

REVOCATIONS/SURRENDER/OTHER

CURTIS YOUNT, an Ohio Licensed Residential Real Estate Appraiser from New Madison, Ohio was found in violation of the following with respect to five real estate appraisals: He placed the signature of John R. Shives, an Ohio Certified General Real Estate Appraiser (# 0000380781), and/or his certificate number to the certification page without the knowledge or permission of John R. Shives and the appraisal report(s) was/were submitted to Old National Bank. This conduct constitutes a violation of Ohio Revised Code Section 4763.11(G)(4), 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) and/or 4763.11(G)(8) as those sections incorporate the Management Section of the Ethics Rule for 2010-2011 Uniform Standards of Professional Practice (hereinafter referred to as "USPAP"), the Conduct Section of the Ethics Rule for 2010-2011 USPAP, 2010-2011 USPAP Standards Rule 1-1(b) and/or 2010-2011 USPAP Standards Rule 2-1(a) by operation of Ohio Revised Code Section 4763.13(A).

The Board recognized Curtis Yount failed to renew his Ohio Residential Real Estate Appraiser License, and as of the November 2013 Board meeting, he no longer had any Ohio Real Estate Appraiser Credential. If he would have had an Ohio Real Estate Appraiser License, the Board would have found the violations committed by him would have resulted in the revocation of his Ohio Real Estate Appraiser License.

SUSPENSIONS/FINES/ADDITIONAL EDUCATION & REPRIMANDS

CHARLES BILLINGTON, an Ohio Certified Residential Real Estate Appraiser from Clinton, Ohio was found in violation of the following with respect to an appraisal report: **1.** In his appraisal report for the Subject property, he failed to report the Subject property's proximity to railroad tracks or a water tower, and he failed to adjust, as compared to the Subject property, one or more sales comparables in the Sales Comparison Approach for the Subject property's proximity to the railroad tracks or a water tower, or in the alternative, he failed to summarize his reasons for concluding no adjustment was necessary to the sales comparables for the Subject property's proximity to the railroad tracks or a water tower. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to correctly report the Subject property's specific zoning classification and/or zoning description. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he failed to report or complete one or more of the following items for the Subject property: its zoning compliance; its highest and best use; and/or its FEMA Special Flood Hazard Area, or in the alternative, he failed to summarize his reasons for not reporting or completing one or more of these items in his report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-3(b), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In the neighborhood section of his appraisal report for the Subject property, he failed to correctly report the high sale price and/or the low sale price for the one unit housing in the Subject property's neighborhood, or in the alternative, he failed maintain in his workfile, or he failed to provide the Division during its investigation, documents supporting his conclusions regarding the high sale price and low sale price for one unit housing in the Subject property's neighborhood. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(14) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP

Standards Rule 2-1(b), 2010-2011 USPAP Standards Rule 2-2(b)(viii) or the Record Keeping Section of the Ethics Rule for 2010-2011 USPAP by operation of Ohio Revised Code Section 4763.13(A) or 4763.14; **5.** In his appraisal report for the Subject property, he failed to report the sale of Sales Comparable #2 in the Sales Comparison Approach was an estate sale and he failed to adjust Sales Comparable #2 as compared to the Subject property for this item, or in the alternative, he failed to summarize his reasons for concluding no adjustment was necessary for this item. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In the neighborhood section of his appraisal report for the Subject property, he failed to correctly report the commercial land use in the Subject property's neighborhood. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In his appraisal report for the Subject property, he failed to report the updates completed on Sales Comparable #1 in the Sales Comparison Approach, or in the alternative, he failed to summarize his reasons for concluding the condition of Sales Comparable #1 was "C4". Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **8.** In his appraisal report for the Subject property, he failed to adjust Sales Comparable #3 in the Sales Comparison Approach for its bedroom or bathroom difference as compared to the Subject property, or in the alternative, he failed to summarize his reasons for concluding no adjustment was necessary for this difference. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **9.** In his appraisal report for the Subject property, he failed to report Sales Comparable #2 in the Sales Comparison Approach had an in-ground pool and he failed to adjust Sales Comparable #2, as compared to the Subject property, for this pool difference, or in the alternative, he failed to summarize his reasons for concluding no adjustment was necessary for this difference. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **10.** In his appraisal report for the Subject property, he committed substantial errors of omission or commission that significantly affected the credibility of the appraisal report, or in the alternative, he rendered appraisal services in a negligent or careless manner by making a series of errors that affected the credibility of the appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(b) or 2010-2011 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Charles Billington was ordered to pay a civil penalty of three hundred fifty dollars (\$350.00) and complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam.

LATREECE BROWN, an Ohio Certified Residential Real Estate Appraiser from Warrensville Heights, Ohio was found in violation of the following with respect to an appraisal report: **1.** In her appraisal review report for the Subject property, she failed to report one or more of the following: the appraisal report under her review failed to disclose the Subject property had a prior sale that closed on or about March 23, 2001 for \$299,900; the appraisal report under her review failed to summarize the original appraiser's analysis or reconciliation of this prior sale for the Subject property with the original appraiser's value conclusion of \$314,700 as of December 9, 2002; and/or she failed to provide her analysis or reconciliation of the Subject property's prior sale with her value conclusion of \$142,000 as of December 9, 2002. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a) or 2010-2011 USPAP Standards Rule 3-4(b) by operation of Ohio Revised Code Section 4763.13(A); **2.** In her appraisal review report for the Subject property, she failed to provide her analysis or reconciliation of the Subject property's listing history for its sale in March of 2001 for \$299,900. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a) or 2010-2011 USPAP Standards Rule 3-4(b) by operation of Ohio Revised Code Section 4763.13(A); **3.** In her appraisal review report for the Subject property, she failed to state she disagreed with the Subject property's site size as reported in the original appraisal report and she failed to state her reasons for disagreement. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a), 2010-2011 USPAP Standards Rule 3-4(b) or 2010-2011 USPAP Standards Rule 3-5(h) by operation of Ohio Revised Code Section 4763.13(A); **4.** In her appraisal review report for the Subject property, she failed to include her reasons for selecting sales for her Sales Comparison Approach with site sizes of +/- .28 acres to +/- .56 acres when she reported the Subject property's site size was +/- 8.16 acres. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a) or 2010-2011 USPAP Standards Rule 3-4(b) by operation of Ohio Revised Code Section 4763.13(A); **5.** In her appraisal review report for the Subject property, she used the sale of Sales Comparable #3 for \$126,500 in March of 2002, but she failed to report that sale of Sales Comparable #3 was a bank owned sale and she failed to report her reasons why she thought Sales Comparable #3 was a comparable sale despite it being a bank sale. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a) or 2010-2011 USPAP Standards Rule 3-4(b) by operation of Ohio Revised Code Section 4763.13(A); **6.** In her appraisal review report for the Subject property, she failed to state she disagreed with the original appraiser's conclusion as it relates to one or more of the following for the Subject property: quality of construction; condition; functional utility; pool and/or number of bathrooms, and she failed to state her reasons for disagreement. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a), 2010-2011 USPAP Standards Rule 3-4(b) or 2010-2011 USPAP Standards Rule 3-5(h) by operation of Ohio Revised Code Section 4763.13(A); **7.** In her appraisal review report for the Subject property, she incorrectly used the gross living area for the Subject property, as reported in the original appraisal, in her Sales Comparison Approach, or in the alternative, she incorrectly reported in her appraisal review report "the OA used incorrect square footage in determining final value." Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a) or 2010-2011 USPAP Standards Rule 3-4(b) by operation of Ohio Revised Code Section 4763.13(A); **8.** In her appraisal review for the Subject property, she failed to report the gross

