cloning of old reports errors such as referring to the subject as a bank property, statement about rental rates that does not match other data and other statements in the report that obviously do not match the subject property. Licensee utilized a sale in the sales comparison approach that was not arm's-length also utilized a sale in the sales comparison approach where the wrong consideration was reported. Licensee also utilized unsupported and inconsistent adjustments to comparable sales to derive a value opinion. Licensee utilized unsupported cost estimates in the cost approach. Cost estimates do not match recognized national cost indexes and licensee gave no support for local costs that may have been used. Licensee failed to give any information on the actual age, the estimated economic age or the estimated life expectancy of the improvements. Licensee only stated a percentage of depreciation but gave no justification for this estimate. Licensee did not collect or analyze actual rents and expenses for the subject property. Licensee did not analyze comparable data to estimate rates of capitalization of the subject property. Licensee did not collect or analyze comparable rents or expenses of other similar properties and did not base projections of future rents and expenses on clear and appropriate evidence. The licensee valued the subject property as Parcel "A" and Parcel "B" and then added the two values together to get a final value estimate of the subject property. Licensee failed to analyze any effect if any this would have on the total value of the subject property. The licensee fails to reconcile or analyze any of the data that was used in any of the approaches. Licensees simply stated their opinion of the final value. Licensees simply stated their opinion of the final value. The report does not contain sufficient information to understand the licensee's analysis and conclusions. Licensee fails to summarize the information analyzed and his reasoning that supports his analysis opinions and conclusions, licensee briefly stated the information and his opinions.

AB 07-58 On July 17, 2008, the Board issued a public reprimand to Certified General Appraiser S. Lee Pake, G00027 for a commercial appraisal where Pake was the Mentor appraiser. Licensee signed a Consent Settlement Order and agreed to pay a \$2400 administrative fine. The violations in the report were: Licensee utilized an archaic technique of capitalization that attempts to isolate the contributory value of the land, this technique is accurate only if the appraiser's estimated land value is accurate. Licensee's estimate of land value is questionable considering the inconsistencies in his size adjustments. The licensee's cost

approach is also suspect due to no documentation of cost figures. Licensee utilized a sale in the sales comparison approach that was not an arms length transaction. Licensee utilized a sale in the sales comparison approach reporting an incorrect sales price. Licensee made several typographical and cloning of old reports errors such as referring to the subject as a bank property, statement about rental rates that does not match other data and other statements in the report that obviously do not match the subject property. Licensee utilized a sale in the sales comparison approach that was not arm's-length also utilized a sale in the sales comparison approach where the wrong consideration was reported. Licensee also utilized unsupported and inconsistent adjustments to comparable sales to derive a value opinion. Licensee utilized unsupported cost estimates in the cost approach. Cost estimates do not match recognized national cost indexes and licensee gave no support for local costs that may have been used. Licensee failed to give any information on the actual age, the estimated economic age or the estimated life expectancy of the improvements. Licensee only stated a percentage of depreciation but gave no justification for this estimate. Licensee did not collect or analyze actual rents and expenses for the subject property. Licensee did not analyze comparable data to estimate rates of capitalization of the subject property. Licensee did not collect or analyze comparable rents or expenses of other similar properties and did not base projections of future rents and expenses on clear and appropriate evidence. The licensee valued the subject property as Parcel "A" and Parcel "B" and then added the two values together to get a final value estimate of the subject property. Licensee failed to analyze any effect if any this would have on the total value of the subject property. The licensee fails to reconcile or analyze any of the data that was used in any of the approaches. Licensees simply stated their opinion of the final value. Licensees simply stated their opinion of the final value. The report does not contain sufficient information to understand the licensee's analysis and conclusions. Licensee fails to summarize the information analyzed and his reasoning that supports his analysis opinions and conclusions, licensee briefly stated the information and his opinions.

