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**BEFORE THE ARIZONA STATE BOARD OF APPRAISAL**

In the Matter of  
**ROBERT A. WILLIAMS**  
Licensed Real Estate Appraiser  
Certificate No. 11590

Board Case No. 2527  
**CONSENT AGREEMENT  
FOR VOLUNTARY SURRENDER**

**RECITALS**

In the interest of a prompt and judicious settlement of this case, consistent with the public interest, statutory requirements and the responsibilities of the Arizona State Board of Appraisal (“Board”) and under A.R.S. §§ 32-3601, *et seq.* and 41-1092.07(F)(5), Robert A. Williams (“Respondent”), holder of Licensed Real Estate Number 11590 in the State of Arizona, and the Board enter into the following Recitals, Findings of Fact, Conclusions of Law and Order (“Consent Agreement”) as a final disposition of this matter.

1. Respondent has read and understands this Consent Agreement and has had the opportunity to discuss this Consent Agreement with an attorney, or has waived the opportunity to discuss this Consent Agreement with an attorney.

2. Respondent understands that he has a right to a public administrative hearing concerning the above-captioned matter, at which hearing he could present evidence and cross examine witnesses. By entering into this Consent Agreement, Respondent knowingly and voluntarily relinquishes all rights to such an administrative hearing, as well as rights of rehearing, review, reconsideration, appeal, judicial review or any other administrative and/or judicial action, concerning the matters set forth herein.

3. Respondent affirmatively agrees that this Consent Agreement shall be irrevocable.

1           4.     Respondent understands that this Consent Agreement or any part of the  
2 agreement may be considered in any future disciplinary action by the Board against him.

3           5.     Respondent understands this Consent Agreement deals with Board  
4 Complaint No. 2527 involving allegations of non-compliance constituting grounds for  
5 discipline against Respondent. The investigation into these allegations against  
6 Respondent shall be concluded upon the Board's adoption of this Consent Agreement.

7           6.     Respondent understands that this Consent Agreement does not constitute a  
8 dismissal or resolution of any other matters currently pending before the Board, if any,  
9 and does not constitute any waiver, express or implied, of the Board's statutory authority  
10 or jurisdiction regarding any other pending or future investigation, action or proceeding.

11          ~~7.     Respondent also understands that acceptance of this Consent Agreement~~  
12 does not preclude any other agency, subdivision, or officer of this State from instituting  
13 any other civil or criminal proceedings with respect to the conduct that is the subject of  
14 this Consent Agreement.

15           8.     All admissions made by the Respondent in this Consent Agreement are  
16 made solely for the final disposition of this matter and any related administrative pro-  
17 ceedings or civil litigation involving the Board and Respondent. Therefore, any admis-  
18 sions made by Respondent in this Consent Agreement are not intended for any other use,  
19 such as in the context of another regulatory agency's proceedings, or civil or criminal  
20 proceedings, whether in the State of Arizona or in any other state or federal court.

21           9.     Respondent acknowledges and agrees that, upon signing this Consent  
22 Agreement and returning this document to the Board's Executive Director, he may not  
23 revoke his acceptance of the Consent Agreement or make any modifications to the  
24 document regardless of whether the Consent Agreement has been signed by the Execu-

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1 tive Director. Any modification to this original document is ineffective and void unless  
2 mutually agreed by the parties in writing.

3 10. Respondent understands that the Consent Agreement shall not become  
4 effective unless and until adopted by the Board and signed by its Executive Director.

5 11. If a court of competent jurisdiction rules that any part of this Consent  
6 Agreement is void or otherwise unenforceable, the remainder of the Consent Agreement  
7 shall remain in full force and effect.

8 12. Respondent understands and agrees that if the Board does not adopt this  
9 Consent Agreement, he will not assert as a defense that the Board's consideration of this  
10 Consent Agreement constitutes bias, prejudice, prejudgment or other similar defenses.

11 ~~13. Upon the effective date of this Order, Respondent shall not perform any~~  
12 appraisals or appraisal reviews in Arizona. Respondent will also not assume or use the  
13 title of "appraiser" or any title, designation or abbreviation likely to create the impression  
14 that Respondent is licensed or certified by Arizona. Respondent also shall not act as a  
15 supervising appraiser for other appraisers or trainees in Arizona, nor shall he act as a  
16 mentor in this state. Further, Respondent will not own or operate an appraisal business or  
17 supervise appraisal staff in Arizona.

18 14. Respondent understands that if he applies for licensure in the future, that he  
19 will be required to meet all statutory requirements in effect as an original applicant  
20 pursuant to Title 32.

