

**BEFORE THE
DEPARTMENT OF CONSUMER AFFAIRS
FOR THE BUREAU OF REAL ESTATE APPRAISERS
STATE OF CALIFORNIA**

In the Matter of the Accusation Against:

Case No. C110830-03

RANGE RICHARDSON
3920 Thornhill Drive
Sacramento, CA 95826

Real Estate Appraiser License No. 028697

Respondent.

DECISION AND ORDER

The attached Stipulated Surrender of License and Order is hereby adopted by the Chief of the Bureau of Real Estate Appraisers, Department of Consumer Affairs, as the Decision and Order in the above entitled matter.

This Decision shall become effective on 9-27-13.

It is so ORDERED 8-26-13.

(Original Signed

FOR THE CHIEF OF THE BUREAU OF REAL ESTATE
APPRAISERS, DEPARTMENT OF CONSUMER AFFAIRS

1 KAMALA D. HARRIS
Attorney General of California
2 KENT D. HARRIS
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Attorneys for Complainant

8
9 **BEFORE THE**
DEPARTMENT OF CONSUMER AFFAIRS
10 **FOR THE BUREAU OF REAL ESTATE APPRAISERS**
11 **STATE OF CALIFORNIA**

12 In the Matter of the Accusation Against:

13 **RANGE RICHARDSON**
3920 Thornhill Drive
14 Sacramento, CA 95826

Case No. C110830-03

15 **Real Estate Appraiser License No. 028697**

**STIPULATED SURRENDER OF
LICENSE AND ORDER**

16 Respondent.

17
18 In the interest of a prompt and speedy resolution of this matter, consistent with the public
19 interest and the responsibility of the Bureau of Real Estate Appraisers ("Bureau"), Department of
20 Consumer Affairs, the parties hereby agree to the following Stipulated Surrender of License and
21 Order which will be submitted to the Bureau Chief for approval and adoption as the final
22 disposition of the Accusation.

23 **PARTIES**

24 1. Elizabeth Seaters, acting on behalf of the Bureau of Real Estate Appraisers
25 ("Complainant"), Department of Consumer Affairs, brought this action solely in her capacity as
26 the Chief of Enforcement for Complainant, and is represented in this matter by Kamala D. Harris,
27 Attorney General of the State of California, by Stephanie Alamo-Latif, Deputy Attorney General.

28 ≡

1 court review of an adverse decision; and all other rights accorded by the California
2 Administrative Procedure Act and other applicable laws.

3 8. Respondent voluntarily, knowingly, and intelligently waives and gives up each and
4 every right set forth above.

5 CULPABILITY

6 9. Respondent admits the truth of each and every charge and allegation in Accusation
7 No. C110830-03. Respondent understands and agrees that cause exists for discipline of his Real
8 Estate Appraiser License No. 028697. Respondent understands and agrees to be bound by the
9 Bureau Chief's imposition of discipline as set forth in the Disciplinary Order below and hereby
10 surrenders his Real Estate Appraiser License No. 028697 for the Bureau Chief's formal
11 acceptance.

12 10. Respondent understands that by signing this stipulation he enables the Bureau Chief
13 to issue his order accepting the surrender of his Real Estate Appraiser License without further
14 process.

15 11. Respondent understands and agrees that, by signing this Stipulated Settlement, the
16 Bureau Chief will treat any application for licensure, or certificate of registration as an appraisal
17 management company, or petition for reinstatement as a new application for licensure.

18 12. Respondent understands and acknowledges that, pursuant to Business and Professions
19 Code section 11409, subdivision (c)(2), the Bureau of Real Estate Appraisers is not authorized to
20 accept a new application from Respondent for licensure or certification until such time that
21 payment of the costs of investigation, enforcement and prosecution of this case, as imposed by
22 this order, is received in full.

23 CONTINGENCY

24 13. This stipulation shall be subject to approval by the Chief of the Bureau of Real Estate
25 Appraisers, Department of Consumer Affairs. Respondent understands and agrees that counsel
26 for Complainant and the staff of the Bureau of Real Estate Appraisers may communicate directly
27 with the Bureau Chief and staff regarding this stipulation and surrender, without notice to or
28 participation by Respondent. By signing the stipulation, Respondent understands and agrees that

1 he may not withdraw his agreement or seek to rescind the stipulation prior to the time the Bureau
2 Chief considers and acts upon it. If the Bureau Chief fails to adopt this stipulation as the Decision
3 and Order, the Stipulated Surrender and Disciplinary Order shall be of no force or effect, except
4 for this paragraph, it shall be inadmissible in any legal action between the parties, and the Bureau
5 Chief shall not be disqualified from further action by having considered this matter.