AB-05-65 On September 18, 2008 the Board approved a Consent Settlement order signed by Silas Williams, Certified Residential #R00282 for violations in a residential appraisal. The Licensee agreed that his license will be suspended for 1 year, six months will be stayed. The active suspension will begin on February 1, 2009 through July 31, 2009. Williams will be on probation through October 2009 and is required to submit logs of all appraisals on a monthly basis. Licensee must complete 30 hours of appraisal education and pass the course examination prior to February 1, 2009. The violations in the report were: Licensee communicated a non-credible appraisal report by his failure to report a manufactured home on the subject, to make adjustment for exercise house in sales comparison analysis, to include the cost of the exercise house in the cost approach, by reporting that the subject was in a developing phase of a subdivision when it was not, and by using incorrect pictures in the comparables photo addendum. Licensee used superior sales from Baldwin County waterfront when subject is located in rural Washington County, failed to adequately reconcile the cost approach(indicated cost approach value 30% less EMV), and used incorrect pictures in the comparable photo addendum. Licensee failed to develop and report the Scope of Work; Licensee failed to include the cost of the exercise house in the cost approach. Licensee failed to consider functional depreciation for the subject when it was overbuilt for area and to consider external depreciation for the rural setting with smaller inferior homes (street appeal of area inferior). Licensee failed to adequately reconcile the indicated value of cost approach with the estimated value. Licensee failed to include the certification required by the Appraiser Act.

DISCIPLINARY REPORT (Continued)

AB 05-150 On September 18, 2008 the Board issued a private reprimand to a Certified Residential Appraiser. Licensee signed a consent settlement order and agreed to pay a \$900 fine and complete a 15-hour USPAP course with exam. Violations are: A copy of the appraisal report and the work file were requested in writing from Licensee on October 19, 2005 and again on July 5, 2006. A request was made via telephone on March 8, 2007. Licensee provided a copy of the appraisal report on April 25, 2007. A copy of the work file was received on September 7, 2007 after completion of the investigation. Licensee did not report that the listing for subject in the local MLS service said that subject contained 12.0 acres, the residence and a rental duplex containing 1,728 square feet with monthly rental of \$1,150. Licensee appraised 5 acres and the residence without disclosing that it was a segment of a larger property makes this a misleading appraisal report. Licensee did not adequately identify the characteristics of the property that are relevant to the purpose and intended use of the appraisal, including the location and physical and legal attributes of the subject property. There was no legal description or survey map included in the appraisal that adequately shows the subject property. The subject is a physical segment of a larger property and only an address and tax parcel ID were used to identify the property and these refer to a property that consists of 12 acres, a single family residence and a rental duplex. The licensee's analysis of comparable sales utilized unsupported adjustments for differences in square footage, differences in baths, differences in garages and in fireplaces to the comparable sales. The licensee also did not make adjustments to the comparable sales for basement area, reporting that the subject's basement area was of no value. Yet in the Cost Approach he values this area at \$18.23 per square foot new and then applies a depreciation of 25% for a depreciated value of \$13.67 per square foot or a total value of \$10,307. The Licensee only mentions the pending sale and the proposed purchase price, he does not analyze the pending sale. The report does not contain enough pertinent information for a reader to understand the report properly: No legal description or survey of property appraised, Did not disclose that the appraised property was a physical segment, Made misleading statements that adjustments in the sales comparison approach were market extracted, but had no documentation to prove these adjustments, Did not analyze pending sale and sales listing agreement.

AB 07-16 On September 18, 2008 the Board issued a private reprimand to a Certified General appraiser for a residential appraisal. Licensee signed a Consent Settlement Order. The violations are: Licensee failed to adequately safeguard his electronic signature which resulted in the communication of a misleading or fraudulent report by an assistant.

AB 07-104 On September 18, 2008 the Board issued a private reprimand to a Trainee appraiser for a residential appraisal. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$800 and complete continuing education in the cost approach. The violations are: Licensee stated the subject was located on a paved street when it was located on a dirt/gravel road. In the Sales Comparison Approach, Licensee failed to analyze Comparable #1 as a 3 bedroom / 3 bath above grade with 1 bedroom/1 bath in the basement. Licensee reported and analyzed 4 bedrooms/4 baths above grade. Licensee reported a partially finished basement but failed to report and analyze that the basement is an apartment. Licensee failed to report and analyze Comparable 1 boat dock. In the Sales Comparison Approach, Licensee failed to analyze Comparable #2 as a 3 bedroom / 2.5 bath above grade with 1 bedroom / 1 bath in the basement. Licensee reported and analyzed 4 bedrooms / 3.5 baths above grade. Licensee also failed to report and analyze the Comparable's