21 ACCEPTED AND AGREED BY RESPONDENT

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23 

24 Robert A. Williams

25 Dated: 3/7/08

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1 FINDINGS OF FACT

2 1. This case involves Respondent's appraisal of property located at 40812 North  
3 Raleigh Court, Phoenix, Arizona. The Appraisal report has an effective date of  
4 November 30, 2006. The appraisal report was found to be deficient and in violation of  
5 the Board's statutes and multiple USPAP standards in Case No. 2331.

6  
7 2. On or about September 18<sup>th</sup>, 2007, Respondent signed a Consent  
8 Agreement and Order of Discipline in Case no. 2331. The terms of the Order dictated that  
9 Respondent's certificate was to be placed on probation for twelve (12) months. The  
10 Respondent further agreed in the Consent Agreement and Order of Discipline that if he  
11 failed to comply with the terms of the Order, the Board has the right to institute  
12 proceedings for non-compliance, which could result in suspension, revocation or other  
13 disciplinary and/or remedial actions.

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15 3. During the period of probation, Respondent was required to (a)  
16 successfully complete thirty (30) hours of qualifying education (with exam), which  
17 includes a mortgage fraud class or a class which includes discussion regarding  
18 mortgage fraud; (b) successfully complete a principles or procedures class; (c)  
19 complete at least twenty-four (24) appraisal reports under the supervision of an  
20 Arizona Certified Residential or Certified General Appraiser who shall serve as  
21 Respondent's mentor ("Mentor") over a minimum period of six (6) months; (d)  
22 demonstrate resolution of the problems that resulted in this disciplinary action; and (e)  
23 otherwise comply with the terms of the Order of Discipline.

24 4. In addition, within **30 days** after the effective date of the Consent  
25 Agreement and Order of Discipline, Respondent was to submit to the Board the name and  
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1 resume of an Arizona Certified Residential or Arizona Certified General Appraiser who  
2 is willing to serve as Respondent's Mentor together with a letter from the potential  
3 Mentor agreeing to serve as Respondent's Mentor. Any potential Mentor is required to  
4 be approved in writing by the Board.  
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6 5. During the period of probation, the Respondent was required to file an  
7 appraisal log with the Board on a monthly basis listing every Arizona appraisal that he  
8 has completed within the prior calendar month by property address, appraisal type,  
9 valuation date, the Mentor's review date, the date the appraisal was issued, and the  
10 number of hours worked on each assignment. The report log shall be filed monthly  
11 beginning the 15<sup>th</sup> day of the first month following the start of Respondent's

12 probationary period and continuing each month thereafter until the Board terminates  
13 the probation. **Even if Respondent performs no appraisals within a given month,**  
14 **he must still file an appraisal log with the Board showing that no appraisals were**  
15 **performed.** The monthly log report may be field by mail or facsimile.

16 6. The Respondent failed to comply with the terms of the Consent Agreement  
17 and Order of Discipline entered into September 18, 2007 by:

18 a. Failing to submit to the Board the name and resume of an Arizona  
19 Certified Residential or Arizona Certified General Appraiser who is willing to  
20 serve as his Mentor, together with a letter from the potential Mentor agreeing to  
21 serve as his Mentor; and  
22

23 b. Failing to provide monthly logs indicating the appraisals he has  
24 completed to date during the period of probation.  
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1 IT IS HEREBY ORDERED THAT Certificate No.11590, which was issued to  
2 Robert A. Williams to practice as a Licensed Real Estate Appraiser in the State of  
3 Arizona, is hereby deemed **SURRENDERED**.

4 DATED this 24<sup>th</sup> day of March, 2008.

5 ARIZONA STATE BOARD OF APPRAISAL



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7  
8 By: Deborah G. Pearson  
9 Deborah G. Pearson  
10 Executive Director

11 ORIGINAL OF THE FORGOING FILED  
12 this 24<sup>th</sup> day of March, 2008, with:

13 Arizona State Board of Appraisal  
14 1400 W. Washington, Suite 360  
15 Phoenix, AZ 85007

16 EXECUTED COPY OF THE FOREGOING MAILED  
17 BY CERTIFIED AND REGULAR MAIL  
18 this 24<sup>th</sup> day of March, 2008, to:

(7006 0100 0002 86523875)

19 Robert A. Williams  
20 20224 E. Kamina Plata  
21 Queen Creek, AZ 85242

22 A COPY OF THE FOREGOING  
23 MAILED this 24<sup>th</sup> day of March, 2008, to:

24 Jeanne M. Galvin  
25 Assistant Attorney General  
26 Arizona Office of the Attorney General  
1275 W. Washington St. - CIV/LES  
Phoenix, AZ 85007

Deborah G. Pearson

146810