



## ARIZONA BOARD OF APPRAISAL

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Email: appraisal@appraisal.state.az.us  
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July 28, 2010

Ms. Christianne M. Simmons  
825 E. Sandra Terrace  
Phoenix, AZ 85022

Re: Board of Appraisal Case No. 2904

Dear Ms. Simmons:

As you know, the Board received a complaint regarding an appraisal you performed on a detached single family residence located at 19116 E. Via Esquina Rio Verde, AZ 85263 with an effective date of value of August 10, 2005. At its April 23, 2010 meeting, the Board of Appraisal held an Informal Hearing and at the conclusion of the Informal Hearing, voted to issue this Letter of Due Diligence in resolution of the above-referenced matter.

In addressing this matter, the Board reviewed the complaint, the Field Review, your response to the complaint, the appraisal, and the supporting workfile. The Board concluded that there were other sales in the same subdivision as the subject that were similar to the subject that indicated a lower value for the subject than the value to which you concluded. In addition, the site value is overstated as there is data that indicates a lower value.

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(a); Standards Rule 1-4(a) and (b); and Standards Rule 2-1(a)**

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 in Report Writing (with an exam); seven (7) hours in Sales Comparison Approach; seven (7) hours in Cost Approach and seven (7) hours in USPAP update for the 2010-2011 edition (must be taken in person). The coursework 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(s). The education may be used toward your continuing education requirements for renewal during your next licensing period. You must submit proof of completion of the coursework to the Board within thirty (30) days of completing the coursework.

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**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.**

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. A 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.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Pietropaulo".

Daniel Pietropaulo  
Executive Director

c: Jeanne M. Galvin, Assistant Attorney General

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