



## ARIZONA BOARD OF APPRAISAL

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ARIZONA BOARD OF APPRAISAL

June 12, 2012

LESLIE J. SKORA  
6662 W. SHANNON STREET  
CHANDLER, AZ 85226

Re: Board of Appraisal Case No. 3379

Dear Ms. Skora,

As you know, the Board received the above-referenced complaint against you for an appraisal you performed of a single family residence with a mailing address of 24811 S. 141<sup>st</sup> Street, Chandler, AZ 85249 with an effective date of value of December 23, 2011.

The Board met on April 18, 2012 to consider the matter. In reviewing the matter, the Board considered the complaint, your response thereto, the workfile and information you provided verbally at the meeting. 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 incorrectly stated that the property is within the city limits of Chandler when in fact, the property is located on a county island. You also incorrectly noted that the street is public. In addition, because the subject property consists of 1.23 acres of horse property, it is not credible to use tract homes with no acreage as comparable sales (#1 and #2). Moreover, the site value and the opinion of value were unsupported by your own data and the cost to construct was not supported. Finally, the space added during the remodel was not adequately described.

The Board finds that your appraisal development and reporting violate the following standards of the Uniform Standards of Professional Appraisal Practice (USPAP), 2011-2012 edition:

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

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 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 these matters with this letter of due diligence, if you **successfully complete a seven (7) hour Complex Property course; a six (6) hour course in Cost Approach and a seven (7) hour course in Sales Comparison . 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

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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 1400 W. Washington, Suite 360, Phoenix, Arizona 85007, on or before **July 12, 2012**. If you do not return this original document on or before the specified date, the Board may conduct further proceedings.

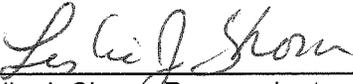
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Sincerely,



Dan Pietropaulo  
Executive Director

ACKNOWLEDGED AND AGREED



Leslie J. Skora, Respondent

Date

7/2/2012

c: Jeanne M. Galvin, Assistant Attorney General

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