



## 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

RECEIVED  
2007 MAR -6 PM 4:44  
ARIZONA BOARD OF APPRAISAL

February 7, 2007

Kandace L. Levi  
Licensed Residential Appraiser No. 11034  
34237 N. 99<sup>th</sup> Street  
Scottsdale, Arizona 85262

Re: Board of Appraisal Case No. 2174

Dear Ms. Levi:

As you know, the Board received a complaint regarding an appraisal you performed on property located 20589 Tara Springs Road in Black Canyon City, Arizona. In addressing this matter, the Board reviewed the complaint, your response thereto, the appraisal, the supporting workfile, and the investigative report. A copy of the 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), 2005 edition:

### **Standards Rule 1-1(b) and Standards Rule 1-1(c)**

Please refer to the investigative reports for a 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 3 hours of continuing education (no test required) in liability management for residential properties. The courses must be completed within six (6) months from the date 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.

Letter to Kandace L. Levi

2/7/2007

Page 2

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.

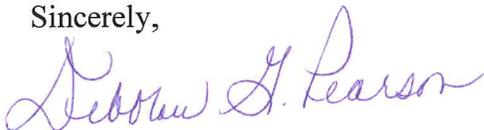
By signing this letter of due diligence, you are voluntarily relinquishing your right to an informal hearing, formal hearing, and judicial review in state or federal court with regard to the matters herein.

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

ACKNOWLEDGED AND AGREED

  
\_\_\_\_\_  
Kandace L. Levi, Respondent  
\_\_\_\_\_  
Date

c: Elizabeth A. Campbell, Assistant Attorney General