2 fireplaces. In the Sales Comparison Approach, Licensee failed to report and analyze Comparable #3 private pond. In the Sales Comparison Approach, Licensee failed to analyze and adjust for the inferior quality of construction of subject. In the Sales Comparison Approach, Licensee failed to analyze and adjust for the subject inferior market area. Licensee used good quality rating from the cost data service to develop the cost new estimate of the improvements. The improvements more clearly match the Marshall & Swift description of average. Licensee's calculations for accrued depreciation in the Cost Approach are not credible because cost new estimate was developed using the wrong quality of construction rating. Licensee failed to analyze and calculate external depreciation within the Cost Approach. The area surrounding the Subject was inferior to the comparables

AB 07-105 On September 18, 2008 the Board issued a private reprimand to a Certified Residential appraiser for a residential appraisal. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$800 and complete continuing education in the cost approach. The violations are: Licensee stated the subject was located on a paved street when it was located on a dirt/gravel road. In the Sales Comparison Approach, Licensee failed to analyze Comparable #1 as a 3 bedroom / 3 bath above grade with 1 bedroom/1 bath in the basement. Licensee reported and analyzed 4 bedrooms/4 baths above grade. Licensee reported a partially finished basement but failed to report and analyze that the basement is an apartment. Licensee failed to report and analyze Comparable 1 boat dock. In the Sales Comparison Approach, Licensee failed to analyze Comparable #2 as a 3 bedroom / 2.5 bath above grade with 1 bedroom / 1 bath in the basement. Licensee reported and analyzed 4 bedrooms / 3.5 baths above grade. Licensee also failed to report and analyze the Comparable's 2 fireplaces. In the Sales Comparison Approach, Licensee failed to report and analyze Comparable #3 private pond. In the Sales Comparison Approach, Licensee failed to analyze and adjust for the inferior quality of construction of subject. In the Sales Comparison Approach, Licensee failed to analyze and adjust for the subject inferior market area. Licensee used good quality rating from the cost data service to develop the cost new estimate of the improvements. The improvements more clearly match the Marshall & Swift description of average. Licensee's calculations for accrued depreciation in the Cost Approach are not credible because cost new estimate was developed using the wrong quality of construction rating. Licensee failed to analyze and calculate external depreciation within the Cost Approach. The area surrounding the Subject was inferior to the comparables.

AB 08-72; AB 08-74; AB 08-76; AB 08-78; AB 08-80; AB 08-82; AB 08-84; AB 08-86; AB 08-88; AB 08-90; AB 08-92; AB 08-94; AB 08-96; AB 08-98 On September 18, 2008 the Board approved a Consent Settlement Order from Certified Residential appraiser William B. Hankins, R00127. Hankins surrendered his license in lieu of producing the appraisal reports and work files in the above referenced cases.

AB 08-73; AB 08-75; AB 08-77; AB 08-79; AB 08-81; AB 08-83; AB 08-85; AB 08-87; AB 08-89; AB 08-91; AB 08-93; AB 08-95; AB 08-97; AB 08-99 On September 18, 2008 the Board approved a Consent Settlement Order from Trainee appraiser Alan L. Alford, T00575. Alford surrendered his license in lieu of producing the appraisal reports and work files in the above referenced cases.

AB 07-30; AB 07-86 On November 20, 2008 the Board entered an Order following an administrative hearing and issued a private reprimand to Veronica Underwood, Certified Residential #R00801 for violations in two residential appraisals. The Licensee is also

DISCIPLINARY REPORT (Continued)

ordered to pay a \$1200 administrative fine and complete education on sales comparison. The violations are:

AB 07-30: Underwood violated Standard Rule 1-1(a), USPAP, 2005 Ed., by utilizing comparable sales of residential property that were not located in the market area of the subject property and by utilizing comparable sales of residential property that, though located in the market of the subject property, were not similar in size, age, or style to the subject property in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood violated Standard Rule 1-1(b), USPAP, 2005 Ed., by failing to investigate and disclose the fact that comparable sale number two utilized in her appraisal report sold for more than the price for which it was listed and failed to adjust for those facts in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood violated Standard Rule 1-4(a), USPAP, 2005 Ed., by failing to utilize the most comparable sales available when she selected sales of residential property that were more modern and located in a more desirable neighborhood since there were other sales she could have chosen but did not choose in close proximity to the subject property in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood violated Standard Rule 1-5(a), USPAP, 2005 Ed., by failing to analyze the contract for the sale of the subject property at a price of \$69,000 in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood violated Standard Rule 1-5(b), USPAP, 2005 Ed., by failing to analyze and obtain information about the two previous sales of the subject property in the 36 months prior to the contract for the sale of the subject property in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood, while a trainee appraiser, failed to report to the Board that she was under the supervision of Joseph Steele in violation of ' 780-X-9-.01, ALA. ADMIN. CODE (2003) and ' 34-27A-20(a)(9), ALA. CODE 1975. Underwood = s supervisor appraiser for the appraisal report was Joseph Steele, license number S00062, a State Registered Real Property Appraiser, who was not qualified to supervise a trainee appraiser, in violation of ' 780-X-9-.01, ALA. ADMIN. CODE (2003) and ' 34-27A-20(a)(9), ALA. CODE 1975. Underwood failed or refused without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal based upon the facts set out above in violation of ' 34-27A-20(a)(7), ALA. CODE 1975. Underwood was negligent or incompetent in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal based upon the facts set out above in violation of ' 34-27A-20(a)(8), ALA. CODE 1975.

AB 07-86: Underwood violated Standard Rule 1-1(a), USPAP, 2005 Ed., by utilizing comparable sales of residential property that were not located in the market area of the subject property and by utilizing comparable sales of residential property that, though located in the market of the subject property, were not similar in size, age, or style to the subject property in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood violated Standard Rule 1-1(b), USPAP, 2005 Ed., by failing to investigate and disclose the fact that comparable sales one and three utilized in her appraisal report sold for more than the price for which they were listed and failed to adjust for those facts in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood violated Standard Rule 1-4(a), USPAP, 2005 Ed., by failing to utilize the most comparable sales available when she selected sales of residential property that were over a mile from the subject property and were more modern and located in a more desirable neighborhood since there were other sales she could have chosen but did not choose in close proximity to the subject property in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood violated Standard Rule 1-5(b), USPAP, 2005 Ed., by failing to analyze the two previous sales, one on March 30, 2005, for \$25,000 and the other on April 15, 2005, for \$51,500, of the subject property in the 36 months prior to the contract for the sale of the

subject property in violation of ' 34-27A-20(a)(6), ALA. CODE 1975. Underwood failed or refused without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal based upon the facts set out above in violation of ' 34-27A-20(a)(7), ALA. CODE 1975. Underwood was negligent or incompetent in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal based upon the facts set out in paragraphs a.-d. above in violation of ' 34-27A-20(a)(8), ALA. CODE 1975.

AB 06-05; AB 06-06 On November 20, 2008, the Board issued a public reprimand to Roscoe Shamblin (R00691), a Certified Residential Real Property Appraiser. Licensee signed a Consent Settlement Order and agreed to pay a \$2900 Administrative fine and take a minimum of 22 hours of designated appraiser education courses. The violations are:

(AB 06-05): Licensee made numerous cloning and typographical errors in the report which may not have affected the final opinion of value but affected the overall credibility of the report. Examples of the errors were stating the intended use of the report was for lending purposes when the report was actually communicated to the client for an evaluation of assets in a divorce; Comparable sales data could not be confirmed or data that was not accurate, according to the data source stated; Failing to clearly identify and explain the departure; Inaccurate data in sales comparison grid used to adjust sales prices and arrive at a value opinion; The comments in the report are not clear and accurate as to the approaches used and the departure is not clearly identified and explained in the report; There are many contradictory "canned" statements in the report which are misleading; Licensee represented photos as comparables when the photos were not accurate.

AB-06-06 Licensee made numerous cloning and typographical errors in the report which may not have affected the final opinion of value but affected the overall credibility of the report. Examples of the errors were combined the location adjustment and the site adjustment into one adjustment in the location adjustment; failed to analyze the comparable sales data to arrive at an indicated value within the range of the adjusted sales price of the comparables; Licensee failed to develop the cost approach, when data was analyzed making the cost approach applicable; stated public sanitary sewer in the site section of the report, when public sanitary sewer is not available in the area; Licensee failed to provide sufficient information in the report for the intended user to know the actual data source used when data was in conflict; stated departure has not been invoked, when the cost approach was not developed within the appraisal report and was applicable.