living area adjustment for the sales comparables in the original appraisal was approximately \$2.00 per square foot when she adjusted her sale comparables approximately \$25.00 per square foot and she failed to state her reasons for disagreement. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a), 2010-2011 USPAP Standards Rule 3-4(b) or 2010-2011 USPAP Standards Rule 3-5(h) by operation of Ohio Revised Code Section 4763.13(A); **9.** In her appraisal review report for the Subject property, she failed to state she disagreed with the original appraiser's conclusion as it relates to the Subject property's barn, and she failed to state her reasons for disagreement or in the alternative, she failed to properly account for the Subject property's barn in her Sales Comparison Approach. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 3-1(a), 2010-2011 USPAP Standards Rule 3-1(b), 2010-2011 USPAP Standards Rule 3-4(a), 2010-2011 USPAP Standards Rule 3-4(b) or 2010-2011 USPAP Standards Rule 3-5(h) by operation of Ohio Revised Code Section 4763.13(A); **10.** She completed an appraisal review report for the Subject property in a grossly negligent manner or in the alternative, she rendered appraisal review services in careless or negligent manner, such as making a series of errors that in the aggregate affects the credibility of the appraisal results. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate the Conduct Section of the Ethics Rule for 2010-2011 USPAP or 2010-2011 USPAP Standards Rule 3-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Latreece Brown was ordered to pay a civil penalty of three hundred fifty dollars (\$350.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; complete fifteen (15) hours of additional education in a class related to Residential Report Writing, including passing the class exam; and her Ohio Residential Real Estate Appraiser Certificate was suspended sixty (60) days.

TERRY BRYANT, an Ohio Licensed Residential Real Estate Appraiser from Hamilton, Ohio was found in violation of the following with respect to an appraisal report: **1.** He failed to maintain as part of his workfile, and he failed to provide to the Division during the investigation, copies of all appraisal reports he completed for the Subject property because the copy of the appraisal report he submitted to the Division during its investigation is different as compared to the Complainant's copy of his appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) and 4763.11(G)(8) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2010-2011 USPAP by operation of Ohio Revised Code Section 4763.13(A) and he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **2.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize his reasons for excluding the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(b), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to correctly report the condition for Sales Comparable #2 in the Sales Comparison Approach, or in the alternative, he failed to summarize his reasons for concluding Sales Comparable #2 was in average condition despite its updates listed in the Multiple Listing Service. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A).

In another appraisal report, Terry Bryant was found in violation of the following: **1.** He failed to provide to the Division during the investigation, copies of all data, information or documentation necessary to support his conclusions found in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) and 4763.11(G)(8) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2010-2011 USPAP by operation of Ohio Revised Code Section 4763.13(A) and he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **2.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his estimated monthly market rent conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) and 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his gross rent multiplier conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) and 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize his reasons for why he used as sales comparables in the Sales Comparison Approach, one or more properties that were one unit homes when the Subject property is a duplex or a two unit home. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) and 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to correctly report the condition for Sales Comparable #1 in the Sales Comparison Approach, or in the alternative, he failed to summarize his reasons for concluding Sales Comparable #1 was in average condition despite its updates listed in the Multiple Listing Service and the Subject property's need of repairs. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) and 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to correctly report the condition for Sales Comparable #2 in the Sales Comparison Approach, or in the alternative, he failed to summarize his reasons for concluding Sales Comparable #2 was in average condition despite its description in the Multiple Listing Service was that it was in need of "TLC". Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) and 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he committed substantial errors of omission or commission that significantly affected the credibility of the appraisal report, and he rendered appraisal services in a negligent or careless manner by making a series of errors that affected the credibility of the appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(b) or 2010-2011 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

In another appraisal report, Terry Bryant was found in violation of the following: **1.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize his reasons for excluding the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 1-6(b), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **2.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to make consistent statements in his report regarding the percentage of owner occupied units in the Subject property's neighborhood. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to correctly report the condition for Sales Comparable #1 in the Sales Comparison Approach, or in the alternative, he failed to summarize his reasons for concluding Sales Comparable #1 was in average condition despite its updates listed in the Multiple Listing Service. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A).

In another appraisal report, Terry Bryant was found in violation of the following: **1.** He failed to provide to the Division during the investigation, copies of all data, information or documentation necessary to support his conclusions found in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) and 4763.11(G)(8) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A) and he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **2.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his estimated monthly market rent conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his gross rent multiplier conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to correctly report the condition for Sales Comparable #1 in the Sales Comparison Approach, or in the alternative, he failed to summarize his reasons for concluding Sales Comparable #1 was in average condition despite its updates listed in the Multiple Listing Service. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP

Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he incorrectly reported the property values for the Subject property's neighborhood and he failed to make a time adjustment to one or more sales comparables in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he committed substantial errors of omission or commission that significantly affected the credibility of the appraisal report, and he rendered appraisal services in a negligent or careless manner by making a series of errors that affected the credibility of the appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(b) and 2008-2009 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

In another appraisal report, Terry Bryant was found in violation of the following: **1.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize his reasons for why he used as sales comparables in the Sales Comparison Approach, one or more properties that were two unit homes when he reported the Subject property was a six unit home (Subject Rent Schedule Section of appraisal report) or a four unit home with two accessory units (Improvements Section of appraisal report). Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **2.** By completing the appraisal assignment for the Subject property, he completed an assignment that was outside the scope of his Ohio Residential Real Estate Appraiser License. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(8) as those sections incorporate 2008-2009 USPAP Standards Rule 2-1(a) and the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Sections 4763.13(A) and he violated Ohio Revised Code Section 4763.11(G)(5) or 4763.11(G)(8) by operation of Ohio Revised Code Section 4763.01(M); **3.** In the copy of the appraisal report for Division case number 2012-000063 that he provided the Division during its investigation, he reported Sales Comparable #5 in the Sales Comparison Approach was a two unit property but in the copy of the appraisal report for Division case number 2012-000065, he reported Sales Comparable #3 in the Sales Comparison Approach, (same address) was a one unit property. Consequently, he incorrectly reported the number of units for Sales Comparable #5 in the Sales Comparison Approach in Division case number 2012-000063. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b), 2008-2009 USPAP Standards Rule 2-2(b)(viii) and the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **4.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his gross rent multiplier conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed

and/or the reasoning that supports the analyses, opinions and conclusions regarding his estimated monthly market rent conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he committed substantial errors of omission or commission that significantly affected the credibility of the appraisal report, and he completed a misleading appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 2-1(a) and the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A).

