



ARIZONA BOARD OF APPRAISAL

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ARIZONA BOARD OF APPRAISAL

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RECEIVED

May 27, 2008

Debbie M. Robinson
2005 East Soft Wind Drive
Phoenix, AZ 85024

Re: Board of Appraisal Case No. 2593

Dear Ms. Robinson:

As you know, the Board received a complaint regarding an appraisal you performed on property located at 2256 W. Lindner Ave., #15, Mesa, AZ 85202 with an effective date of February 26, 2008. In addressing this matter, the Board reviewed the complaint, your response thereto, the appraisal, and the supporting work file. The Board concluded that you were unable to adequately determine if the subject property was a townhouse or a condominium; nor were you able to confirm to the Board that the comparable sales you utilized in the report were condominiums or townhouses. In addition, you failed to discuss that one side of the subject property sides to a main traffic artery that may result in an external obsolescence. Finally, you noted that the market trends were "stable" and "in balance" when in fact the market indicators showed the market was declining and there was an over-supply. 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 (b); Standards Rule 1-2 (e)(i) and (ii);
Standards Rule 2-2(b)**

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 **by successfully completing a minimum of seven (7) hours of education in report writing; seven (7) hours of market trends; seven (7) hours of complex properties and three (3) hours of ethics. The courses must be completed within six (6) months from the date of this letter as shown on 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). Proof of successful completion of the required course must be promptly submitted to the Board within **fourteen (14) days** of taking the coursework. The education **may not** 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.

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.

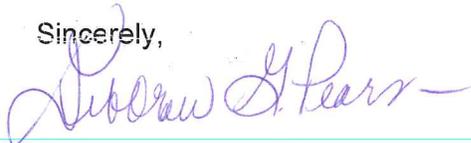
Upon signing this letter of due diligence and returning it to the Board, you may not revoke acceptance of this letter of due diligence. In addition, you may not make any modifications to this letter of due diligence. Any modifications to this letter of due diligence are ineffective and void unless mutually 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 fail to comply with the terms of this letter of due diligence, the Board shall 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 **June 12, 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



Debbie M. Robinson, Respondent

6/3/2008

Date

c: Jeanne M. Galvin, Assistant Attorney General