



ARIZONA BOARD OF APPRAISAL

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

June 25, 2013

Mr. Scott Post
P.O. Box 1171
Benson, AZ 85602

Re: Board of Appraisal Case No. 3555

Dear Mr. Post,

As you know, the Board received the above-referenced complaint against you for an appraisal you performed of a single family residence located at 3605 N. Pantano Road, Tucson, AZ with an effective date of value of December 27, 2012.

The Board met on June 14, 2013, to consider the matter. In reviewing the matter, the Board considered the complaint, your response thereto, the appraisal, the workfile and the Investigative Review. At the conclusion of its consideration, the Board voted to offer you the opportunity resolve this matter with a letter of due diligence.

The Board concluded that you failed to identify an extraordinary assumption regarding the areas of the home that were not available to you for inspection. Specifically, you were unable to view the second floor of the detached guest house, which was disclosed in the appraisal report. However, no assumptions regarding the room count and condition are utilized. Further, your opinion of market value via the Sales Comparison Approach is over \$200,000 less than the value conclusion of the Cost Approach, indicating external obsolescence, yet you fail to address or reconcile the difference in value conclusions. In addition, three of the comparables sales are reported to include guest houses/quarters. However, the square footage of this livable area is double counted by being reflected in the GLA as well as a separate line item. The improper reporting of the livable areas resulted in a failure to apply an adjustment for the subject's additional 1,080 SF guest house. Finally, Comparable No. 4 has a smaller site area and is adjusted downward, rather than upward, as warranted.

The Board finds that your appraisal development and reporting violate the following standards of the Uniform Standards of Professional Appraisal Practice (USPAP), 2012-2013 edition:

Standards Rule 1-1(a) and (b); Standards Rule 1-2(f) and (g); Standards Rule 1-4(a) and (b)(iii); Standards Rule 1-6(a) and (b); Standards Rule 2-1(a), (b) and (c); and Standards Rule 2-2(b)(viii)

Pursuant to Arizona Administrative Code (AAC) R4-46-31 and the Board's Substantive Policy Statement #1, the Board considers these violations to amount to a Level III 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 these matters with this letter of due diligence, if you **successfully complete a seven (7) hour course in the Sales Approach; seven (7) hour course in Report Writing and the fifteen (15) hour USPAP Course (with an exam). The education 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. The education **may not be used toward your continuing education requirements for renewal during your next licensing period.** Proof of successful completion of the required course must be promptly submitted to the Board within **fourteen (14) days** of taking 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.

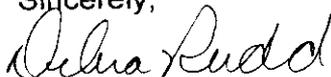
If any part of this letter of due diligence is later declared void or otherwise unenforceable, the remainder of the letter of due diligence in its entirety shall remain in force and effect.

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.

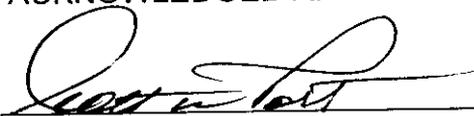
If you agree to accept this letter of due diligence, please execute this document by your signature below. Please return the original signed document to the Board at 15 South 15th Avenue, Ste. 103A, Phoenix, Arizona 85007, on or before **July 10, 2013**. If you do not return this original document on 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



Scott Post, Respondent

7-3-2013

Date

c: Jeanne M. Galvin, Assistant Attorney General
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