In another appraisal report, Terry Bryant was found in violation of the following: **1.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize his reconciliation of the Subject property's gross building area because he reported the Subject property's gross building area in the Sales Comparison Approach was 4,565 square feet but his building sketch for the Subject property indicated 5,185 square feet. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **2.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he reported the Subject property's appraisal was made subject to a required inspection based on an extraordinary assumption, but he failed to clearly and conspicuously state all extraordinary assumptions and state their use might have affected the assignment results, or in the alternative, he incorrectly reported the manner by which he was valuing the Subject property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b), 2008-2009 USPAP Standards Rule 2-1(c), 2008-2009 USPAP Standards Rule 2-2(b)(x) and the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **3.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to report Sales Comparable #1 in the Sales Comparison Approach was a 6 unit property as disclosed in the Multiple Listing Service and he failed to summarize his reasons for selecting a 6 unit property to compare to a 4 unit property like the Subject property, or in the alternative, he failed to summarize his reasons for concluding Sales Comparable #1 in the Sales Comparison Approach was a 4 unit property rather than a 6 unit property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b), 2008-2009 USPAP Standards Rule 2-2(b)(viii) and the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **4.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he did one or more of the following: he failed to correctly report the address for Sales Comparable #2 in the Sales Comparison Approach; he failed to report Sales Comparable #2 in the Sales Comparison Approach was a 12 unit property as disclosed in the Multiple Listing Service; and he failed to summarize his reasons for selecting a 12 unit property to compare to a 4 unit property like the Subject property, or he failed to summarize his reasons for concluding Sales Comparable #2 in the Sales Comparison Approach was a 4 unit property rather than a 12 unit property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b), 2008-2009 USPAP Standards Rule 2-2(b)(viii) and the

Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **5.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his gross rent multiplier conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his estimated monthly market rent conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he committed substantial errors of omission or commission that significantly affected the credibility of the appraisal report, or in the alternative, he completed a misleading appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 2-1(a) or the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A).

In another appraisal report, Terry Bryant was found in violation of the following: **1.** He failed to provide to the Division during the investigation, copies of all data, information or documentation necessary to support his conclusions found in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) or 4763.11(G)(8) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A) and he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **2.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his estimated monthly market rent conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize the appraisal methods and techniques employed and/or the reasoning that supports the analyses, opinions and conclusions regarding his gross rent multiplier conclusion in the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to correctly report the condition for Sales Comparable #2 in the Sales Comparison Approach, or in the alternative, he failed to summarize his reasons for concluding Sales Comparable #2 was in average condition despite its updates listed in the Multiple Listing Service. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP

Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he incorrectly reported the property values for the Subject property's neighborhood and he incorrectly made a time adjustment to one or more sales comparables in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he failed to summarize his reasons why he did not place more emphasis on Sales Comparable #3 in the Sales Comparison Approach even though Sales Comparable #3 was located across the street from the Subject property and sold more recently than Sales Comparable #2. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he reported the sale of Sales Comparable #1 in the Sales Comparison Approach was 11/12/2009. This sale occurred after the effective date of his appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **8.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he reported inconsistent statements regarding the reconciliation of his approaches to value. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **9.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he committed substantial errors of omission or commission that significantly affected the credibility of the appraisal report, and he rendered appraisal services in a negligent or careless manner by making a series of errors that affected the credibility of the appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(b) and 2008-2009 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Terry Bryant was ordered to pay a civil penalty of one thousand dollars (\$1,000.00); was issued a public reprimand; his Ohio Residential Real Estate Appraiser License was suspended for one hundred eighty (180) days; and Terry Bryant was ordered to complete 45 hours of additional education.

ROY CEDERLUND, an Ohio Licensed Residential Real Estate Appraiser from Geneva, Ohio was found in violation of the following: **1.** He was convicted in a criminal proceeding for a felony. More specifically in Lake County Common Pleas Court, Case Number 11-CR-000098, he was convicted in August of 2011 of illegal processing of drug documents, a felony of the fifth degree. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(3); **2.** He failed to notify the Ohio Real Estate Appraiser Board of his conviction within fifteen days of the conviction. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(15) as that section incorporates Ohio Revised Code Section 4763.11(I).

For all these violations, Roy Cederlund was ordered to pay a civil penalty of five hundred dollars (\$500.00) and is issued a public reprimand.

ROBERT CENCI, an Ohio Licensed Residential Real Estate Appraiser from Chillicothe, Ohio was found in violation of the following with respect to an appraisal report: **1.** In his appraisal report for the Subject property, he failed to report the Subject property was a manufactured home, or in the alternative, he failed to summarize his reasons for concluding the Subject property was no longer considered a manufactured home. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 1-1(a), 2012-2013 USPAP Standards Rule 1-1(b), 2012-2013 USPAP Standards Rule 2-1(a), 2012-2013 USPAP Standards Rule 2-1(b) and/or 2012-2013 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he did one or more of the following: he failed to select as comparable sales in the Sales Comparison Approach manufactured homes like the Subject property; he failed to make an adjustment in the Sales Comparison Approach for this difference between the Subject property and the comparable sales; and/or or he failed to summarize his reasons for concluding no adjustment was necessary for this difference. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 1-1(a), 2012-2013 USPAP Standards Rule 1-1(b), 2012-2013 USPAP Standards Rule 1-6(a), 2012-2013 USPAP Standards Rule 2-1(a), 2012-2013 USPAP Standards Rule 2-1(b) and/or 2012-2013 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Robert Cenci was ordered to pay a civil penalty of three hundred dollars (\$300.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam and complete seven (7) hours of additional education in a class related to Appraising Manufactured Housing.

DAVID DUNNINGTON, an Ohio Licensed Residential Real Estate Appraiser from Lancaster, Ohio was found in violation of the following with respect to a real estate appraisal: **1.** When he completed the appraisal report for the subject property, he failed to include a signed certification as part of his appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) and 4763.11(G)(8) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2012-2013 USPAP and 2012-2013 USPAP Standards Rule 2-3 by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, David Dunnington was ordered to pay a civil penalty of five hundred dollars (\$500.00) and complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam.

DAVID DUNNINGTON, an Ohio Licensed Residential Real Estate Appraiser from Lancaster, Ohio was found in violation of the following with respect to a real estate appraisal: **1.** In his appraisal report for the Subject property, he failed to report one or more of the following prior sales for the Subject property: one prior sale that occurred on or about February 4, 2008 for \$36,000; another prior sale that occurred on or about November 3, 2006 for \$94,395; another prior sale that occurred on or about January 11, 2006 for \$35,000 and/or another prior sale that occurred on or about November 4, 2005 for \$0.00 and/or he failed to summarize his analysis or reconciliation of one or more of these prior sales of the Subject property with his value conclusion of \$75,000 as of November 19, 2008. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-5(b), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he incorrectly reported Sales Comparable #6 had a sale found in Realquest and Courthouse records in February of 2008 for \$75,000, which he used in the Sales Comparison Approach,

