

SUSPENSIONS/FINES/ADDITIONAL EDUCATION and REPRIMANDS

STEVEN BURGESS, an Ohio Certified Residential Real Estate Appraiser from Akron, 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, and consequently adjust for in the Sales Comparison Approach, the condition of the Subject property's roof as found in the copy of the Residential Property Disclosure Form for the Subject property, or in the alternative, he failed to summarize his reasons in his appraisal report for excluding the condition of the Subject property's roof as found in the copy of the Subject property's Residential Property Disclosure Form. 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 Uniform Standards of Professional Appraisal Practice (hereinafter referred to as "USPAP") Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 1-2(e), 2008-2009 USPAP Standards Rule 2-1 or the Conduct Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to report, and consequently adjust for in the Sales Comparison Approach, the Subject property's shared driveway as found in the copy of the Residential Property Disclosure Form for the Subject property, or in the alternative, he failed to summarize his reasons in his appraisal report for excluding the existence of the Subject property's shared driveway as found in the copy of the Subject property's Residential Property Disclosure Form. 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 1-2(e), 2008-2009 USPAP Standards Rule 2-1 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 report the prior sales for Sales Comparable #3 that occurred on or about September 11, 2007 for \$49,000 and on or about May 9, 2007 for \$56,000 and he failed to report his reconciliation of these prior sales for Sales Comparable #3 with its sale for \$95,900 in January of 2008, 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 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 consistently report in the Sales Comparison Approach and in the Cost Approach the Subject property's quality of construction, or in the alternative, he failed to maintain as part of his workfile or he failed to provide to the Ohio Division of Real Estate and Professional Licensing during its investigation, copies of data, information or other documentation supporting his conclusions found in the Cost Approach. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(4), 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7), 4763.11(G)(8) or 4763.11(G)(14) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1 or the Record Keeping 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 Subject property's zoning compliance was "Legal Nonconforming". 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 1-2(e) or 2008-2009 USPAP Standards Rule 2-1 by operation of Ohio Revised Code Section 4763.13(A); **6.** In his appraisal report for the Subject property, he failed to make a condition adjustment in the Sales Comparison Approach for the condition differences between Sales Comparable #3 and the Subject property, or in the alternative, he failed to summarize his reasons for concluding there were no condition differences between Sales Comparable #3 and 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 1-6(a), 2008-2009 USPAP Standards Rule 2-1 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 and consequently he failed to make an adjustment in the Sales Comparison Approach for Sales Comparable #4's extra lot, sunroom or fireplace, or in the alternative, he failed to summarize his reasons for excluding these items from 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 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 adjust in the Sales Comparison Approach for Sales Comparable 5's basement finish differences 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 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 or 2008-2009 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 committed substantial errors of omission or commission that significantly affected 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 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(b) or 2008-2009 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Steven Burgess was ordered to pay a civil penalty of two hundred (\$200.00) dollars; complete fifteen (15) hours of additional education in a class related to Residential Report Writing, including passing the class exam; and complete fifteen (15) hours of additional education in a class related to USPAP, including passing the class exam.

WILLIAM DUNLEVY, an Ohio Certified Residential Real Estate Appraiser from Empire, 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 accurately report the prior sales history for the Subject property or he failed to provide accurate analysis of the prior sale he reported 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 1-1(b), 2008-2009 USPAP Standards 2-1 or 2008-2009 USPAP Standards Rule 2-2(b)(viii) as those sections incorporate Ohio Revised Code Section 4763.13(A); **2.** In his appraisal report for the Subject property, he failed to report and make an adjustment to one or more sales comparables in the Sales Comparison Approach for their school district differences as compared to the Subject property or in the alternative, he failed to summarize his reasons for concluding no adjustment was necessary for the school district differences. 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 2-1 or 2008-2009 USPAP Standards Rule 2-2(b)(viii) as those sections incorporate Ohio Revised Code Section 4763.13(A); **3.** In his appraisal report for the Subject property, he stated he consulted the Multiple Listing Service for his sales comparables, but he failed to accurately report from the Multiple Listing Service the number of bathrooms for one or more of his sales comparables, or in the alternative, he failed to summarize his reasons for reporting differently from the Multiple Listing Service. 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 2-1 or 2008-2009 USPAP Standards Rule 2-2(b)(viii) as those sections incorporate Ohio Revised Code Section 4763.13(A); **4.** In his appraisal report for the Subject property, he failed to accurately report the specific zoning classification and zoning description 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 2-1 or 2008-2009 USPAP Standards Rule 2-2(b)(viii) as those sections incorporate 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 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, William Dunlevy was ordered to complete fifteen (15) hours of additional education in a class related to Residential Report Writing, including passing the class exam.

