



## ARIZONA BOARD OF APPRAISAL

15 S. 15<sup>th</sup> Ave., Suite 103A  
Phoenix, Arizona 85007  
(602) 542-1558 Fax (602) 542-1598  
Email: [info@azboa.gov](mailto:info@azboa.gov)  
Website: [www.boa.az.gov](http://www.boa.az.gov)

October 10, 2014

Ms. Valerie Anne Strahl  
P.O. Box 3475  
Sedona, AZ 86340

Re: Board of Appraisal Case No. 3712

Dear Ms. Strahl,

As you know, the Board received a complaint against you for the appraisal you performed on a single family residence located at 631 King Copper Road, Clarkdale, AZ with an effective date of value of April 14, 2014.

At its September 19, 2014, monthly meeting, the Board of Appraisal met to discuss this case. In addressing this matter, the Board reviewed the complaint, your response thereto, the appraisal, the supporting workfile, and the Investigative Review. A copy of the Investigative Review is enclosed for your reference.

The Board concluded that you failed to identify or analyze external obsolescence. The opinion of value via the cost approach is approximately \$100,000 (41%) higher than the conclusion of value with no discussion or analysis of external obsolescence; you failed to reconcile the large variance between the two approaches. In addition, the sales price of Comparable No. 4 is reported incorrectly and the lack of adjustments for increasing market condition is not adequately supported. You also did not report or analyze the \$2,000 seller concession in the subject purchase contract. Given the above, you failed to employ recognized appraisal methods and techniques. Moreover, adjustments for difference in GLA are reported to be made at \$30/SF, but are applied at \$25/SF. Finally, based upon the adjustment applied to the comparables for differences in garage and driveway parking, garage stalls are adjusted at \$3,000 per space. Adjustments for fireplaces are applied at \$4,000 per fireplace. It is unusual for a fireplace to add more value to a property than a garage stall. Although the text addendum indicates that RS Means Cost data was used for the garage adjustment, there is no indication how the fireplace adjustment was derived.

The Board finds that your appraisal development and reporting violate the following standards of the Uniform Standards of Professional Appraisal Practice (USPAP), 2014-2015 Edition:

**Standards Rule 1-1(a); Standards Rule 1-4(a); Standards Rule 1-4(b)(iii);  
Standards Rule 1-5(a); Standards Rule 1-6(a); Standards Rule 2-1(a) and (b) and  
Standards Rule 2-2(a)(viii)**

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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 a letter of due diligence, if you agree to remedy these violations through exercising greater due diligence in the future and **by successfully completing a seven (7) hour course in Report Writing and a seven (7) hour course in the Sales Comparison Approach. The coursework must be completed within six (6) months from the date of this letter as shown at the top of the first page.** A list of approved remedial and disciplinary education courses is on the Board's website for your convenience in locating the appropriate course(s). The education may not be used toward your continuing education requirements for renewal during your next licensing period. You must submit proof of completion of the coursework to the Board within thirty (30) days of completing the coursework.

**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 proceedings.** By signing below, you acknowledge that you have read and understand 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 matter 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 fail to comply with the terms of this letter of due diligence, the Board may properly institute proceedings for noncompliance, which may result in suspension, revocation, or other disciplinary and/or remedial actions. By signing this letter of due diligence you are agreeing that any violation of this letter of due diligence is a violation of A.R.S. § 32-3631(A)(8), which is willfully disregarding or violating any of the provisions of the Board's statutes or the rules of the Board for the administration and enforcement of its statutes.

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 15 South 15<sup>th</sup> Avenue, Ste. 103A, Phoenix, Arizona 85007, on or before **November 11, 2014**. If you do not return this original document on or before the specified date, the Board may conduct further proceedings, including but not limited to a formal hearing before the Office of Administrative Hearings.

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Sincerely,

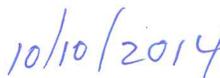


Debra Rudd  
Executive Director

ACKNOWLEDGED AND AGREED



Valerie Anne Strahl, Respondent



Date

Enclosures

c: Jeanne M. Galvin, Assistant Attorney General  
c: Michael Orcutt  
morcutt@mackazlaw.com