when one or more of those sources indicate Sales Comparable #6 only had a sale in 2008 for \$25,000. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he incorrectly reported Sales Comparable #3 had a sale found in Realquest and Courthouse records in June of 2008 for \$77,000, which he used in the Sales Comparison Approach, when one or more of those sources indicate Sales Comparable #3 only had a sale in 2008 for \$76,500. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b), and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** During the investigation by the Ohio Division of Real Estate and Professional Licensing (hereinafter referred to as the "Division"), he failed to provide the Division a copy of data, information or documentation necessary to support most, if not all, of his conclusions found in the Sales Comparison Approach and/or the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(8) and Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **5.** In his appraisal report for the Subject property, he failed to report Sales Comparable #1 had a prior sale that occurred on or about December 12, 2007 for \$20,000 and another prior sale that occurred on or about November 1, 2007 for \$38,000, and he failed to summarize his analysis or reconciliation of these prior sales for Sales Comparable #1 with its sale in May of 2008 for \$68,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In his appraisal report for the Subject property, he failed to report Sales Comparable #3 had a prior sale that occurred on or about February 20, 2008 for \$34,000 and another prior sale that occurred on or about May 15, 2007 for \$48,000, and he failed to summarize his analysis or reconciliation of these prior sales for Sales Comparable #3 with its sale in June of 2008 for \$77,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In his appraisal report for the Subject property, he failed to report Sales Comparable #4 had a prior sale that occurred on or about June 5, 2007 for \$38,900 and another prior sale that occurred on or about June 5, 2007 for \$0.00, and he failed to summarize his analysis or reconciliation of these prior sales for Sales Comparable #4 with its sale in January of 2008 for \$78,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **8.** In his appraisal report for the Subject property, he failed to report Sales Comparable #6 had a prior sale that occurred on or about October 15, 2007 for \$42,000, and he failed to summarize his analysis or reconciliation of this prior sale for Sales Comparable #6 with its sale in February of 2008 for \$75,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **9.** During the course of the Division's investigation, he failed to provide the Division with a true copy of the appraisal report for the Subject property provided

to the client. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A) and/or by operation of Ohio Revised Code Section 4763.14; **10.** In his appraisal report for the Subject property, he failed to report the offering dates and/or the offering or listing prices for the Subject property that occurred in the twelve months prior to the effective date of his appraisal report and he failed to summarize his analysis or reconciliation of these offerings or listings for the Subject property with his value conclusion of \$75,000 as of November 19, 2008. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **11.** In his appraisal report for the Subject property, he completed the Income Approach but he failed to summarize his reconciliation and/or relevance of the Income Approach in arriving at his value conclusion. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(b), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **12.** In his appraisal report for the Subject property, he failed to summarize the information analyzed, the appraisal methods and techniques employed and/or the reasoning that supported his conclusion related to the Gross Rent Multiplier found in his Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **13.** In his appraisal report for the Subject property, he failed to correctly report the one unit housing prices found in the Subject property's neighborhood and he failed to maintain copies of documents supporting his conclusions for the one unit housing prices found in the Subject property's neighborhood. Accordingly, he violated one or more of the following: Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1(a) and 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A) and Ohio Revised Code Section 4763.11(G)(5) and 4763.11(G)(8) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A) and he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **14.** In his appraisal report for the Subject property that he provided the Division during its investigation, he committed substantial errors of omission or commission that significantly affected the credibility of the appraisal report, and he completed a misleading appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 2-1(a) and the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, David Dunnington was issued a public reprimand; was ordered to pay a civil penalty of one thousand dollars (\$1,000.00); complete thirty (30) hours of additional education in a class related to the Income Approach, including passing the class exam; and his Ohio Residential Real Estate Appraiser License was suspended ninety (90) days.

JON FLEEGLE, an Ohio Certified General Real Estate Appraiser from Findlay, Ohio was found in violation of the following with respect to an appraisal report: **1.** He failed to maintain a copy of appraisal report #1 for the Subject property, or in the alternative, during the investigation by Division, he failed to provide the Division a copy of appraisal report #1 for the Subject property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) or 4763.11(G)(8) as those sections incorporate the Record

Keeping Section of the Ethics Rule for 2010-2011 USPAP by operation of Ohio Revised Code Section 4763.13(A) or he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **2.** He failed to report one or more of the following in appraisal report #1 and/or in appraisal report #2 for the Subject property: a purchase agreement for the Subject property from August of 2008 between the buyer and the builder, the Villas of Union Park LLC for \$261,600; a change order for the Subject property from October of 2010 in the amount of \$45,477.28; or he failed to reconcile this purchase agreement and/or change order with his value conclusions of \$274,000 and \$225,000. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** He provided inconsistent statements in appraisal report #1 and #2 as he reported the Subject property had no prior sales/transfers in the past three years but yet reported elsewhere in the report the Subject property had a prior sale in December of 2008 for \$40,000 and he failed to provide in appraisal report #1 and #2 his analysis or reconciliation of this prior sale for the Subject property with his value conclusions of \$274,000 and \$225,000. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In appraisal report #1 and/or appraisal report #2 for the Subject property, he provided a site value in the Cost Approach for the Subject property when the Subject property was a condominium, or in the alternative, during the Division's investigation, he failed to provide data, information or documentation necessary to support his conclusion as it relates to the Subject property's site value in the Cost Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(8) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b), 2010-2011 USPAP Standards Rule 2-2(b)(viii), the Conduct Section of the Ethics Rule for 2010-2011 USPAP or the Record Keeping Section of the Ethics Rule for 2010-2011 USPAP by operation of Ohio Revised Code Section 4763.13(A); **5.** In appraisal report #1 for the Subject property, he failed to correctly report the Subject property was in "average" condition, or in the alternative, he failed to summarize his reasons for concluding the Subject property was in average condition despite the fact he concluded each of the sales comparables were in average condition and he made a negative \$34,000 condition adjustment to each of the sales comparables for work yet to be finished on the Subject property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In appraisal report #2 for the Subject property, he failed to summarize his reasons for making a negative \$34,000 condition adjustment to Sales Comparable #4 even though he concluded the Subject property and Sales Comparable #4 were both in average condition and/or he failed to summarize his reasons why he didn't make a conditional adjustment to the remaining sales comparables even though he concluded the remaining sales comparables were in average condition like the Subject property and Sales Comparable #4. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In appraisal report #1 and/or in appraisal report #2 for the Subject property, he failed to consider or report one or more of the following properties in his Sales Comparison Approach: 1607 Union Park Circle sold for \$99,750 in October of 2009; 1609 Union Park Circle listed for sale in September of 2010 for

\$159,900; 416 Republic Way listed for sale in September of 2010 for \$135,000; or 1670 Union Park Circle listed for sale in September of 2010 for \$175,000, and he failed to report his analysis or reconciliation of these sales or listings in the Subject's complex with his value conclusions of \$274,000 and \$225,000. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **8.** In appraisal report #1 and/or in appraisal report #2 for the Subject property, he failed to correctly report the specific zoning classification for the Subject property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 2-1(b) or 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **9.** In appraisal report #1 for the Subject property, he completed an appraisal report for the Subject property in a grossly negligent manner, or in the alternative, he rendered appraisal services in careless or negligent manner, such as making a series of errors in the appraisal report that in the aggregate affects the credibility of the appraisal results. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate the Conduct Section of the Ethics Rule for 2010-2011 USPAP or 2010-2011 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A); **10.** In appraisal report #2 for the Subject property, he completed an appraisal report for the Subject property in a grossly negligent manner, or in the alternative, he rendered appraisal services in careless or negligent manner, such as making a series of errors in the appraisal report that in the aggregate affects the credibility of the appraisal results. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate the Conduct Section of the Ethics Rule for 2010-2011 USPAP or 2010-2011 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Jon Fleegle was ordered to pay a civil penalty of one thousand dollars (\$1,000.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; complete fifteen (15) hours of additional education in a class related to Residential Report Writing, including passing the class exam; and his Ohio General Real Estate Appraiser Certificate was suspended forty five (45) days.