LATRICE GOBER, an Ohio Licensed Residential Real Estate Appraiser from Rockhill, South Carolina was found in violation of the following: **1.** During the Ohio Division of Real Estate and Professional Licensing's investigation (hereinafter referred to as "the Division"), she failed to maintain, or in the alternative she failed to make available when required by the Division, a copy of the appraisal report for the Subject property or a copy of data, information or documentation necessary to support her conclusions found in her appraisal report for Subject property. Accordingly, she violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(8) or 4763.11(G)(14) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2005 USPAP by operation of Ohio Revised Code Section 4763.13(A); **2.** During the Division's investigation, she failed to notify the Superintendent of the Division of Real Estate and Professional Licensing of a change in her business address or residence address within thirty days of the change. Accordingly, she violated Ohio Revised Code Section 4763.11(G)(8) by operation of Ohio Revised Code Section 4763.05(G).

For all these violations, LaTrice Gober was ordered to pay a three hundred (\$300.00) civil penalty and her Ohio Residential Real Estate Appraiser License is suspended forty five (45) days.

TERI GOODYEAR, an Ohio Licensed Residential Real Estate Appraiser from Lancaster, 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, one or more sales of homes that sold within 12 months of the effective date of her appraisal report and 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 Sections 4763.11(G)(4), 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(8) as those sections incorporate 2006 USPAP Standards Rule 1-1(a), 2006 USPAP Standards Rule 1-6(a), 2006 USPAP Standards Rule 2-1, 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.** She failed to provide the Division during this investigation true signed copies of all of her appraisal reports for the Subject property, with an effective date of September 20, 2007, because the appraisal report she provided the Division during this investigation is different than her appraisal report provided by the Complainant, or in the alternative, she failed to maintain true signed copies of all of her appraisal reports for the Subject property, with an effective date of September 20, 2007. Accordingly, she violated Ohio Revised Code Sections 4763.11(G)(5), 4761.11(G)(6), 4763.11(G)(7), 4763.11(G)(8) or 4763.11(G)(14) 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); **3.** In her appraisal report for the Subject property, she failed to report in the Sales Comparison Approach improvements as described in the Multiple Listing Service for one or more of her comparable sales, and she failed to adjust for the condition differences as compared to the Subject property in the Sales Comparison Approach, or in the alternative, she failed to summarize in her appraisal report her reasons for concluding no adjustment was necessary for the condition differences. Accordingly, she violated Ohio Revised Code Sections 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 1-6(a), 2006 USPAP Standards Rule 2-1 or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In her appraisal report, she failed to consistently report whether she completed an interior and exterior inspection of the Subject property or whether she completed only “an exterior inspection from the street.” 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 or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **5.** In her appraisal report, she failed to consistently report the number of cars for the Subject property’s garage and the Subject property’s basement finish. 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 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 committed substantial errors of omission or commission that significantly affected the appraisal report, or in the alternative, 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 Sections 4763.11(G)(5), 4763.11(G)(6) or 4763.11(G)(7) as those sections incorporate 2006 USPAP Standards Rule 1-1(b) or 2006 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