AB 06-26, AB 07-103 On November 20, 2008 the Board issued a public reprimand to a Phillip C. Ledbetter, Certified General appraiser G00236 for two manufactured housing appraisals. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$1000 and complete education courses on appraisal of manufactured housing. The violations are: In both reports, developed the appraisal using land/home packages for the comparable sales in the Sales Comparison Approach when sales of properties with manufactured home were available from the cited data source (MLS).

AB 08-107 On November 20, 2008 the Board issued a private reprimand to a Certified General appraiser for a commercial appraisal. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$300. The violations are: Licensee noted in the report the subject property had sewer available when

DISCIPLINARY REPORT (Continued)

the sewer was 3100 feet away. The estimated cost of installing sewer to the subject was not analyzed in developing the appraisal. There was insufficient identifying information of the comparable sales used in the appraisal.

AB 08-13 On November 20, 2008 the Board issued a private reprimand to a Trainee appraiser for a residential appraisal. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$1800 and complete continuing education in the cost approach. The violations are: Licensee failed to retain a true copy of the report as provided to the lender/client. Licensee stated/analyzed 2 baths for comparable #2, when the home has 1 ? baths according to the data source. The zip code for the subject was not the right zip code; South Huntsville is the neighborhood name in the subject information and is not the true name of the neighborhood. The census tract number is not accurate. The neighborhood boundaries are not defined on the location map or elsewhere in the report. Licensee stated site dimensions and site area, which were not accurate. Licensee stated a FEMA Map #, which was not accurate. Comparable #2, street name, MLS # and date of sale were not accurate. Licensee stated .2 acres for area in the site section of the report and .4 acres for site in the sales comparison approach for the subject property. Licensee indicated the reproduction cost new, when the replacement cost new was the estimated cost. Licensee used a template statement for basement homes, when the statement was not applicable to the homes analyzed in the appraisal. In the comparable photo addendum, a photo of comparable #4 was used for comparable #3 by mistake. On page 2 of the URAR, the subject's sale history is December 2005, and multi-purpose supplemental addendum states the subject had not transferred in the past 3 years. Page 1 URAR, states the home is under contract and the multi-purpose supplemental addendum indicates the subject is not under contract. The one-year sales history of comparable #2, is not accurate. There are conflicting comments in the appraisal report how the site value was arrived at. Licensee failed to analyze credible cost figures for the carport area of the home, which resulted in a total estimate of cost-new being non credible. Licensee used ? of the base cost per square foot as the cost per square foot for the carport. The square foot cost for the carport, is not credible. Due to the non-credible carport cost resulting in a total cost-new that is not credible. Licensee failed to accurately develop the cost-new, which resulted in the physical depreciation not being accurate/credible so the cost-new is not credible. Licensee failed to include the required statutory certification in the appraisal report sent to the Lender.

AB 08-14 On November 20, 2008 the Board issued a private reprimand to a Certified Residential appraiser for a residential appraisal. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$1800 and complete continuing education in the cost approach. The violations are: Licensee failed to retain a true copy of the report as provided to the lender/client. Licensee stated/analyzed 2 baths for comparable #2, when the home has 1 ? baths according to the data source. The zip code for the subject was not the right zip code; South Huntsville is the neighborhood name in the subject information and is not the true name of the neighborhood. The census tract number is not accurate. The neighborhood boundaries are not defined on the location map or elsewhere in the report. Licensee stated site dimensions and site area, which were not accurate. Licensee stated a FEMA Map #, which was not accurate. Comparable #2, street name, MLS # and date of sale were not accurate. Licensee stated .2 acres for area in the site section of the report and .4 acres for site in the sales comparison approach for the subject property. Licensee indicated the reproduction cost new, when the replacement cost new was the estimated cost. Licensee used a template statement

for basement homes, when the statement was not applicable to the homes analyzed in the appraisal. In the comparable photo addendum, a photo of comparable #4 was used for comparable #3 by mistake. On page 2 of the URAR, the subject's sale history is December 2005, and multi-purpose supplemental addendum states the subject had not transferred in the past 3 years. Page 1 URAR, states the home is under contract and the multi-purpose supplemental addendum indicates the subject is not under contract. The one-year sales history of comparable #2, is not accurate. There are conflicting comments in the appraisal report how the site value was arrived at. Licensee failed to analyze credible cost figures for the carport area of the home, which resulted in a total estimate of cost-new being non credible. Licensee used ? of the base cost per square foot as the cost per square foot for the carport. The square foot cost for the carport, is not credible. Due to the non-credible carport cost resulting in a total cost-new that is not credible. Licensee failed to accurately develop the cost-new, which resulted in the physical depreciation not being accurate/credible so the cost-new is not credible. Licensee failed to include the required statutory certification in the appraisal report sent to the Lender.

