

1 **BEFORE THE ARIZONA STATE BOARD OF APPRAISAL**  
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4 In the Matter of:

ARIZONA BOARD OF APPRAISAL Case Nos. 2744 and 3193

5 **WILLIAM G. SCOTT**  
Certified Residential Appraiser  
Certificate No. 20598

**CONSENT AGREEMENT AND ORDER  
FOR VOLUNTARY SURRENDER**

6  
7 In the interest of a prompt and judicious settlement of the above-captioned matters  
8 before the Arizona Board of Appraisal ("Board") and consistent with public interest,  
9 statutory requirements and responsibilities of the Board, and pursuant to A.R.S. § 32-3601  
10 *et seq.* and A.R.S. § 41-1092.07(F)(5), William G. Scott, ("Respondent"), holder of  
11 certificate no. 20598 and the Board enter into this Consent Agreement, Findings of Fact,  
12 Conclusions of Law and Order For Voluntary Surrender ("Consent Agreement") as the  
13 final disposition of these matters.

14 **JURISDICTION**

15 1. The Arizona State Board of Appraisal ("Board") is the state agency  
16 authorized pursuant to A.R.S. § 32-3601 *et seq.*, and the rules promulgated thereunder,  
17 found in the Arizona Administrative Code ("A.A.C." or "rules") at R4-46-101 *et seq.*, to  
18 regulate and control the licensing and certification of real property appraisers in the State  
19 of Arizona.

20  
21 2. Respondent holds a certificate as a Certified Residential Appraiser in the  
22 State of Arizona, Certificate No. 20598, pursuant to A.R.S. § 32-3612.

23 **CONSENT AGREEMENT**

24 Respondent understands and agrees that:

25 1. The Board has jurisdiction over Respondent and the subject matter pursuant  
26 to A.R.S. § 32-3601 *et seq.*

1           2.     Respondent has the right to consult with an attorney prior to entering into  
2 this Consent Agreement.

3           3.     Respondent has a right to a public hearing concerning this case. He further  
4 acknowledges that at such formal hearing he could present evidence and cross-examine  
5 witnesses. Respondent irrevocably waives his right to such a hearing.  
6

7           4.     Respondent irrevocably waives any right to rehearing or review or to any  
8 judicial review or any other appeal of these matters.

9           5.     This Consent Agreement shall be subject to the approval of the Board and  
10 shall be effective only when signed by the Executive Director and accepted by the Board.  
11 In the event that the Board does not approve this Consent Agreement, it is withdrawn and  
12 shall be of no evidentiary value and shall not be relied upon nor introduced in any action  
13 by any party, except that the parties agree that should the Board reject this Consent  
14 Agreement and this case proceeds to hearing, Respondent will assert no claim that the  
15 Board was prejudiced by its review and discussion of this document or any records  
16 relating thereto.  
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18           6.     The Consent Agreement, once approved by the Board and signed by the  
19 Respondent, shall constitute a public record which may be disseminated as a formal  
20 action of the Board.  
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**FINDINGS OF FACT**