In a second appraisal report, Ms. Goodyear was found in violation of the following: **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 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 Sections 4763.11(G)(4), 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(a), 2008-2009 USPAP Standards Rule 1-6(a), 2008-2009 USPAP Standards Rule 2-1, 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); **2.** In her appraisal report for the Subject property, she failed to report the Subject property was listed for sale on or about September 21, 2007 for \$125,900 and she failed to reconcile this withdrawn listing for the Subject property with her value conclusion of \$147,000 as of February 15, 2008. Accordingly, she 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 or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In her appraisal report for the Subject property, she failed to accurately report in the Cost Approach the estimated replacement cost-new of the improvements for the Subject property’s basement, or in the alternative, she failed to maintain as part of her workfile or she failed to provide to the Division during its investigation, copies of data, information or other documentation supporting her conclusion found in the Cost Approach. Accordingly, she violated Ohio Revised Code Sections 4763.11(G)(4), 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7),

4763.11(G)(8) or 4763.11(G)(14) as those sections incorporate 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1, 2008-2009 USPAP Standards Rule 2-1(b)(viii), the Conduct Section of the Ethics Rule for 2008-2009 USPAP or the Record Keeping Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **4.** In her appraisal report for the Subject property, she failed to report her reasons for concluding the Gross Rent Multiplier in the Income Approach is “123” or in the alternative, her workfile for the appraisal report failed to contain documents in support of her Gross Rent Multiplier conclusion. Accordingly, she violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(14) 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, 2008-2009 USPAP Standards Rule 2-2(b)(viii), the Conduct Section of the Ethics Rule for 2008-2009 USPAP or the Record Keeping Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A); **5.** In her appraisal report for the Subject property, she failed to report and adjust for Sales Comparable #1 in the Sales Comparison Approach was located in a different tax district or school district as compared to Subject property, or in the alternative, she failed to summarize in her appraisal report her reasons for concluding no adjustment was necessary for this difference. Accordingly, she 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 or 2008-2009 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 failed to accurately report the distance between the Subject property and Sales Comparable #1 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 2008-2009 USPAP Standards Rule 1-1(a), 2008-2009 USPAP Standards Rule 2-1 or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **7.** In her appraisal report for the Subject property, she failed to accurately report the Subject property’s “Owner of Public Record”. Accordingly, she 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 or 2008-2009 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **8.** In her appraisal report for the Subject property, she committed substantial errors of omission or commission that significantly affected the appraisal report, or in the alternative, 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 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(b) or 2008-2009 USPAP Standards Rule 1-1(c) by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Teri Goodyear was ordered to complete thirty (30) hours of additional education in a class related to Residential Sales Comparison and Income Approaches, including passing the class exam and her Ohio Residential Real Estate Appraiser License is suspended thirty (30) days.

BRIAN HOPKINS, an Ohio Certified Residential Real Estate Appraiser from Columbus, Ohio was found in violation of the following with respect to an appraisal report: **1.** He failed to maintain, or in the alternative, he failed to prepare or make available when required by the Division during its investigation, a copy of his appraisal report for the Subject property. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(5), 4763.11(G)(8) or 4763.11(G)(14) as those sections incorporate the Record Keeping Section of the Ethics Rule for 2008-2009 USPAP by operation of Ohio Revised Code Sections 4763.13(A) or 4763.14; **2.** In his appraisal report for the Subject property, he failed to reconcile or summarize his reasons for

concluding the Subject property's value was \$196,000 when: his Sales Comparable #1 indicated a value of \$180,350; Sales Comparable #1 was located on the Subject property's street; that sale was the closest, in terms of proximity, of his three comparable sales as compared to the Subject property; it was the most recent sale of his three comparable sales as compared to the effective date of his appraisal report for the Subject property; and it had minimal adjustments made to it 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 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 failed to describe the steps he took to become geographically competent in the Subject property's market area. Accordingly, he violated Ohio Revised Code Sections 4763.11(G)(4), 4763.11(G)(5), 4763.11(G)(6), 4763.11(G)(7) or 4763.11(G)(8) as those sections incorporate the Competency Rule for 2008-2009 USPAP by operation of Ohio Revised Code Section 4763.13(A).