AB 08-18 On November 20, 2008 the Board issued a private reprimand to a Certified Residential appraiser for a residential appraisal. Licensee signed a Consent Settlement Order and agreed to pay an administrative fine of \$1800 and complete continuing education in the cost approach. The violations are: Licensee communicated a misleading appraisal report. The Cost Approach and Sales Comparison Approach were not credible. These approaches contained errors, estimates and analysis of non-verified data inconsistent with the stated data source. The report contained a series of errors that affected the overall credibility of the results of the report. Licensee analyzed data in the Sales Comparison Approach that was not consistent with the stated data source. Licensee used and analyzed data that was from Licensee's observation, guess and estimates, did not investigate and verify when different from the data source. Licensee made adjustments within the Sales Comparison Approach that were not supported. Licensee did not include appliances in the cost new estimate of the cost approach. Licensee used an effective age that was cloned from a prior report and was not accurate for this assignment to calculate physical depreciation. Licensee analyzed data in the Sales Comparison Approach that was not consistent with the stated data source. Licensee used and analyzed data that was from Licensee's observation, guess and estimates, did not investigate and verify when different from the data source. Licensee used an effective age that was cloned from a prior report and was not accurate for this assignment to calculate physical depreciation. Licensee failed to state an accurate legal description for the subject property. Licensee used an incorrect assessor's parcel number in the property description. Licensee failed to state and analyze personal property included in the sales contract as a part of the sale price. Licensee failed to state the neighborhood boundaries within the appraisal report. Licensee stated "Not dimensioned" in the site dimensions section which is meaningless. Licensee stated the site area is .60 acre, when the site area is .98 acre for the subject. Licensee stated the public street was asphalt, when the street is dirt/gravel. Licensee stated the foundation was concrete slab, when the home has a full basement that is partially finished. Licensee stated the subject home had 4 bedrooms above grade, when the home has 3 bedrooms above grade with 1 bedroom below grade. Licensee stated an address number for Comparable #1 that was not accurate. Licensee analyzed data in the Sales Comparison Approach that was not consistent with the stated data source. Licensee used and analyzed data that was from Licensee's observation, guess and estimates, did not investigate and verify when different from the data source. Licensee made a plus

DISCIPLINARY REPORT (Continued)

adjustment to Comparable #1 for view, when the adjustment should be a minus adjustment. (Comp superior to subject) Licensee failed to accurately state and analyze the Porch/Patio/Deck adjustment for Comparable #1. Licensee stated a sale price of Comparable #2 that was not accurate, and analyzed the incorrect sale price. Licensee failed to state, analyze and adjust for the difference in baths between the Subject and Comparable #2. Licensee stated a sale price in Comparable #3 that was not accurate, and analyzed the incorrect sale price. Licensee failed to state, analyze and adjust for the difference in baths between the Subject and Comparable #3. Licensee stated and analyzed Comparable #3 as an unfinished basement, when the data source says the Comparable has a partially finished basement. Licensee reported decks in Comparable #3, when the data source has 2 porches and a patio. Licensee analyzed and adjusted based on data that was not consistent with the stated data source. Licensee failed to include sufficient information to enable the intended user(s) of the appraisal to understand the report properly. Licensee used an effective age that was cloned from a prior report and was not accurate for this assignment to calculate physical depreciation. Licensee did not include appliances in the cost new estimate of the cost approach. Licensee made a plus adjustment to Comparable #1 for view, when the adjustment should be a minus adjustment. (Comp superior to subject). Licensee stated and analyzed the GLA and basement footage for Comparable #1, which was not consistent with the stated data source. The GLA & basement footage in the report was from Licensee's observation. The report does not address the difference. Licensee reported and analyzed Comparable #1 with 1-car garage from his observation. The data source reports a 2-car garage. This difference is not addressed in the report. Licensee failed to accurately state and analyze the Porch/Patio/Deck adjustment for Comparable #1. Licensee stated and analyzed 1 deck when the Comparable had 2 decks. Licensee stated and analyzed a sale price of Comparable #2 that was not accurate. Licensee failed to state, analyze and adjust for the difference in the baths between the Subject and Comparable #2. Licensee stated and analyzed incorrect basement footage for Comparable #2. Licensee stated the GLA for the basement according to the stated data source. Licensee stated and analyzed a sale price of Comparable #3 that was not accurate. Licensee failed to state, analyze and adjust for the difference in the baths between the Subject and Comparable #3. Licensee stated and analyzed Comparable #3 as an unfinished basement, when the stated data source has the Comparable with a partially finished basement. Licensee stated and analyzed Comparable #3 with decks, when the data source has 2 porches and patio. Licensee analyzed and adjusted based on data that was not consistent with the stated data source. Licensee failed to develop a credible accrued depreciation (physical depreciation) due to an effective age/physical depreciation calculation that was not accurate. The effective age was cloned from a prior report and was not accurate for this assignment to calculate physical depreciation. Licensee failed to analyze the bedroom furniture that was included in the sales price. Licensee prepared, developed and communicated a misleading appraisal report. The report contained unverified data and a series of errors that affected the credibility of the results. There were errors in the development

