

## **4/15/2013 News from the Arizona Board of Appraisal**

### **State Auditor General releases report of statutory ABOA performance audit**

Under A.R.S. §32-3604(J), the Arizona State Auditor General is authorized to conduct a performance audit of the Board of Appraisal at least every 10 years. In keeping with that statutory requirement, the AG's Performance Audit Division recently completed their regularly scheduled once a decade audit of the BOA.

Performance audits are designed to determine whether an agency is achieving the objectives established by the Legislature and managing its resources in an effective, economical, and efficient manner. These audits focus on programs and issues that are of particular interest to legislators and the public and make recommendations to improve agency operations.

The report is the culmination of a yearlong audit process, including observing board meetings, interviewing board members, staff and public stakeholders, and reviewing various documents.

Based on its findings, the AG made certain helpful recommendations to the BOA related to its findings that will enable the board to make positive changes in policies and procedures. This will continue the board's own ongoing efforts to improve operations and responsiveness to its stakeholders.

As many of you are aware, the board made a number of positive changes in its operations and is continuing to explore others in response to its strategic planning meeting held in September of last year. The AG's report acknowledges the efforts that the board has made in that regard while making additional recommendations.

Performance Audit Report and the board's response at [www.azauditor.gov](http://www.azauditor.gov)

With the recommendations shown in this audit, the Board has directed the Executive Director to have policies and procedures developed to address the suggestions of the Auditor General. Steps have been taken to begin this process and the development of these policies and procedures will be completed within the next 12 months.

### **What's happening with SB1316?**

Hopefully by the time you read this newsletter, SB1316 will be on its way to becoming law. As of the writing of this report it has cleared the Senate with two amendments, and cleared two committees in the House with one amendment. Due to the adoption of the House amendment (which allows the Board to receive grant monies), if the bill passes the House vote, it will go back to the Senate for approval again. The Board of Appraisal Rules Committee will reconvene early this summer to address some of the changes that SB1316 is bringing about, as well as revisiting the AMC Rules which need to be finalized. Several meetings will likely be needed before the rules can be fully implemented. As a stakeholder, keep looking on the Board's website under Meetings for notices of when these meetings will take place. (Editor's note: I will try to keep everyone who is signed up to receive the e-mail blasts notified when changes occur).

## Important reminders from the Board

As we all know, obtaining and reporting appraisal education is a necessary and crucial part of the regular appraisal licensing process. With so many students attending the various classes offered, it's easy for someone to forget to sign an attendance sheet, mistakenly indicate that they've attended a full course when they've come in late or something similar.

The Board would like to remind all instructors of ABOA approved courses that they are responsible for accurate attendance lists. This includes verifying the true attendance of all attendees. Any deviations from the accuracy of the lists can potentially create problems for both the licensee and the instructor.

## You can look it up yourself...

I am amazed at how much information is available on the internet...some of which is even credible! For the 2015 AQB Criteria, go to the source for some answers to your questions. The Appraisal Foundation has done a great job with providing the links to this information. Just click on the link below to see what is posted under the Appraisal Qualifications Board page on this website.

- [December 2012 Q&As](#)
- [Compilation of AQB Q&As through December 2012](#)
- [AQB 2015 Real Property Appraiser Qualification Criteria Implementation Q&As](#)

Are you wondering how an appraiser should be handling the request to do an Evaluation??? Find out what the Appraisal Standards Board thinks. They have issued a new draft for Advisory Opinion 13. Just click on the link below.

[ADVISORY OPINION 13 \(AO-13\), \*Performing Evaluations of Real Property Collateral to Conform with USPAP\*](#)

Can't get enough information? Try reading these drafts from the Appraisal Practice Board

[Exposure Draft of Identifying Comparable Properties](#)

[Exposure Draft of Identifying Comparable Properties AVM and Mass Appraisal Models](#)

[Discussion Draft – \*The Valuation of Customer-Related Assets\*](#)