



ARIZONA BOARD OF APPRAISAL

15 S. 15th Ave., Suite 103A
Phoenix, Arizona 85007
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Email: info@azboa.gov
Website: www.boa.az.gov

April 3, 2015

Mr. Brandon F. Meahl
2265 Swanson Ave., Ste. A
Lake Havasu City, AZ 86403

RECEIVED
APR 15 2015

Re: Board of Appraisal Case No. 3759

AZ Board of Appraisal
15 S. 15th Ave., Suite 103A

Dear Mr. Meahl:

As you know, the Board received a complaint against you for the appraisal you performed on a single family residence located 1995 Palmer Drive, Lake Havasu City, AZ with an effective date of June 10, 2014.

At its March 20, 2015 monthly meeting, the Board of Appraisal met to discuss this matter. You appeared personally and on your own behalf. In addressing this matter, the Board reviewed the complaint, your response thereto, the appraisal, the supporting workfile, your statements made during the Initial Review and the Investigative Review.

The Board concluded that your workfile does not contain sufficient data to support the analyses or opinion of value. The cost figures are reported to be from Marshall and Swift but do not reflect the data found in that source. No cost figures are associated with the garages and the site improvements. In addition, functional obsolescence is not supported. Moreover, you failed to provide adequate support for adjustments applied to the comparable sales. Several adjustments are applied inconsistently and view adjustments are double counted. You also failed to reconcile the large differences in the value opinion derived from the sales approach with the cost approach. Overall, you did not employ recognized appraisal methodology and the report contained a series of errors that impacted the credibility of the report. Additionally, the report did not contain sufficient information to enable the intended user to understand the report properly. Finally, the Board expressed concern with the fact that you reported all eight comparables to be in C4 condition. You explained that this is "common practice of this appraiser without physically inspecting all sales/comparables ratings will be 'C4'—as local realtors do not always provide 'true' and/or 'correct' information on the MLS listings." This practice is not recognized appraisal methodology. There are other ways to verify the condition of a property without personally inspecting the property.

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

Standards Rule 1-1(a) and (c); Standards Rule 1-4(a); Standards Rule 1-4(b)(ii)(iii); Standards Rule 1-6(a) and (b); Standards Rule 2-1(a) and (b); Standards Rule 2-2(a)(viii); Scope of Work Rule and the Recordkeeping Rule

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 if you complete a **minimum of twenty-two (22) hours of education, to include at least a seven (7) hour course in the UAD and a fifteen (15) hour course in Basic Appraisal (with an exam). The Board strongly recommends that these courses be taken in-person, not through distance education, if at all possible.** The education may not be used toward your continuing education requirements for renewal during your next licensing period. The education must be completed within six (6) months of the date that appears at the top of this letter. Proof of completion of the coursework must be provided to the Board within three (3) weeks 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.

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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 15th Avenue, Ste. 103A, Phoenix, Arizona 85007**, on or before **April 24, 2015**. 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.

Sincerely,



Debra Rudd
Executive Director

ACKNOWLEDGED AND AGREED



Brandon F. Meahl, Respondent

4/13/15

Date

c: Jeanne M. Galvin, Assistant Attorney General