For all these violations, Brian Hopkins was ordered to 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 Certificate is suspended sixty (60) days.

THERESA STRICKLER, an Ohio Licensed Residential Real Estate Appraiser from Reynoldsburg, Ohio was found in violation of the following with respect to an appraisal report: **1.** In her appraisal report for the Subject property, she cited in the Sales Comparison Approach she consulted the Multiple Listing Service (hereinafter referred to as "MLS") for one or more of her sales comparables when one or more of her sales comparables were not published in the MLS as of the effective date of her appraisal report. Accordingly, she violated Ohio Revised Code Sections 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 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 report Sales Comparable #1 had a prior sale that occurred on or about June 16, 2005 for \$28,000 and she failed to reconcile this prior sale of Sales Comparable #1 with its sale on or about January 26, 2006 for \$83,000, which she used in the Sales Comparison Approach. Accordingly, she violated Ohio Revised Code Sections 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 1-6(a), 2006 USPAP Standards Rule 2-1 or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In her appraisal report for the Subject property, she failed to report Sales Comparable #3 had prior sales that occurred on or about April 28, 2005 for \$28,000 and on or about January 13, 2005 for \$24,000 and she failed to reconcile these prior sales of the Sales Comparable #3 with its sale on or about December 8, 2005 for \$85,000, which she used in the Sales Comparison Approach. Accordingly, she violated Ohio Revised Code Sections 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 1-6(a), 2006 USPAP Standards Rule 2-1 or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In her appraisal report for the Subject property, she selected a GRM of "145" for the Income Approach, but she failed to summarize her reasons for selecting "145" for the GRM in the Income Approach. Accordingly, she violated Ohio Revised Code Sections 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 1-6(a), 2006 USPAP Standards Rule 2-1 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 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 Sections 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).

In a second appraisal report, Ms. Strickler was found in violation of the following: **1.** In her appraisal report for the Subject property, she cited in the Sales Comparison Approach she consulted the MLS for one or more of her sales comparables when one or more of her sales comparables were not published in the MLS as of the effective date of her appraisal report. Accordingly, she violated Ohio Revised Code Sections 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 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 report Sales Comparable #3 had prior sales that occurred on or about September 15, 2005 for \$28,000 and on or about September 15, 2005 for \$36,000, and she failed to reconcile these prior sales of the Sales Comparable #3 with its sale on or about March 16, 2006 for \$90,000, which she used in the Sales Comparison Approach. Accordingly, she violated Ohio Revised Code Sections 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 1-6(a), 2006 USPAP Standards Rule 2-1 or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **3.** In her appraisal report for the Subject property, she failed to report the Subject property had a prior sale that occurred on or about December 5, 2003 for \$51,000 and she failed to reconcile this prior sale of the Subject property with her value conclusion of \$78,000 as of December 4, 2006. Accordingly, she violated Ohio Revised Code Sections 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 1-5(b), 2006 USPAP Standards Rule 2-1 or 2006 USPAP Standards Rule 2-2(b)(viii) by operation of Ohio Revised Code Section 4763.13(A); **4.** In her appraisal report for the Subject property, she selected a GRM of “135” for the Income Approach, but she failed to summarize her reasons for selecting “135” for the GRM in the Income Approach. Accordingly, she violated Ohio Revised Code Sections 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 1-6(a), 2006 USPAP Standards Rule 2-1 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 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 Sections 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, Theresa Strickler was ordered to pay a civil penalty of five hundred (\$500.00) dollars and is to complete fifteen (15) hours of additional education in a class related to USPAP, including passing the class exam.