



ARIZONA BOARD OF APPRAISAL

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Web Site: www.appraisal.state.az.us

September 2, 2008

JOEL N. REISSNER
2518 N. 148TH DR.
GOODYEAR, AZ 85395

Re: Board of Appraisal Case No. 2557

Dear Mr. Reissner:

As you know, the Board received a complaint regarding an appraisal you performed on property located at 1040 County Road 3144, Vernon, AZ 89540 with an effective date of June 8, 2007. At its May 15, 2008 meeting, the Board voted to offer you a Consent Agreement to resolve the matter. At its August 21, 2008 meeting, the Board voted to reconsider the matter. In doing so, the Board voted to rescind its offer of a Consent Agreement and instead, offer you the opportunity to resolve this issue with a Letter of Due Diligence.

In addressing this matter, the Board reviewed the complaint, your response thereto, the appraisal, and the supporting work file. The Board concluded that you failed to appropriately supervise your trainees by waiting in the car while the trainees conducted an interior inspection of the property and took photographs. Further, the Board concluded that you were misleading to the activities you actually performed by signing the appraisal report indicating that you conducted an inspection of the interior of the property when in fact you did not conduct such an inspection. The Board finds that your appraisal development and reporting violate the following standards of the Uniform Standards of Professional Appraisal Practice (USPAP), 2006 edition:

Standards Rule 1-1(a) and (c); Standards Rule 2-2 (b)(vii) and Standards Rule 2-3

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 **by successfully completing not less than fifteen (15) hours of qualifying supervisor appraiser coursework OR not less than a fifteen (15) hour USPAP course (with an exam). The coursework must be completed within six (6) months from the date of this letter as shown at the top of the first page of this letter.** 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

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education **may not** be used toward your continuing education requirements for renewal during your next licensing period. Please provide the Board with a copy of the course certificate within two weeks of completion of the course. **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.**

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 matters herein.

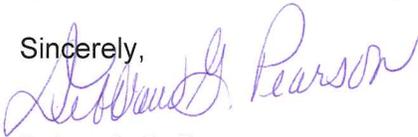
Upon signing this letter of due diligence and returning it to the Board, you may not revoke acceptance of this letter of due diligence. In addition, you may not make any modifications to this letter of due diligence. Any modifications to this letter of due diligence are ineffective and void unless mutually 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 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 agree 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 1400 W. Washington, Suite 360, Phoenix, Arizona 85007, on or before **September 17, 2008**. If you do not accept these terms or do not return this original document on or before the specified date, the Board may conduct further proceedings.

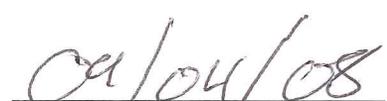
Sincerely,



Deborah G. Pearson
Executive Director

ACKNOWLEDGED AND AGREED


Joel Reissner, Respondent


Date

c: Jeanne M. Galvin, Assistant Attorney General