



ARIZONA DEPARTMENT OF FINANCIAL INSTITUTIONS

Douglas A. Ducey  
Governor

Superintendent of Financial Institutions

December 14, 2015

Mr. Steven H. Slaton  
7974 El Rancho Trail  
Snow Flake, AZ 85937

Reference: Docket No. 16F-3761-BOA – Steven H. Slaton License #21114

Dear Mr. Slaton:

I have completed my review of the record in the matter of your Certified Residential Appraiser Certificate. Enclosed is my Final Decision and Order.

This Order is effective immediately and the provisions of this order shall remain effective and enforceable except to the extent that, and until such time as, any provisions of this Order shall have been modified, terminated, suspended, or set aside by the Superintendent or a court of competent jurisdiction.

Please contact Lynette Evans, Unit Chief Counsel at 602-542-7755 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert D. Charlton".

Robert D. Charlton  
Assistant Superintendent

RDC:jb

Enclosure

cc: Lynette Evans, Unit Chief Counsel, Attorney General's Office

1 ARIZONA DEPARTMENT OF FINANCIAL INSTITUTIONS

2 In the Matter of the Appraisal License of:

No. 16F-3761-BOA

3 **STEVEN H. SLATON**  
4 Certified Residential Appraiser  
5 License No. 21114

**SUPERINTENDENT'S FINAL  
DECISION AND ORDER**

6 Respondent.

7 The Assistant Superintendent of Financial Institutions ("Superintendent") having reviewed  
8 the record in this matter, including the Administrative Law Judge Decision attached and  
9 incorporated herein by this reference, adopts the Administrative Law Judge's Findings of Fact,  
10 Conclusions of Law and Recommended Order as follows:

11 **ORDER**

12 **IT IS ORDERED** that the Certified Residential Appraiser Certificate No 211114 issued to  
13 Respondent is revoked.

14 **NOTICE**

15 The parties are advised that, pursuant to A.R.S. § 41-1092.09, this Order shall be final  
16 unless Respondent submits a written motion for rehearing no later than thirty (30) days after service  
17 of this decision. The motion for rehearing or review must specify the particular grounds upon  
18 which it is based as set forth in A.A.C. R20-4-1219. A copy shall be served upon all other parties  
19 to the hearing, including the Attorney General, if the Attorney General is not the party filing the  
20 claim of error. In the alternative, the parties may seek judicial review of this decision pursuant to  
21 A.R.S. § 41-1092.08(H).

22 DATED this 14th day of December 2015.

23 

24 Robert D. Charlton  
25 Assistant Superintendent of Financial Institutions

26 ...

27 ...

28 ...

1 ORIGINAL filed this 14th day of December, 2015 in the office of:

2 Mike Fowler, Assistant Superintendent of Financial Institutions  
3 Arizona Department of Financial Institutions  
4 ATTN: June Beckwith  
5 2910 North 44th Street, Suite 310  
6 Phoenix, Arizona 85018

7 Copy of the foregoing e-filed this  
8 14th day of December, 2015, in the office of:

9 Suzanne Marwil, Administrative Law Judge  
10 Office of the Administrative Hearings  
11 1400 West Washington, Suite 101  
12 Phoenix, AZ 85007

13 COPY of the foregoing mailed/emailed this  
14 14th day of December, 2015, to:

15 Lynette Evans  
16 Unit Chief Counsel  
17 Office of the Attorney General  
18 1275 West Washington  
19 Phoenix, AZ 85007

20 Debra Rudd  
21 Appraisal Division Manager  
22 ATTN: Kelly Luteijn  
23 Arizona Department of Financial Institutions  
24 2910 N. 44th Street, Suite 310  
25 Phoenix, AZ 85018  
26 [kluteijn@azdfi.gov](mailto:kluteijn@azdfi.gov)

27 AND COPY MAILED AND E-MAILED SAME DATE by Certified Mail, Return Receipt  
28 Requested, to:

29 Mr. Steven H. Slaton  
30 7974 El Rancho Trail  
31 Snow Flake, AZ 85937  
32 [sslaton@hughes.net](mailto:sslaton@hughes.net)

33 By: 

RECEIVED

DEC 07 2015

DEPT. OF FINANCIAL INSTITUTIONS

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

In the Matter of the Appraisal License of:

No. 16F-3761-BOA

STEVEN H. SLATON  
Certified Residential Appraiser  
License No. 21114

ADMINISTRATIVE  
LAW JUDGE DECISION

Respondent

**HEARING:** November 19, 2015

**APPEARANCES:** The Arizona Department of Financial Institutions (DFI) formally known as the Arizona Board of Appraisal (the Board) was represented by Assistant Attorney General, Lynette Evans, Esq. No one appeared on behalf of Respondent Steven H. Slaton (Respondent or Mr. Slaton)

**ADMINISTRATIVE LAW JUDGE:** Suzanne Marwil

Evidence and testimony were presented and the following Findings of Fact, Conclusions of Law and Recommended Order are made:

**FINDINGS OF FACT**

1. Since March 22, 2004, Respondent has been a Certified Residential Appraisal, holding Certificate No. 21114.
2. On October 1, 2013, the Board filed a Complaint and Notice of Hearing against Respondent regarding Complaints 3521, 3536, 3537, 3546, and 3547.
3. On January 9, 2014, Administrative Law Judge (ALJ) M. Douglas with the Office of Administrative Hearings (OAH) held a formal hearing to address the Complaint and Notice of Hearing. Respondent was present at that hearing and represented his own interests.
4. On February 4, 2014, ALJ Douglas, issued an ADMINISTRATIVE LAW JUDGE DECISION (ALJ Decision) concerning those matters.

