

BEFORE THE STATE OF ALABAMA REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF: )  
 )  
RICHARD C. ALLISON ) DISCIPLINARY ACTION NO.  
 ) AB-2021-0020  
ALABAMA LICENSE NO. R00712 )

**CONSENT SETTLEMENT ORDER**

The Licensee, Richard C. Allison, Alabama License No. R00712, practicing as a Certified Residential Real Property Appraiser in the State of Alabama (hereinafter "Licensee") and the Alabama Real Estate Appraisers Board (hereinafter "Board") hereby settle and resolve the violations of §§34-27A-1, et seq., Code of Alabama, 1975 and the Uniform Standards of Professional Appraisal Practice (hereinafter "USPAP"), 2020-2021 Edition, in Licensee's appraisal dated May 15, 2021, of the real property and improvements identified as 432 East River Landing Blvd SW, Madison, Alabama 35756.

These violations are more specifically as follows:

**USPAP 2020-2021**



**ETHICS RULE:** *An appraiser must promote and preserve the public trust inherent in appraisal practice by observing the highest standards of professional ethics.*

In the course of the interior inspection, Licensee's inspection included areas outside the scope of the assignment.

**STANDARDS RULE 1-4(b)(i):** *In developing a real property appraisal, an appraiser must*

*collect, verify, and analyze all information necessary for credible assignment results.*

*(b) When a cost approach is necessary for credible assignment results, an appraiser*

*must:*

*(i) develop an opinion of site value by an appropriate appraisal method or technique;*

Under Site value the licensee states the site value was developed through the use of land sales and allocation, but licensee gives no data or analyzes to support this value.

**STANDARDS RULE 2-1(a):** *Each written or oral real property appraisal report must*

*(a) clearly and accurately set forth the appraisal in a manner that will not be misleading.*

Licensee's stating the site value was developed from land sales and from the allocation method but the licensee not reporting the data or analyzes of the data and opinions and conclusions make the statement not supported by relevant evidence or logic and make this report misleading.

The above constitute violations of §34-27A-20(a)(6), Code of Alabama, 1975.

Pursuant to §34-27A-5; §34-27A-20; §34-27A-21, §34-27A-22, and §§41-22-1, et. seq. Code of Alabama, 1975 and §780-X-14-.02, Alabama Real Estate Appraisers Board Administrative Code, March 2009 Edition, Licensee and the Board agree to the following:

A. Licensee admits the factual allegations as set out above and further admits that said facts constitute violations of §34-27A-20(a), Code of Alabama, 1975, and USPAP as set out above.

B. Licensee agrees to pay an administrative fine of \$1,500.00 to the Board within 30 days of the acceptance of this Consent Settlement by the Board. This represents a \$500.00 fine for each of the two (2) USPAP standards violated and a \$500.00 fine for the Ethics Rule

violation. For purposes of computing this fine, only one violation of each standard has been assessed.

C. Licensee shall complete a Board approved 15 hour USPAP course with an exam within 30 days of the final execution and acceptance of this Consent Settlement Order. Said course(s) may not be claimed by Licensee as continuing education or as qualifying education for upgrade of his license.

D. The Licensee hereby freely, knowingly, and voluntarily agrees that the Board will issue a public reprimand for these violations.

E. The Licensee further agrees that if the conditions set forth in this Consent Settlement Order are not complied with in a timely manner, his license will be suspended without notice and opportunity for a hearing until such time as compliance is complete. In the event of a suspension pursuant to this provision, notification and publication of the suspension shall be made to the Appraiser Subcommittee and as otherwise provided for in the AREAB Administrative Code, 780-X-14-.07.

F. The Licensee understands that he has the right to a hearing in this matter and hereby freely, knowingly, and voluntarily waives such right and the right to judicial review of these proceedings. The Licensee further understands that disciplinary action is progressive in nature and that this disciplinary action will be considered should any future discipline be warranted. This voluntary agreement shall become effective immediately upon acceptance thereof by the Board. In the event that this Consent Settlement of the violations enumerated herein is not accepted by Licensee, the Board will proceed to take formal action and issue a summons and complaint. The Licensee shall have the right to withdraw any plea of guilt to the violation, if applicable.

G. The Licensee, Richard C. Allison, understands that this document will be considered a public record entered as a final disposition of disciplinary proceedings presently pending against him, and that this action shall be considered to be and will be recorded as a final order of the Board.

EXECUTED this the 13<sup>th</sup> day of DECEMBER, 2022.

Richard C. Allison  
RICHARD C. ALLISON, Licensee

SWORN to and subscribed before me this the 13<sup>th</sup> day of DECEMBER, 2022.

David J. Emms  
Notary Public  
My Commission Expires: 5/18/24

APPROVED AND ACCEPTED, by the Alabama Real Estate Appraisers Board on the 16th  
day of March, ~~2022~~ 2023

ALABAMA REAL ESTATE  
APPRAISERS BOARD

BY:

Lisa Brooks  
LISA BROOKS  
EXECUTIVE DIRECTOR