ARIZONA BOARD OF APPRAISAL
1400 West Washington, Suite 360
Phoenix, Arizona 85007
(602) 542-1539 FAX (602) 542-1598
e-mail: appraisal@appraisal.state.az.us
Web Site: www.appraisal.state.az.us

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ARIZONA BOARD OF APPRAISAL

February 7, 2007

John M. Granger
Certified Residential Appraiser No. 20244
17626 N. 6th Place
Phoenix, Arizona 85022

Re: Board of Appraisal Case Nos. 2190 and 2195

Dear Mr. Granger:

As you know, the Board received a complaint regarding appraisals you performed on the following properties:

6107 South 67th Drive in Laveen, Arizona (Case No. 2190)
6205 South 67th Drive in Laveen, Arizona (Case No. 2195)

In addressing these matters, the Board reviewed the complaints, your responses thereto, the appraisals, the supporting workfiles, and the investigative reports. A copy of each investigative report is attached for your reference.

The Board finds that your appraisal development and reporting violate the following standards of the Uniform Standards of Professional Appraisal Practice (USPAP):

Case No. 2190 (USPAP 2005 edition):

Standards Rule 1-1(b); Standards Rule 1-2(c); Standards Rule 1-4(a); Standards Rule 1-4(b)(ii); and Standards Rule 1-5(a); Standards Rule 1-5(b); Standards Rule 2-1(a); Standards Rule 2-2(b)(i); Standards Rule 2-2(b)(ii); Standards Rule 2-2(b)(v); and Standards Rule 2-2(b)(ix)

Case No. 2195 (USPAP 2005 edition):

Standards Rule 1-1(b); Standards Rule 1-2(c); Standards Rule 1-4(a); Standards Rule 1-4(b)(ii); and Standards Rule 1-5(a); Standards Rule 1-5(b);

Standards Rule 2-1(a); Standards Rule 2-2(b)(i); Standards Rule 2-2(b)(ii); Standards Rule 2-2(b)(v); and Standards Rule 2-2(b)(ix)

Please refer to the investigative reports for a more detailed analysis of the violations listed above. Pursuant to Arizona Administrative Code (A.A.C.) R4-46-301 and the Board's Substantive Policy Statement #1, the Board considers these violations to amount to a Level II Violation. In lieu of further proceedings, and pursuant to Arizona Revised Statutes (A.R.S.) §32-3632(B) and A.A.C. R4-46-301(C), the Board is willing to resolve this matter with this letter of due diligence, if you agree to remedy these violations through exercising greater due diligence in appraising similar properties in the future, **and by successfully completing at least 15 hours of qualifying education (test required) in principles or procedures. The course(s) must be completed within six (6) months from the date of this letter as shown on the first page of this letter.** The education may be used toward your continuing education requirements for renewal during your next licensing period. A letter of due diligence is a disciplinary action and is a matter of public record in your Board file, and may be used in any future disciplinary proceeding.

By signing below, you acknowledge that you have read and understood this letter of due diligence. You have the right to consult with legal counsel regarding this matter, and have done so or choose not to do so.

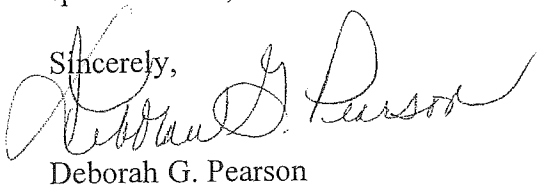
By signing this letter of due diligence, you are voluntarily relinquishing your right to an informal hearing, formal hearing, and judicial review in state or federal court with regard to the matters herein.

Upon signing this letter of due diligence and returning it to the Board, you may not revoke acceptance of this letter of due diligence. In addition, you may not make any modifications to this letter of due diligence. Any modifications to this letter of due diligence are ineffective and void unless mutually approved by you and the Board.

If any part of this letter of due diligence is later declared void or otherwise unenforceable, the remainder of the letter of due diligence in its entirety shall remain in force and effect.

If you agree to accept this letter of due diligence, please execute this document by your signature below. Please return the original signed document to the Board at 1400 W. Washington, Suite 360, Phoenix, Arizona 85007, on or before **February 20, 2007**. If you do not accept these terms or do not return this original document on or before the specified date, the Board will conduct further proceedings.

Sincerely,



Deborah G. Pearson
Executive Director

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ACKNOWLEDGED AND AGREED

John M. Granger, Respondent

2/14/2007
Date

c: Elizabeth A. Campbell, Assistant Attorney General