of the Cost Approach and Sales Comparison Approach. The approaches were developed with unverified data when licensee had knowledge of differences that result in the indicated values being non-credible. The non-credible indicated values from these approaches resulted in the reconciliation to a non-credible opinion of market value which was communicated to the intended user. Licensee failed to provide adequate information for the lender/client to replicate the cost figures and calculations in the cost approach. Licensee failed to state whether the estimated cost was reproduction or replacement cost developed within the cost approach. Licensee failed to state a data source, quality rating or effective date of the cost data in the cost approach. Licensee failed to provide sufficient information for the intended user to understand the Sales Comparison Approach was developed using data other than the stated data source. Some of the data used within the Sales Comparison Approach was from Licensee's observation, guess and estimates. Licensee stated an Assessor's parcel number that was not accurate. Licensee failed to include the statutory certification for licensed/certified appraiser as required.

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 07-114 On May 21, 2008 to a Certified Residential appraiser for a residential appraisal where the sales history of the subject is misstated. Borrower purchased the lot in January, 2007 prior to the appraisal in August, 2007. There is no analysis to support the site value of \$75,000.

AB 07-115 On May 21, 2008 to a Certified Residential appraiser for a residential appraisal where the sales history of the subject is misstated. Borrower purchased the lot in January, 2007 prior to the appraisal in August, 2007. There is no analysis to support the site value of \$75,000.

AB 08-03 On October 1, 2008 to a Certified General appraiser for a residential appraisal where The detached metal building was reported and analyzed as an attached carport; failed to recognize and analyze comparable #2 as a two-story home; failed to recognize and analyze comparable #3 with a detached 2-car garage. The cost of the carport (detached metal building) was included in the total estimate of cost-new calculations in the cost approach, which should be a site improvement. The physical depreciation is not accurate/credible. Licensee failed to accurately describe the south neighborhood boundary of the subject neighborhood; information within the report was not clear and/or accurate. Photo of comparable #1 in the photo addendum was not the accurate photo of the comparable home located on the property. Licensee failed to provide sufficient information within the report for the lender/client to replicate the cost figures and calculations

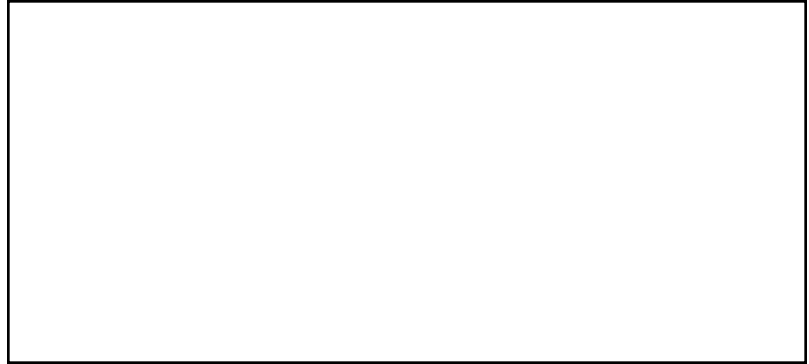
AB 07-113 On December 4, 2008 to a Certified General appraiser for an appraisal where Licensee failed to use a hypothetical condition concerning the proposed construction of improvements and Licensee failed to develop a cost approach.

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