LAURA GEORGE, an Ohio Certified Residential Real Estate Appraiser from Rocky River, Ohio was found in violation of the following: **1.** She was convicted in a criminal proceeding for a felony. More specifically in Summit County Common Pleas Court, Case Number CR 11 04 1022(E), she was convicted in February of 2013 of Telecommunications Fraud, a felony of the fourth degree. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(3); **2.** She failed to provide notice within fifteen days of her conviction, as described in charge #1, to the Ohio Real Estate Appraiser Board. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(15) as that section incorporates Ohio Revised Code Section 4763.11(I).

For all these violations, Laura George was issued a public reprimand and was ordered to pay a civil penalty of one thousand dollars (\$1,000.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; and her Ohio Residential Real Estate Appraiser Certificate was suspended ninety (90) days.

EDWARD KOCIN, an Ohio Certified Residential Real Estate Appraiser from Gates Mills, Ohio was found in violation of the following with respect to an appraisal report: **1.** During the course of the investigation by the Division, he failed to maintain as part of his workfile or he failed to provide the Division a copy of Multiple Listing Service documents he cited in his report that he consulted for the sales comparables. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) and/or

4763.11(G)(8) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A) or he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **2.** In his appraisal report for the Subject property, he failed to correctly report his opinion of site value for the Subject property in the Cost Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b), 2006 USPAP Standards Rule 2-2(b)(viii) and/or the Conduct Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he failed to report or identify the Subject property's specific changes that were part of its option and change order for \$41,000 and he failed to summarize his analysis of the Subject property's option and change order, or in the alternative, he failed to summarize the efforts he undertook to obtain the details regarding the specific changes in the option and change order since the specific changes were not available to him. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 1-5(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and/or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In his appraisal report for the Subject property, he failed to correctly report the Subject property's zoning classification and/or description. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and/or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In his appraisal report for the Subject property, he failed to correctly report the "proximity to the Subject" in the Sales Comparison Approach for Sales Comparable #2 and/or Sales Comparable #3. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and/or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In his appraisal report for the Subject property, he failed to summarize the extent of the significant real property appraisal assistance he received from his assistant in the completion of this report and he failed to state the name of his assistant who provided him with the significant professional assistance in the certification. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-2(b)(vii) and/or 2006 USPAP Standards Rule 2-3 by operation of Ohio Revised Code Section 4763.13(A); **7.** In his appraisal report for the Subject property, he rendered appraisal services in a negligent or careless manner by making a series of errors that affected the credibility of the appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Edward Kocin was ordered to pay a civil penalty of two hundred dollars (\$200.00) and complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam.

BART NUBER, an Ohio Certified Residential Real Estate Appraiser from Streetsboro, Ohio was found in violation of the following with respect to an appraisal report: **1.** In his appraisal report for the Subject property, he reported the Subject property was located in "Toronto" when the Subject property was located in "Island Creek Township". Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2008 USPAP Standards Rule 1-1(a), 2008 USPAP Standards Rule 1-1(b), 2008 USPAP Standards Rule 2-1(a), 2008 USPAP Standards Rule 2-1(b) and/or 2008 USPAP Standards Rule 2-2(b)(viii) by operation Ohio Revised Code

Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to report all four of his sales comparables in the Sales Comparison Approach were in Columbiana County and he failed to make a location adjustment to the sales comparables since the Subject property was located in Jefferson County, or in the alternative, he failed to summarize his reasons for concluding no location adjustment was necessary for this difference. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2008 USPAP Standards Rule 1-1(a), 2008 USPAP Standards Rule 1-1(b), 2008 USPAP Standards Rule 1-6(a), 2008 USPAP Standards Rule 2-1(a), 2008 USPAP Standards Rule 2-1(b) and/or 2008 USPAP Standards Rule 2-2(b)(viii) by operation Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he failed to report the Subject property had a second barn or outbuilding, and he failed to report he gave it no consideration since it was not structurally sound. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2008 USPAP Standards Rule 1-1(a), 2008 USPAP Standards Rule 1-1(b), 2008 USPAP Standards Rule 1-6(a), 2008 USPAP Standards Rule 2-1(a), 2008 USPAP Standards Rule 2-1(b) and/or 2008 USPAP Standards Rule 2-2(b)(viii) by operation Ohio Revised Code Section 4763.13(A); **4.** In his appraisal report for the Subject property, he failed to maintain in his workfile, or in the alternative, he failed to provide the Division during its investigation, copies of documents supporting his conclusions for the one unit housing prices in the Subject property's neighborhood. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) and/or 4763.11(G)(8) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2008 USPAP by operation of Ohio Revised Code Section 4763.13(A) and/or he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **5.** In his appraisal report for the Subject property, he failed to report the correct specific zoning classification and/or zoning description for the Subject property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2008 USPAP Standards Rule 1-1(a), 2008 USPAP Standards Rule 1-1(b), 2008 USPAP Standards Rule 2-1(a) and/or 2008 USPAP Standards Rule 2-1(b) by operation Ohio Revised Code Section 4763.13(A); **6.** In his appraisal report for the Subject property, he failed to report the Subject property's site dimensions and the correct shape of the Subject property's site. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2008 USPAP Standards Rule 1-1(a), 2008 USPAP Standards Rule 1-1(b), 2008 USPAP Standards Rule 2-1(a) and/or 2008 USPAP Standards Rule 2-1(b) by operation Ohio Revised Code Section 4763.13(A); **7.** In his appraisal report for the Subject property, he failed to report the Subject property's neighborhood boundaries on the "attached map". Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2008 USPAP Standards Rule 1-1(a), 2008 USPAP Standards Rule 1-1(b), 2008 USPAP Standards Rule 2-1(a) and/or 2008 USPAP Standards Rule 2-1(b) by operation Ohio Revised Code Section 4763.13(A); **8.** In his appraisal report for the Subject property, he rendered appraisal services in a negligent or careless manner by making a series of errors that affected the credibility of the appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2008 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Bart Nuber was ordered to pay a civil penalty of three hundred dollars (\$300.00) and complete fifteen (15) hours of additional education in a class related to Residential Report Writing, including passing the class exam.

