

MAB DISCIPLINARY ACTIONS

Walter Del Cox, RA-372 Case #14-0410 & 15-0410

As a result of a Board hearing Mr. Cox was found to have violated Standards Rules 1-1(b), 1-1(c) and 2-1(a) by using faulty comparable sales information resulting in a misleading appraisal report. An Administrative Order was issued August 5th, 2005 with the following penalties:

- a. License suspended for a period of not less than six months.
- b. Appraiser must attend a 15 hour USPAP course and pass the accompanying examination.
- c. Appraiser must attend a 15 hour course on the sales comparison approach and pass the accompanying examination.
- d. Appraiser must until further notice maintain a log of all appraisals performed, with the log being made available to the Board for inspection upon demand, and any reports listed on the log to be made available for review by the Board upon demand.
- e. Order to be published in the Newsletter of the Board.

(Order is under appeal)

Edward Young, LA-1173 Case #17-0412

As a result of a Board hearing Mr. Young was found to have violated the Ethics Rule, Conduct Provision; Ethics Rule, Management Provision; and Standards Rules 1, 1-1, 1-5(a) and (b), 2, and 2-1(a) of the 2004 edition of USPAP, as well as Sections 73-34-35(1) and 73-34-37 of the Mississippi Code of 1972, as amended. The violations resulted from Mr. Young giving predetermined false and misleading estimates of value to his client in three appraisal reports. An Administrative Order was issued November 18th, 2005 with the following penalties:

- a. License suspended for a period of not less than six months.
- b. Prior to re-licensing, Appraiser must attend a 15 hour USPAP course and pass the accompanying examination.
- c. Appraiser must attend an additional 15 hours of courses specific to residential appraisal and pass an accompanying examination.
- d. Appraiser must submit a monthly log of all appraisals performed by him to the Board for one year. Any appraisal report listed thereon shall be made available for review by the Board upon demand.
- e. Order to be published in the Newsletter of the Board.

Mike Purvis, GA-79 Case #13-0410

Settled by Consent Order dated January 20th, 2005. Appraiser admitted to failing to identify the intended use of the appraisal report, provide the correct address, identify the number of bathrooms, and report the correct square footage or to analyze the existing sales contract on the subject property. Appraiser agreed that the above listed actions are in violation of the Uniform Standards of Professional Appraisal Practice, Standards Rules 1-2(b), 1-1(c) and 1-5(a), and further agreed to the following penalties:

- a. Must complete 15 hours of qualifying education related to USPAP and successfully complete the accompanying examination. Course work not to count toward continuing education, and must be taken from a provider from which he has not previously taken courses.
- b. License will be on probation for 12 months during which time he shall maintain a log of all properties appraised and submit a copy to the Board monthly. In addition, all records shall be subject to unannounced inspection by the Board or its agent.
- c. Disciplinary action shall be reported to and posted with the appropriate authorities, reported in the Board Newsletter, spread upon the Minutes of the Board, and shall be public record.

Charles K. Payne, Jr., LA-1043
Case #16-0508

Settled by Consent Order dated September 15th, 2005. Appraiser agreed to his license to appraise real estate being revoked in order to forego a formal written complaint and subsequent formal hearing before the Mississippi Real Estate Appraiser Licensing and Certification Board concerning appraisal activities performed by him in two assignments. It was further agreed that Mr. Payne would not be eligible for re-licensure until January 1, 2009, and at which time should he desire to re-enter the profession he would have to formally meet with the Board prior to making application, satisfy all requirements for licensure as they exist at that time, and pass any/all licensing examinations.

Jackson County Appraiser
Case #16-0410

Settled by Consent Order dated September 01, 2005. Appraiser admitted to inadvertently miscalculating the square footage of the subject property and to incorrectly sketching the subject property. Appraiser further agreed that doing so was in violation of the Uniform Standards of Professional Appraisal Practice, Standards rules 1-1(b) and 1-1(c). As a result, appraiser agreed to the following penalties:

- a. Must successfully complete a 15 hour USPAP course and pass the accompanying exam and also complete a course on measuring improvements. The courses must be completed within 6 months of the date of the order and appraiser shall notify the Board upon completion of the course work. Courses must be taken from a provider from which appraiser has not previously taken courses.
- b. Shall maintain a log of all properties appraised for a period of 3-months and submit a copy to the Board at the first of each month, with all records being subject to unannounced inspection by the Board or its agent.