Office of Administrative Hearings  
1400 West Washington, Suite 101  
Phoenix, Arizona 85007  
(602) 542-9826

1           5.     On or about February 7, 2014, the Board sent Respondent a copy of the  
2 ALJ Decision and a notice that the Board would have a meeting (Board Meeting) on  
3 February 21, 2014, to address the ALJ Decision.

4           6.     On or about February 11, 2014, the State sent Respondent its STATE'S  
5 POSITION RE: RECOMMENDED DECISION (Recommendations), which informed  
6 Respondent about changes the State recommended to the ALJ Decision.

7           7.     On or about February 12, 2014, Respondent sent the Board a letter that  
8 stated that he received the ALJ Decision and the State's Recommendations.  
9 Additionally, Respondent stated his position on the ALJ Decision and the State's  
10 Recommendations. Respondent notified the Board that he would not attend the Board  
11 Meeting set for February 21, 2014.

12           8.     On or about February 24, 2014, the Board signed its FINDINGS OF  
13 FACT, CONCLUSIONS OF LAW, AND ORDER OF PROBATION (Order of Probation)  
14 and sent a copy to Respondent by certified mail. The Order of Probation issued the  
15 following disciplinary actions against Respondent:

- 16           a. Probation for a term of six months (Order of Probation, page 9, line 4).
- 17           b. Written proof that Respondent completed a fifteen-hour course in  
18           USPAP, with an exam (Order of Probation, page 9, lines 5 - 6).
- 19           c. Written proof that Respondent completed a fifteen-hour course in basic  
20           appraisal, with an exam (Order of Probation, page 9, lines 7 - 8).
- 21           d. Written proof that Respondent completed a seven-hour course in the  
22           proper use of the cost approach for appraisal (Order of Probation, page 9,  
23           lines 9 - 11).
- 24           e. Respondent must submit at least twelve appraisal reports that  
25           Respondent performed during term of probation (Order of Probation, page  
26           9, lines 12 - 14).

27           The Board ordered specifically, "[Respondent] [is] not allowed to use the above  
28           course work to apply to any educational requirements that he may be required to renew  
29           Certified Residential Appraiser License No. 21114." (Order of Probation, page 9, line  
30           15 - 17). The Order of Probation also ordered "that if [Respondent] fails to comply with  
          the 21 above terms of license probation, Certified Residential Appraiser License No.  
          21114 issued to [Respondent] shall be revoked." (Order of Probation, page 9, lines 18 -  
          20).

1           9.     On February 25, 2014, Respondent signed a certified mail receipt for the  
2 copy of the Order of Probation that the Board mailed to him. Respondent failed to  
3 comply with the Order of Probation in a timely manner in that he did not take classes or  
4 submit monthly logs of his appraisals as required.

5           10.    On October 28, 2014, the Board opened a complaint against Respondent  
6 for non-compliance with the Order of Probation terms (Complaint #3761). On November  
7 7, 2014, the Board sent Respondent notification of the new complaint for non-  
8 compliance.

9           11.    On March 11, 2015, the Board received Respondent's PETITION TO  
10 TERMINATE PROBATION (Respondent's Petition). The basis of Respondent's  
11 Petition was that he had finally gotten everything done to comply with the Order of  
12 Probation.

13          12.    On May 21, 2015, the Board sent Respondent a letter stating that the  
14 Board had denied Respondent's Petition. Additionally, the Board sent Respondent a  
15 copy of its ORDER EXTENDING PROBATION AND REQUIRING MENTORSHIP  
16 (Order to Extend). The Order to Extend increased the length of Respondent's probation  
17 for three months and added terms to Respondent's probation that included requiring  
18 him to obtain a mentor and to file a monthly appraisal log.

19          13.    Respondent has failed to comply with the terms set forth in the Order to  
20 Extend. The record is devoid of evidence that Respondent ever retained a mentor.

21          14.    On September 3, 2015, DFI<sup>1</sup> filed a Complaint and Notice of Hearing  
22 Respondent regarding Complaint #3761 setting hearing before OAH on October 22,  
23 2015, at 1:00 p.m.

24          15.    On October 19, 2015, Respondent requested a continuance because he  
25 had just received a copy of DFI's exhibits and needed time to review them. On October  
26 20, 2015, the undersigned denied the motion to continue as untimely and indicated that  
27 the need for a continuance would be addressed prior to the start of hearing.

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29 \_\_\_\_\_  
30 <sup>1</sup> The Board became part of DFI in July 2015. The substantive rules governing certified appraisers did not change as a result of this transition.







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Transmitted electronically to:  
Lauren Kingry, Superintendent  
Department of Financial Institutions