6 14. The parties understand and agree that Portable Document Format (PDF), facsimile
7 and/or electronic copies of this Stipulated Surrender of License and Order, including Portable
8 Document Format (PDF), facsimile and/or electronic signatures thereto, shall have the same force
9 and effect as the originals.

10 15. This Stipulated Surrender of License and Order is intended by the parties to be an
11 integrated writing representing the complete, final, and exclusive embodiment of their agreement.
12 It supersedes any and all prior or contemporaneous agreements, understandings, discussions,
13 negotiations, and commitments (written or oral). This Stipulated Surrender of License and Order
14 may not be altered, amended, modified, supplemented, or otherwise changed except by a writing
15 executed by an authorized representative of each of the parties.

16 16. In consideration of the foregoing admissions and stipulations, the parties agree that
17 the Director may, without further notice or formal proceeding, issue and enter the following
18 Order:

19 **ORDER**

20 **IT IS HEREBY ORDERED** that Real Estate Appraiser License No. 028697, issued to
21 Respondent Range Richardson, is surrendered and accepted by the Chief of the Bureau of Real
22 Estate Appraisers, Department of Consumer Affairs.

23 1. The surrender of Respondent's Real Estate Appraiser License and the acceptance of
24 the surrendered license by the Bureau Chief shall constitute the imposition of discipline against
25 Respondent. This stipulation constitutes a record of the discipline and shall become a part of
26 Respondent's license history with the Bureau of Real Estate Appraisers.

27 2. Respondent shall lose all rights and privileges as a Real Estate Appraiser in California
28 as of the effective date of the Bureau Chief's Decision and Order.

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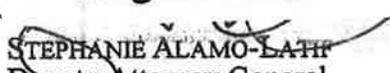
ENDORSEMENT

The foregoing Stipulated Surrender of License and Order is hereby respectfully submitted for consideration by the Chief of the Bureau of Real Estate Appraisers, Department of Consumer Affairs.

Dated: 8/29/13

Respectfully submitted,

KAMALA D. HARRIS
Attorney General of California
KENT D. HARRIS
Supervising Deputy Attorney General

Original Signed

STEPHANIE ALAMO-LATH
Deputy Attorney General
Attorneys for Complainant

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Exhibit A

Accusation No. C110830-03

1 KAMALA D. HARRIS
Attorney General of California
2 KENT HARRIS
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3 STEPHANIE ALAMO-LATIF
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Attorneys for Complainant

8
9 **BEFORE THE**
DIRECTOR OF THE OFFICE OF REAL ESTATE APPRAISERS
10 **STATE OF CALIFORNIA**

11
12 In the Matter of the Accusation Against:

13 **RANGE RICHARDSON**
14 **3920 Thornhill Drive**
Sacramento, California 95826

15 Real Estate Appraiser License No. 028697

16 Respondent.

Case No. C110830-03

A C C U S A T I O N

17
18 Complainant alleges:

19 **PARTIES**

20 1. Elizabeth Seaters, acting on behalf of the Office of Real Estate Appraisers
21 (Complainant), brings this Accusation solely in her official capacity as Chief of Enforcement for
22 Complainant.

23 2. On or about November 2, 2007, the Director of the Office of Real Estate Appraisers
24 issued Certified Residential Appraiser License Number 028697 to Range Richardson
25 (Respondent). The Certified Residential Appraiser License was in full force and effect at all
26 times relevant to the charges brought herein and will expire on February 14, 2014, unless
27 renewed.

JURISDICTION

1
2 3. This Accusation is brought before the Director of the Office of Real Estate Appraisers
3 (Director), under the authority of the following laws. All section references are to the Business
4 and Professions Code unless otherwise indicated.

5 4. Business and Professions Code ("code") section 11313 states, that "[t]he [O]ffice is
6 under the supervision and control of the secretary. The duty of enforcing and administering this
7 part is vested in the director and he or she is responsible to the secretary therefor. The director
8 shall adopt and enforce rules and regulations as are determined reasonably necessary to carry out
9 the purposes of this part. Those rules and regulations shall be adopted pursuant to Chapter 3.5
10 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code."

11 5. Code section 11314 states, in pertinent part, that "[t]he [O]ffice is required to include
12 in its regulations requirements for licensure and discipline of real estate appraisers that ensure
13 protection of the public interest..."

