

DISCIPLINARY REPORT

January 19, 2017

AB 16-01 The Board approved a Consent Settlement Order from Certified Residential appraiser Travis Grant Berry, R00784, where Licensee agreed to pay a \$500 administrative fine. The violations in the appraisal report were: Licensee did not include in the report the summary of facts analyzed to support the opinion of the highest and best use. Licensee provided the effective age of 4 years for a home built in 2005 (*actual age of 8 years at the time of the appraisal*). The Licensee did not include in the report a summary of facts analyzed to support an effective age less than the actual age. Licensee failed to provide a list of all the verification sources consulted when selecting sales data. USPAP 2012-2013 was the current edition of USPAP at the time of the appraisal assignment and Licensee stated he used the 2010 edition. In the URAR/Site/Dimensions section, the source of the dimensions analyzed was stated but failed to provide the actual dimensions. In the URAR/Cost Approach/Support for the Opinion of Site Value section, Licensee failed to provide the data/information analyzed to support the opinion of site value. In the Photograph Addendum/Comparable section, Licensee failed to inform that he used MLS photographs. **Violations:** Standards Rule 2-2(b)(viii), 2-1(b), 2-1(a), 1-1(b), USPAP, 2012-13 Edition.