MARK PERKS, an Ohio Licensed Residential Real Estate Appraiser from Upper Arlington, Ohio was found in violation of the following with respect to an appraisal report: **1.** In his appraisal report for the Subject property, he failed to report all of the dates and/or the offering prices for the Subject property in the twelve months prior to the effective date of his appraisal report and he failed to summarize his analysis or reconciliation of these offerings for the Subject property with his value conclusion of \$94,000. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as that section incorporates 2008-

2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 2-1(a) and 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to report the Subject property had a prior sale that occurred in October of 2005 for \$89,900 and he failed to report his analysis or reconciliation of this prior sale of the Subject property with his value conclusion of \$94,000 in August of 2008. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as that section incorporates 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1(a) and 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he reported Sales Comparable #3 had a prior sale that occurred in June of 2007 for \$50,000 but he failed to report his analysis or reconciliation of this prior sale for Sales Comparable #3 with its sale in March of 2008 for \$93,900, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as that section incorporates 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1(a) and 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A); **4.** In his appraisal report for the Subject property, he failed to report the offering price for Sales Comparable #2 increased from \$87,900 in March of 2008 to \$97,000 in April of 2008, and he failed to explain what effect, if any, the increase in its offering price had on the sale in May of 2008 for \$96,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as that section incorporates 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a) and 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A); **5.** In his appraisal report for the Subject property, he failed to report and subsequently adjust for improvements, as found in the Multiple Listing Service, for Sales Comparable #3 and/or he failed to summarize his reasons why no adjustments were necessary in the Sales Comparison Approach for these improvements. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as that section incorporates 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1(a) and 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A); **6.** In his appraisal report for the Subject property, he failed to report the extent of distressed sales in the Subject property's neighborhood and what effect, if any, those distressed sales had on the market for the Subject's property neighborhood. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as that section incorporates 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a) and 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A); **7.** In his appraisal report for the Subject property, he failed to report or explain his reasons why he did not complete the Income Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as that section incorporates 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(b) and 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **8.** In his appraisal report for the Subject property, he failed to report Rental Comparable #1 and/or Rental Comparable #3 in the Single Family Comparable Rent Schedule had two car garages and he failed to adjust Rental Comparable #1 and/or #3 for these garage differences as compared to the Subject property, or in the alternative, he failed to summarize his reasons why no garage adjustment was necessary. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) as that section incorporates 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), and 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Mark Perks was issued a public reprimand; ordered to pay a civil penalty of three hundred fifty dollars (\$350.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; and complete seven (7) hours (minimum) in a class related to supervising appraiser practice.

LAURA JEAN PICKUP, an Ohio Certified Residential Real Estate Appraiser from Okeana, Ohio was found in violation of the following with respect to an appraisal report: **1.** In her appraisal report for the subject property, she failed to select, as comparable sales in the Sales Comparison Approach, sales of homes that sold within 12 months of the effective date of her appraisal report and were located on the subject property's street or were located in the same subdivision as the subject property or in the alternative, she failed to summarize her reasons for excluding those sales from the Sales Comparison Approach. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b), 2006 USPAP Standards Rule 2-2(b)(viii) or the Conduct Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A); **2.** In her appraisal report for the subject property, she failed to make, as compared to the subject property, a conditional adjustment to one or more sales comparables in the Sales Comparison Approach, or in the alternative, she failed to explain her reasons why no conditional adjustments were made to one or more sales comparables. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** During the investigation by the Division, she failed to provide the Division, or in the alternative she failed to maintain, a copy of all the appraisal reports she submitted to her client for the subject property, as the copy of the appraisal report supplied by the Complainant is different from the copies she provided the Division. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14, or in the alternative, she violated Ohio Revised Code Section 4763.11(G)(14) as that section incorporates the Record Keeping Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A); **4.** In her appraisal report for the subject property, she failed to report Comparable Sale #3 in the Sales Comparison Approach had a prior sale that occurred on or about March 22, 2006 for \$99,900 and she failed to report her reconciliation of that prior sale with its sale on March 16, 2007 for \$132,000, which she used in the Sales Comparison Approach. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In her appraisal report for the Subject property, she failed to define neighborhood boundaries for the subject property that included the subject property within those boundaries. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In her appraisal report for the subject property, she rendered appraisal services in a negligent or careless manner by making a series of errors that affected the credibility of the appraisal report. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Laura Jean Pickup was ordered to pay a civil penalty of three hundred fifty dollars (\$350.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; and complete fifteen (15) hours of additional education in a class related to Residential Report Writing, including passing the class exam.

JENNIFER ROSE, an Ohio Certified Residential Real Estate Appraiser from Delaware, Ohio was found in violation of the following with respect to an appraisal report: **1.** In her appraisal report for the Subject property, her certification and/or her scope of work indicated that she performed a complete visual

inspection of the interior and exterior areas of the Subject property when in fact she did not inspect the interior areas and/or exterior areas of the Subject property. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 1-1(a), 2012-2013 USPAP Standards Rule 2-1(a) and/or the Conduct Section of the Ethics Rule for 2012-2013 USPAP by operation of Ohio Revised Code Section 4763.13(A); **2.** In her appraisal report for the Subject property, she failed to state in her certification the individual whom she relied on to provide significant real property appraisal assistance and/or she failed to summarize the tasks performed by the individual. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 2-1(a), 2012-2013 USPAP Standards Rule 2-2(b)(vii), 2012-2013 USPAP Standards Rule 2-3 and/or the Conduct Section of the Ethics Rule for 2012-2013 USPAP by operation of Ohio Revised Code Section 4763.13(A); **3.** In her appraisal report for the Subject property, she failed to report the sale of Sales Comparable #3 in the Sales Comparison Approach was a sale by Sheriff's Deed from the Sheriff of Marion County to Donald & Dawn Easley and/or she failed to summarize her reasons for including a sale by Sheriff as a comparable sale in her Sales Comparison Approach. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 1-1(a), 2012-2013 USPAP Standards Rule 1-1(b), 2012-2013 USPAP Standards Rule 2-1(a) and/or 2012-2013 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Jennifer Rose was ordered to pay a civil penalty of two hundred dollars (\$200.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; and her Ohio Residential Real Estate Appraiser Certificate was suspended thirty (30) days.

GREGORY SHEHEE, an Ohio Licensed Residential Real Estate Appraiser from Westerville, Ohio was found in violation of the following with respect to an appraisal report: **1.** In his appraisal report for the Subject property, he failed to report any of the dates and/or the offering prices for the Subject property that occurred in the twelve months prior to the effective date of his appraisal report and he failed to summarize his analysis or reconciliation of these offerings for the Subject property with his value conclusion of \$180,000. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to complete or summarize his analysis, opinions or conclusions as it relates to one or more of the following areas: Price and Age data for 2-4 Unit Housing in the Subject property's neighborhood; specific zoning classification and zoning description for the Subject property; analysis of rental data and support for estimated market rents for the individual subject units; comments on actual or estimated rents and other monthly income; comments on the Income Approach including reconciliation of the GRM; or reconciliation of the approaches completed in order for him to reach a value conclusion. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 1-6(b), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b), 2008-2009 USPAP Standards Rule 2-2(b)(viii) or the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he failed to consistently report the gross monthly rent for the Subject property and he failed to report his analysis or reconciliation of the gross monthly rent he reported for the Subject property (\$1600 and \$1475) with the gross monthly rent published in the MLS for the Subject property (\$1350). Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009

USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b), 2008-2009 USPAP Standards Rule 2-2(b)(viii) or the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **4.** In his appraisal report for the Subject property, he reported prior sales or transfers for one or more of the following Sales Comparables in his Sales Comparison Approach: Sales Comparable #1, Sales Comparable #2, Sales Comparable #3 or Sales Comparable #5, but he failed to report his analysis or reconciliation of these prior sales or transfers for one or more of these Sales Comparables with the sale he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b), 2008-2009 USPAP Standards Rule 2-2(b)(viii) or the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **5.** In his appraisal report for the Subject property, he failed to report the extent of distressed sales in the Subject property's neighborhood and what effect, if any, those distressed sales had on the market for the Subject's property neighborhood. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In his appraisal report for the Subject property, he failed to accurately summarize or define the neighborhood boundaries for the Subject property. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1(a) or 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A); **7.** In his appraisal report for the Subject property, he committed substantial errors of omission or commission that significantly affected the appraisal report, or in the alternative, he completed a misleading appraisal report. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(8) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 2-1(a) or the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Gregory Shehee was ordered to pay a civil penalty of three hundred dollars (\$300.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; complete fifteen (15) hours of additional education in a class related to Residential Report Writing, including passing the class exam; and his Ohio Residential Real Estate Appraiser License was suspended ninety (90) days.