Walter Davidson, LA-802
Case #18-0407

Settled by Consent Order dated March 29th, 2006. Appraiser admitted to failing to analyze the existing contract for purchase and arriving at an appraised value equal to the contract price as shown on the closing statements, failing to show construction as a "Jim Walter" home and falsely indicating structure as being on a slab rather than on concrete blocks. Appraiser agreed that his actions were in violation of the Mississippi Code. Ann., Section 73-34-35 (1) (1) and Year 2005 USPAP Standards Rules 1-1(a), 1-1(b), 1-1(c), 1-5(a), and 2-2(b) (ix), and further agreed to the following penalties:

- a. Appraiser to be issued a "Formal Letter of Reprimand", to be placed in his file.
- b. Must successfully pass the 15 hour National USPAP course and pass the accompanying examination within 6 months of the date of Order.
- c. Disciplinary action to be reported in the Board Newsletter.
- d. This action and Order shall be public record and be spread upon the Minutes of the Board.

Scott Lanford, LA-940
Case #07-0305

Settled by Consent Order. Appraiser admitted to violating Standards Rules 2- 2(v), USPAP Ethics Rule and 73-34-35 of the Mississippi Code of 1972, and agreed to the following penalties:

- a. complete 15-hours QE on USPAP, pass the exam within 6 months of the order
- b. be on probation for 1 year, maintain a log of all properties appraised during term of probation, records subject to inspection, may not upgrade during term of probation, appraisal activity is limited to non-complex single family residences within Hinds, Rankin, Madison, Copiah, Yazoo and Lincoln counties;
- c. the disciplinary actions shall be made public; posted with appropriate authorities and in the Board newsletter;

Tammy M. Chancellor, RA-259
Case #12-0307

Settled by Consent Order. Appraiser admitted to violating Standards Rules 1-1(b)(vi), 1-4(a), 1-5(a)(c) and 2-1(a)(b), 73-34-35 of the Mississippi Code of 1972 and agreed to the following penalties:

- a. license suspended for 3 months; however, suspension held in abeyance provided she timely completes the educational requirements set forth – Complete 30-hours of QE on appraisal procedures and pass the exam within 12 months of this order, course work can not count toward continuing education and must be taken with a provider from whom she has not taken previous courses;
- b. be on probation for 12 months, maintain a log of properties appraised and log submitted to the Board the first of each month, records subject to inspection;
- c. disciplinary action reported to and posted with appropriate authorities and in newsletter;
- d. action shall be public record

Donald Wise, RA-363
Case #13-0309

Settled by Consent Order. Appraiser admitted to violating Standards Rules 1-1(b)(c), 1-4(b)(i), 1-4(c) and 73-34-35 (1) of the Mississippi Code of 1972 and agreed to the following penalties:

- a. license suspended for a period of 1 year; however, suspension stayed upon the following conditions that within 6 months of order he timely completes 30-hours of QE on Sales Comparison Approach, a course approved by the Board and pass the exam, within 6 months of order he must complete at least 15-hours of QE on USPAP and pass the exam of the course pre-approved by the Board
- b. failure to complete required courses and pass all exams within 6 months shall automatically lift the stay and result in 1 year suspension;
- c. be on probation for 2 years from the order, unannounced inspection of records and can not upgrade during probation'
- d. disciplinary actions reported to and posted with appropriate authorities and in newsletter, action shall be a public record.

Fransene Berry, LA-1038
Case #14-0310

Settled by Consent Order. Appraiser admitted to violating Standards Rules 1-1(b)(c), 2-1(a), 73-34-35(1) of the Mississippi Code of 1972 and agreed to the following penalties:

- a. license suspended for 30 days;
- b. complete 15-hours of QE on USPAP and pass exam within 6 months;
- c. on probation for 1 year, maintain a log of all properties appraised during probation, records subject to unannounced inspection, may not upgrade during probation; disciplinary action reported to and posted with appropriate authorities and in newsletter;
- d. action of Board shall be a public record

Linda "Lynn" Martin, LA-960
Case #16-0312

Settled by Consent Order. Appraiser admitted to violating Standards Rules 1-1(a)(b)(c), 1-2(f), 1-4(c), 2-1(a), Competency Rule 73-34-35 of the Mississippi Code of 1972 and agreed to the following penalties:

- a. license suspended for 3 months; however, suspension held in abeyance provided appraiser completes educational requirements;
- b. successfully complete 15 hours of QE on Sale Approach, pass the exam within 6 months of order, course shall not count toward CE and must be taken from a provider not previously taken courses from;
- c. be on probation 12 months, maintain a log of appraisals and submitted to Board the first of each month, records subject to inspection;
- d. disciplinary action reported to appropriate authorities and in newsletter

Julia K. Powell, LA-937
Case #08-0305

As a result of a Board hearing on September 18, 2003, appraiser was found to have violated Standards Rules 1-19(b)(c), 1-2(f), 1-4(c), 2-1(a), 73-34-35, 73-34-37 of the Mississippi Code of 1972 and agreed to the following penalties:

- a. successfully complete 40 hours of QE, course to be approved by the Board;
- b. course to be completed within 6 months of order;
- c. course shall not count toward CE;
- d. be on probation 12 months, maintain a log of appraisals and submitted to the Board the first of each month, submit copies of the next three appraisal reports;
- e. disciplinary action reported to appropriate authorities and in newsletter

Mike H. Guyton, GA-126
Case #09-0307

As a result of a Board hearing on October 16, 2003, appraiser was found to have violated Standards Rules 1-1(a)(b)(c), 1-2(b)(c)(e)(f), 1-2(c)(i), 1-2(e)(i), 2-2(a)(ix), 2-2(b)(ii)(iii)(v)(vii)(x), 73-34-35, 73-34-37 of the Mississippi Code of 1972 and agreed to the following penalties:

- a. license revoked, revocation suspended, placed on 5 years of probation, appraisal restricted to non-complex residential single family, maintain a log of appraisal activity and furnish a report to the Board quarterly;
- b. disciplinary action published in newsletter

Richard O'Neal, RA-253
Case #01-0402

Settled by Consent Order. Appraiser admitted to violating Standards Rule 2-1(a), Ethics Rule, 73-34-35 (1)(d)(1) of the Mississippi Code of 1972 and agreed to the following penalties:

- a. license suspended for 12 months; however, imposition of the last 9 months is stayed and held in abeyance provided appraiser completes education and other requirements of this order;
- b. successfully complete 15 hours of QE on USPAP, pass the exam within 12 months of order, notify Board of completion of course work, course shall not count toward CE and must be taken from a provider not previously taken courses from;
- c. be on probation for 12 months from the time of suspension is stayed or lifted, maintain a log of appraisals during probation, submit a copy to Board the first of each month, records subject to inspection;
- d. disciplinary action reported to and posted with appropriate authorities and in newsletter;
- e. action and order shall be public record

Ajax J. Morris, GA-182
Case #05-0508

Settled by Consent Order. Appraiser admitted to violating Standards Rule 1-2, 73-34-35 of the Mississippi Code of 1972 and agreed to the following penalties:

- a. successfully complete 15 hours of QE on USPAP within 6 months of order, notify the Board of completion of course work, can not count toward CE and must be taken from a provider not used previously;
- b. be on probation 12 months, maintain a log of appraisals during probation, log submitted to Board on the first of each month, appraiser subject to unannounced inspections, must be taken from a provider not used previously;
- c. disciplinary action shall be reported to and posted with appropriate authorities and in newsletter

Linda N. Smith, LA-1256
Case #06-0408

As a result of a Board hearing on October 21, 2004, appraiser was found to have violated Standards Rule 2, Ethics Rule and 73-34-35 (1)(d)(1) of the Mississippi Code of 1972 and agreed to the following penalties:

- a. license suspended one year;
- b. during suspension, appraiser must successfully complete 15 hours of QE concerning USPAP, course can not count toward upgrade or other educational requirements;
- c. complete 75 hours of CE as pre-approved by the Board, education may not count toward and other education requirements;
- d. upon successful completion of suspension, upon being reinstated, appraiser shall remain on probation one year from reinstatement and during probation she may engage in appraisal activity only in accordance with the following:
 1. supervised by a certified appraiser
 2. keep a log of all appraisals completed
 3. log subject to unannounced inspection
- e. disciplinary action shall be reported to and posted with the appropriate authorities and published in newsletter.