ARIZONA BOARD OF APPRAISAL

1400 West Washington, Suite 360 Phoenix, Arizona 85007 (602) 542-1539 Fax (602) 542-1598 Email: appraisal@appraisal.state.az.us Website: www.appraisal.state.az.us

February 22, 2011

VIA REGULAR AND CERTIFIED MAIL

RENEE A. DEVRIES 2204 S. ROME ST. GILBERT, AZ 85295

RE: Complaint(s) 2792

Dear Ms. DeVries:

Enclosed please find the Findings of Fact, Conclusions of Law and Order of Revocation became effective February 22, 2011. Please forward to my attention your Arizona Licensed Residential Certificate No. 11897, to reach the Board office on or before March 8, 2011.

Please be advised that you may not engage in any form of appraisal, appraisal review, supervision or consulting in the State of Arizona under penalty of law.

Sincerely,

Dan Pietropaulo Executive Director

Enclosure

BEFORE THE ARIZONA STATE BOARD OF APPRAISAL

In the Matter of :

RENEE A. de VRIES Licensed Residential Appraiser License No. 11897

Respondent.

Case No. 2792

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF REVOCATION

On February 18, 2011, the above entitled matter came before the Arizona Board of Appraisal ("Board") for a formal hearing. Renee A. De Vries ("Respondent") did not appear. The State was represented by Jeanne Galvin, Assistant Attorney General. The Board received independent legal advice from Christopher Munns, Assistant Attorney General from the Solicitor General's Office.

Based on the testimony and evidence presented by the parties, the Board makes the following Findings of Fact and Conclusions of Law and enters the following Order of Revocation:

FINDINGS OF FACT

- Effective July 8, 2009, Respondent and the Board voluntarily entered into a Consent Agreement and Order ("Consent") in settlement of Case No. 2792. The Consent included Findings of Fact, Conclusions of Law, and an Order.
- 2. The Consent's Order included, among other requirements, that within six months of the Consent's effective date, Respondent was to complete (1) seven hours of education in Sales Comparison Approach, and (2) seven hours of education in Market Trends. The Order did not permit Respondent to use theses educational hours toward the hours necessary for renew of her license, nor could she duplicate educational hours for purposes of complying with the Consent. The Consent further required Respondent to provide the Board with proof that she had completed the educational hours required under the Order.

 Respondent did not fulfill the educational requirements established in the Consent's Order.

4. Paragraph 22 of the July 2009 Consent Agreement and Order provides, in part, that "Respondent agrees that any violation of this Consent Agreement is a violation of A.R.S. §32-3631(A)(8), which is willfully disregarding or violating any of the provisions of the Board's statutes or rules of the Board for the administration and enforcement of its statutes."

CONCLUSIONS OF LAW

1. The conduct and circumstances described in the Factual Allegations constitutes a violation of A.R.S. § 32-3631(A)(8), violating any provision of the Appraisal Practice Act or rules of the Board.

ORDER OF REVOCATION

In issuing this order of discipline, the Board considers its obligations to fairly and consistently administer discipline, its burden to protect the public welfare and safety, as well as all aggravating and mitigating factors presented in the case. Based on the foregoing Findings of Fact and Conclusions of Law, IT IS HEREBY ORDERED:

- 1. That licensed residential appraiser license No. 11897 issued to Respondent to practice as a Licensed Real Estate Appraiser be revoked as of the effective date of this Order.
- 2. That Respondent shall immediately surrender her license by returning it to the Board office.
- 3. That Respondent may not accept fees for or perform appraisals, appraisal reviews, consulting assignments, or any services governed by the Uniform Standards of Professional Appraisal Practice, A.R.S. § 32-3601, et seq., or the rules promulgated thereunder.
- 4. That Respondent is hereafter subject to the provisions of A.R.S. § 32-3638, which states that any person who is not licensed or certified as an appraiser and performs a real

estate appraisal or appraisal review, or uses the designation of licensed or certified appraiser and/or provides false information to the Board is guilty of a Class 1 misdemeanor.

- 5. That if Respondent reapplies for licensing or certification as an appraiser in the State of Arizona in the future, this disciplinary action may be considered as part of the substantive review of any application submitted by Respondent, pursuant to A.R.S. § 32-3611(D).
- 6. Pursuant to the Board's Substantive Policy Statement #1, the Board considers the violations set forth herein to amount to Level V Violations for disciplinary purposes.

RIGHT TO PETITION FOR REHEARING OR REVIEW

Respondent is hereby notified that she has the right to petition for a rehearing or review. Pursuant to A.R.S. § 41-1092.09, as amended, the petition for rehearing or review must be filed with the Board's Executive Director within 30 days after service of this Order and pursuant to A.A.C. R4-46-303, it must set forth legally sufficient reasons for granting a rehearing or review. Service of this order is effective five days after mailing. If a motion for rehearing or review is not filed, the Board's Order becomes effective 35 days after it is mailed to Respondent.

Respondent is further notified that the filing of a motion for rehearing or review is required to preserve any rights of appeal to the Superior Court.

DATED this 22nd day of February, 2011.

ARIZONA STATE BOARD OF APPRAISAL

Dan Pietropaulo

Executive Director

$\frac{1}{2}$	ORIGINAL of the foregoing filed this 22nd day of February, 2011 with:	
3	Arizona Board of Appraisal 1400 West Washington Street, Suite 360 Phoenix, Arizona 85007	
5	COPY of the foregoing mailed regular and U.S. Certified Mail # 7009 1680 0000 7387 7254 this 22nd day of February, 2011 to:	
6 7 8	Renee A. De Vries 2204 S. Rome St. Gilbert, AZ 85295	
9	COPY of the foregoing sent or delivered this 22nd day of February, 2011 to:	
10	Jeanne galvin Assistant Attorney General	Christopher Munns Assistant Attorneys General
11	1275 W. Washington	Solicitor General's Office 1275 W. Washington
12	Phoenix, AZ 85007	PHOENIX, AZ 85007
13	Du Dahasa M. Laar	
14	By: Rebecca M. Loar	
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