JOHN SIMOUDIS, an Ohio Licensed Residential Real Estate Appraiser from Warren, Ohio was found in violation of the following with respect to a real estate appraisal: **1.** In his appraisal report for the Subject property, he reported Sales Comparable #5 had a sale that occurred on or about August 3, 2005 for \$51,000 and that he verified that sale through "Auditor records" but according to Mahoning County records, that sale did not occur. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b), 2006 USPAP Standards Rule 2-2(b)(viii) and the Conduct Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to report his reasons for using a sale that occurred in 2005 for Sales Comparable #5 when Mahoning County records indicate Sales Comparable #5 sold more recently on January 19, 2006 for \$20,100 and on January 19, 2006 for \$15,000. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP

Standards Rule 2-1(b), 2006 USPAP Standards Rule 2-2(b)(viii) and the Conduct Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he reported Sales Comparable #5 had a prior sale that occurred in August of 2004 for \$51,000, and that he verified that sale through the “Auditor” but according to Mahoning County records, that prior sale did not occur. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b), 2006 USPAP Standards Rule 2-2(b)(viii) and the Conduct Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A); **4.** In his appraisal report for the Subject property, he failed to report any of the dates and/or the offering prices for the Subject property that occurred in the twelve months prior to the effective date of his appraisal report and he failed to summarize his analysis or reconciliation of these offerings for the Subject property with his value conclusion of \$46,000 as of November 2, 2007. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** During the Division’s investigation, he failed to provide the Division a copy of data, information or documentation necessary to support his conclusions found in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **6.** In his appraisal report for the Subject property, he failed to report Sales Comparable #1 had a prior sale that occurred on July 18, 2007 for \$3,000 and he failed to summarize his analysis or reconciliation of this prior sale for Sales Comparable #1 with its sale in July of 2007 for \$45,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In his appraisal report for the Subject property, he did one or more of the following: he incorrectly reported Sales Comparable #1 had a prior sale that occurred in March of 2007 for \$22,000 when county records show Sales Comparable #1 had a prior sale on July 18, 2007 for \$22,000; he failed to report Sales Comparable #1 had a prior transfer that occurred on or about March 19, 2007 for \$0.00; and/or he failed to summarize his analysis or reconciliation of the prior sales that occurred in July of 2007 for \$22,000 and in March of 2007 for \$0.00 with the sale of Sales Comparable #1 in July of 2007 for \$45,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **8.** In his appraisal report for the Subject property, he reported Sales Comparable #2 had a prior sale that occurred in April of 2007 for \$20,000, but he failed to summarize his analysis or reconciliation of this prior sale for Sales Comparable #2 with its sale in August of 2007 for \$55,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **9.** In his appraisal report for the Subject property, he failed to report Sales Comparable #2 had a prior sale that occurred on September 13, 2006 for \$30,000 and he failed to summarize his analysis or reconciliation of this prior sale for Sales Comparable #2 with its sale in August of 2007 for \$55,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **10.** In his appraisal report for the Subject

property, he reported Sales Comparable #3 had a prior sale that occurred in June of 2007 for \$8,900, but he failed to summarize his analysis or reconciliation of this prior sale for Sales Comparable #3 with its sale in July of 2007 for \$45,900, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **11.** In his appraisal report for the Subject property, he failed to report Sales Comparable #3 had a prior sale that occurred on May 23, 2007 for \$16,000 and he failed to summarize his analysis or reconciliation of this prior sale for Sales Comparable #3 with its sale in July of 2007 for \$45,900, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b) and 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **12.** In his appraisal report for the Subject property, he failed to report Uptown Management LLC, the seller of the Subject property in his appraisal report was also the seller of Sales Comparables #1 and #3, the sales he gave the “most weight” in the Sales Comparison Approach and he failed to summarize his reasons why these two sales should be included in his Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1(a), 2006 USPAP Standards Rule 2-1(b), 2006 USPAP Standards Rule 2-2(b)(viii) and the Conduct Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A); **13.** In the copy of the appraisal report for the Subject property that he provided the Division during its investigation, he committed substantial errors of omission or commission that significantly affected the credibility of the appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(b), 2006 USPAP Standards Rule 2-1(a) and the Conduct Section of the Ethics Rule for 2006 USPAP by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, John Simoudis was issued a public reprimand; was ordered to pay a civil penalty of one thousand dollars (\$1,000.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; complete 15 hours of additional education in a class related to Market Analysis and Highest and Best Use, including passing the class exam; and his Ohio Residential Real Estate Appraiser License was suspended ninety (90) days.

SCOTT STOUT, an Ohio Certified General Real Estate Appraiser from Dayton, Ohio was found in violation of the following: He was convicted in a criminal proceeding for a felony. More specifically in Champaign County Common Pleas Court, Case Number 2001 CR 131, he was convicted in September of 2011 of improper handling firearms in a motor vehicle, a felony of the fifth degree. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(3). For this violation, Scott Stout was issued a public reprimand.

ROBERT THOMAS, an Ohio Certified Residential Real Estate Appraiser from Middletown, Ohio was found in violation of the following with respect to a real estate appraisal: **1.** In his appraisal report for the Subject property, he failed to report Sales Comparable #1 had a prior sale that occurred in September of 2010 for \$247,482, and he failed to provide analysis or reconciliation of this prior sale for Sales Comparable #1 with its sale in March of 2011 for \$234,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(7) as that section incorporates 2010-2011 USPAP Standards Rule 1-1(a) by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to report, as found in Auditor

records, that the sale of Sales Comparable #1, which he used in the Sales Comparison Approach, involved a sale from HSBC Mortgage Services, Inc. to Todd & Sheri Rudisell, and he failed to provide his reasons why this sale was reasonable to include in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) and 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he failed to report, as found in Auditor records, that the sale of Sales Comparable #2, which he used in the Sales Comparison Approach, involved a sale from Federal National Mortgage Association to Kelly M. Seibert, and he failed to provide his reasons why this sale was reasonable to include in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 1-6(a), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) and 2010-2011 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In his appraisal report for the Subject property, he incorrectly reported one or more room locations in his "Floorplan Sketch" for the Subject property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(7) as that section incorporates 2010-2011 USPAP Standards Rule 1-1(a) by operation of Ohio Revised Code Section 4763.13(A); **5.** In his appraisal report for the Subject property, he rendered appraisal services in a negligent or careless manner. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) and 4763.11(G)(7) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Robert Thomas was issued a public reprimand; was ordered to pay a civil penalty of five hundred dollars (\$500.00); and complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam.