1           1.     On or about October 18, 2010 the Board and Respondent entered into a  
2 Consent Agreement and Order for Thirty-Day Suspension in case no. 2744. Pursuant to  
3 that Consent Agreement, Respondent's certificate was suspended for a period of thirty-  
4 days. Following the period of suspension, Respondent's certificate was to be placed on  
5 probation for a minimum period of three (3) months. he was to complete 22 hours in  
6 remedial education, complete at least 12 appraisal reports and submit monthly logs to the  
7 Board setting forth his appraisal activities for the previous month.  
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9           2.     Respondent served his thirty-day suspension but has not completed the  
10 required remedial education or completed the requisite number of appraisals.  
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12           3.     Pursuant to the terms of the Consent Agreement and Order, "If Respondent  
13 fails to comply with the terms of this Consent Agreement, the Board shall properly  
14 institute proceedings for noncompliance with this Consent Agreement, which may result  
15 in suspension, revocation, or other disciplinary and/or remedial actions. Respondent  
16 agrees that any violation of this Consent Agreement is a violation of A.R.S. § 32-  
17 3631(A)(8), which is willfully disregarding or violating any of the provisions of the  
18 Board's statutes or the rules of the Board for the administration and enforcement of its  
19 statutes."  
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21           4.     On or about November 19, 2010, complaint no. 3198 was filed against  
22 Respondent. When asked to respond to the complaint, Respondent notified the Board in  
23 March of 2011, that he was no longer engaged in the appraisal profession and that he  
24 wished to surrender his appraisal certificate in lieu of further administrative proceedings.  
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1 voluntarily relinquishes all rights to such an administrative hearing, as well as all rights  
2 of rehearing, review, reconsideration, appeal, judicial review or any other administrative  
3 and/or judicial action, concerning the matters set forth herein. Respondent affirmatively  
4 agrees that this Consent Agreement for Voluntary Surrender shall be irrevocable.  
5 Respondent further waives any and all claims or causes of action, whether known or  
6 unknown, that Respondent may have against the State of Arizona, the Board, its  
7 members, officers, employees and/or agents arising out of this matter.

8 4. Respondent understands that this Consent Agreement for Voluntary  
9 Surrender or any part thereof, may be considered in any future disciplinary action against  
10 him or in any future decision regarding re-certification.

11 5. The parties agree that this Consent Agreement for Voluntary Surrender  
12 constitutes final resolution of this disciplinary matter.

13 6. Time is of the essence with regard to this agreement.

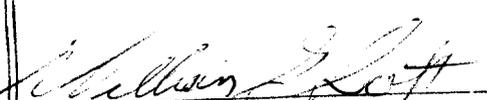
14 7. Respondent understands that this Consent Agreement for Voluntary  
15 Surrender does not constitute a dismissal or resolution of other matters currently pending  
16 before the Board if any, and does not constitute any waiver, express or implied of the  
17 Board's statutory authority or jurisdiction regarding any other pending or future  
18 investigation, action or proceeding. Respondent also understands that acceptance of this  
19 Consent Agreement for Voluntary Surrender does not preclude any other agency,  
20 subdivision or officer of this state from instituting other civil or criminal proceeding with  
21 respect to the conduct that is the subject of this Consent Agreement for Voluntary  
22 Surrender.

23 8. Respondent understands that foregoing Consent Agreement for Voluntary  
24 Surrender shall not become effective unless and until adopted by the Board of Appraisal  
25 and executed on behalf of the Board. Any modification to this original document is  
26 ineffective and void unless mutually approved by the parties in writing.

1           9. Respondent understands that this Consent Agreement for Voluntary  
2 Surrender is a public record that may be publicly disseminated as a formal action of the  
3 Board.

4           10. Pursuant to the Board's Substantive Policy Statement #1, the Board  
5 considers the violations in the above-referenced matter to constitute to a Level IV  
6 Violation.

7           DATED this 13 day of June, 2011.

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10   
11 William G. Scott  
12 Respondent

  
13 Dan Pietropaulo  
14 Executive Director  
15 Arizona Board of Appraisal

16           **ORIGINAL** of the foregoing filed  
17 this 13 day of June, 2011 with:

18 Arizona Board of Appraisal  
19 1400 West Washington Street, Suite 360  
20 Phoenix, Arizona 85007

21           **COPY** of the foregoing mailed regular mail and certified mail 7009 1680 0000 7387 5694  
22 this 13 day of June, 2011 to:

23 William G. Scott  
24 9931 Legacy Lane  
25 Flagstaff, AZ 86004

26           **COPY** of the foregoing mailed inter-agency  
this 13 day of June, 2011 to:

Jeanne M. Galvin  
Assistant Attorney General  
Arizona Attorney General's Office  
1275 West Washington, CIV/LES  
Phoenix, Arizona 85007

By:   
1856267  
Rebecca M. Loar