MATTHEW VAN DRUTEN, an Ohio Certified Residential Real Estate Appraiser from Columbus, Ohio was found in violation of the following with respect to an appraisal report: **1.** In his appraisal report for the Subject property, he failed to report the dates and/or the offering prices for the Subject property in the twelve months prior to the effective date of his appraisal report. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to report the Subject property had a prior sale that occurred in April of 2008 for \$65,308 and he failed to report his analysis or reconciliation of this prior sale of the Subject property with his value conclusion of \$94,000 in October of 2008. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-5(b), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he reported Sales Comparable #3 had a prior sale that occurred in June of 2007 for \$50,000 but he failed to report his analysis or reconciliation of this prior sale for Sales Comparable #3 with its sale in March of 2008 for \$93,900, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In his appraisal

report for the Subject property, he failed to report the offering price for Sales Comparable #2 increased from \$87,900 in March of 2008 to \$97,000 in April of 2008, and he failed to explain what effect, if any, the increase in its offering price had on the sale in May of 2008 for \$96,000, which he used in the Sales Comparison Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-1(b), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In his appraisal report for the Subject property, he failed to report and subsequently adjust for improvements, as found in the Multiple Listing Service, for Sales Comparable #1 and/or #3 or in the alternative, he failed to summarize his reasons why no adjustments were necessary in the Sales Comparison Approach for these improvements. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **6.** In his appraisal report for the Subject property, he failed to report the extent of distressed sales in the Subject property's neighborhood and what effect, if any, those distressed sales had on the market for the Subject's property neighborhood. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In his appraisal report for the Subject property, he failed to report or explain his reasons why he did not complete the Income Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(b), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **8.** In his appraisal report for the Subject property, he failed to sufficiently summarize or define the neighborhood boundaries for the Subject property in his attached map addendum. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1(a) or 2008-2009 USPAP Standards Rule 2-1(b) by operation of Ohio Revised Code Section 4763.13(A); **9.** In his appraisal report for the Subject property, he failed to report Rental Comparable #1 and/or Rental Comparable #3 in the Single Family Comparable Rent Schedule had two car garages and he failed to adjust Rental Comparable #1 and/or #3 for these garage differences as compared to the Subject property, or in the alternative, he failed to summarize his reasons why no garage adjustment was necessary. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1(a), 2008-2009 USPAP Standards Rule 2-1(b) or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **10.** In his appraisal report for the Subject property, he rendered appraisal services in a negligent or careless manner by making a series of errors that affected the credibility of the appraisal report. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Matthew Van Drueten was ordered to pay a civil penalty of three hundred fifty dollars (\$350.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; and complete fifteen (15) hours of additional education in a class related to Residential Report Writing, including passing the class exam.

EMILY WEAVER, an Ohio Certified Residential Real Estate Appraiser from Dayton, Ohio was found in violation of the following with respect to an appraisal report: **1.** In her appraisal report for the Subject property, she incorrectly reported the Subject property's site value in the Cost Approach, or in the alternative, she failed to maintain or she failed to provide the Division during its investigation workfile documents supporting her site value conclusion in the Cost Approach. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(8) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b) or the Record Keeping Section of the Ethics Rule for 2010-2011 USPAP by operation of Ohio Revised Code Section 4763.13(A) or she violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14; **2.** She did one or more of the following regarding her appraisal report for the Subject property: she failed to select as comparable sales in the Sales Comparison Approach lakefront properties like the Subject property; she incorrectly adjusted the sales comparables in her Sales Comparison Approach for their difference in view and/or location as compared to the Subject property; or she failed to maintain or she failed to provide the Division during its investigation workfile documents supporting her view and/or location adjustment to the sales comparables. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(8) as those sections incorporate 2010-2011 USPAP Standards Rule 1-1(a), 2010-2011 USPAP Standards Rule 1-1(b), 2010-2011 USPAP Standards Rule 2-1(a), 2010-2011 USPAP Standards Rule 2-1(b), the Conduct Section of the Ethics Rule for 2010-2011 USPAP or the Record Keeping Section of the Ethics Rule for 2010-2011 USPAP by operation of Ohio Revised Code Section 4763.13(A) or she violated Ohio Revised Code Section 4763.11(G)(14) by operation of Ohio Revised Code Section 4763.14.

For all these violations, Emily Weaver was ordered to pay a civil penalty of three hundred fifty dollars (\$350.00) and complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam.

BILL WYSKIVER, an Ohio Licensed Residential Real Estate Appraiser from Lancaster, Ohio was found in violation of the following with respect to an appraisal report: **1.** He completed an assignment that was outside the scope of his Ohio Residential Real Estate Appraiser License. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5) and/or 4763.11(G)(8) by operation of Ohio Revised Code Section 4763.01(M); **2.** In his appraisal report for the Subject property, he reported the Subject property was listed for sale at the time of his appraisal report for \$2,459,000 but he failed to summarize his analysis or reconciliation of this listing with his value conclusion of \$2,470,000. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 1-1(a), 2012-2013 USPAP Standards Rule 1-1(b), 2012-2013 USPAP Standards Rule 1-5(a), 2012-2013 USPAP Standards Rule 2-1(a), 2012-2013 USPAP Standards Rule 2-1(b) and/or 2012-2013 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he failed to consistently report the effective date of his appraisal report for the Subject property. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 1-1(a), 2012-2013 USPAP Standards Rule 1-1(b), 2012-2013 USPAP Standards Rule 2-1(a) and/or 2012-2013 USPAP Standards Rule 2-2(b)(vi) by operation of Ohio Revised Code Section 4763.13(A); **4.** In his appraisal report for the Subject property, he failed to consistently report the approaches he completed for his appraisal report. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 1-1(a), 2012-2013 USPAP Standards Rule 1-1(b), 2012-2013 USPAP Standards Rule 1-6(b), 2012-2013 USPAP Standards Rule 2-1(a), 2012-2013 USPAP Standards Rule 2-1(b) and/or 2012-2013 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In his appraisal report for the Subject property, he reported he completed a "summary appraisal report" but the content of his appraisal report failed to contain

information and/or analysis that would satisfy one or more USPAP requirements for a “summary appraisal report”. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate 2012-2013 USPAP Standards Rule 1-1(a), 2012-2013 USPAP Standards Rule 1-1(b), 2012-2013 USPAP Standards Rule 1-6(b), 2012-2013 USPAP Standards Rule 2-1(a), 2012-2013 USPAP Standards Rule 2-1(b), 2012-2013 USPAP Standards Rule 2-2(b)(viii) and/or 2012-2013 USPAP Standards Rule 2-2(b)(ix) by operation of Ohio Revised Code Section 4763.13(A); **6.** In his appraisal report for the Subject property, he completed an appraisal report for the Subject property in a grossly negligent manner, or in the alternative, he rendered appraisal services in careless or negligent manner, such as making a series of errors in the appraisal report that in the aggregate affects the credibility of the appraisal results. Accordingly, he violated Ohio Revised Code Section 4763.11(G)(5), 4763.11(G)(6) and/or 4763.11(G)(7) as those sections incorporate the Conduct Section of the Ethics Rule for 2012-2013 USPAP or 2012-2013 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Bill Wyskiver was ordered to pay a civil penalty of five hundred dollars (\$500.00); complete fifteen (15) hours of additional education in a class related to Uniform Standards of Professional Appraisal Practice (USPAP), including passing the class exam; and his Ohio Residential Real Estate Appraiser License was suspended forty five (45) days.