14 6. Code section 11316(a) provides, in pertinent part, that the "director may assess a fine
15 against a licensee... for violation of this part or any regulations adopted to carry out its purposes".

16 7. Code section 11319 provides that the Uniform Standards of Professional Appraisal
17 Practice (USPAP) constitute the minimum standard of conduct and performance for a
18 licensee...etc.

19 8. Code section 11409 provides, in pertinent part, that any person found to have
20 committed a violation or violations of statutes or regulations relating to real estate appraiser
21 practice to pay a sum of not to exceed the reasonable costs of investigation, enforcement, and
22 prosecution of the case.

23 9. California Code of Regulations, title 10, section 3721 states, in pertinent part:

24 (a) "The Director may..., suspend or revoke any license,... of any person who has:...

25 (6) Violated any provision of USPAP.

26 (7) Violated any provision of the Real Estate Appraisers' Licensing and Certification
27 Law, Part 3 (commencing with Section 11300) of Division 4 of the Business and Professions
28

1 Code, or regulations promulgated pursuant thereto; or any provision of the Business and
2 Professions Code applicable to applicants for or holders of licenses authorizing appraisals.”

3 10. California Code of Regulations, title 10, section 3701 states, in pertinent part:

4 “Every holder of a license under this part shall conform to and observe the Uniform
5 Standards of Professional Appraisal Practice (USPAP) and any subsequent amendments thereto
6 as promulgated by the Appraisal Standards Board of The Appraisal Foundation which standards
7 are herein incorporated into these regulations by reference as if fully set forth herein.”

8 11. California Code of Regulations, title 10, section 3702 states, in pertinent part:

9 “(a) The Director finds and declares as follows:

10 (1) That the profession of real estate appraisal is vested with a fiduciary relationship
11 of trust and confidence as to clients, lending institutions, and both public and private guarantors
12 or insurers of funds in federally-related real estate transactions and that the qualifications of
13 honesty, candor, integrity, and trustworthiness are directly and substantially related to and
14 indispensable to the practice of the appraisal profession.

15

16 (3) Every holder of a license to practice real estate appraisal, Registrant, Controlling
17 Person of an Appraisal Management Company, or person or entity acting in a capacity requiring a
18 license or Certificate of Registration shall be required to demonstrate by his or her conduct that he
19 or she possesses the qualifications of honesty, candor, integrity, and trustworthiness.”

20 12. California Code of Regulations, title 10, section 3705 states:

21 “(a) Every appraisal report subject to the Uniform Standards of Professional Appraisal
22 Practice upon final completion shall bear the signature and license number of the appraiser and of
23 the supervising appraiser, if appropriate. The affixing of such signature and number constitute the
24 acceptance by the appraiser and supervising appraiser of full and personal responsibility for the
25 accuracy, content, and integrity of the appraisal under Standards Rules 1 and 2 of USPAP.

26 (b) Every review appraisal report upon final completion shall bear the signature and license
27 number of the reviewer. The affixing of such signature and number shall constitute acceptance by
28 the reviewer of responsibility for the review under Standard Rule 3 of USPAP.

1 (c) The license number of the appraiser, and of the review appraiser if the report is a
2 review, shall appear with each signature throughout the appraisal or review document.

3 Note: Authority cited: Sections 11313 and 11314, Business and Professions Code. Reference:
4 Chapter 491 Statutes of 1991, Section 4; Business and Professions Code 11340(c); Section 1103
5 of Public Law 101-73 (12 USC 3301, etc.) Title XI (Real Estate Reform Amendment); USPAP
6 Ethics Provision, Record Keeping.

7 **UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)**

8 **EFFECTIVE JANUARY 1, 2006- DECEMBER 31, 2007**

9 **Applicable to First through Sixth Causes for Discipline¹**

10 13. USPAP Standards Rule 1-1 states in pertinent part:

11 "In developing a real property appraisal, an appraiser must:

12 (b) not commit a substantial error of omission or commission that significantly affects an
13 appraisal.

14 ..."

15 14. USPAP Standards Rule 1-2 states in pertinent part:

16 "In developing a real property appraisal, an appraiser must:

17 (e) identify the characteristics of the property that are relevant to the type and definition of
18 value and intended use of the appraisal, including:

19 (i) its location and physical, legal, and economic attributes.

20 ..."

21 15. USPAP Standards Rule 1-3 states in pertinent part:

22 "When necessary for credible assignment results in developing a market values opinion, an
23 appraiser must:

24 (a) identify and analyze the effect on use and value of existing land use regulations,
25 reasonably probable modifications of such land use regulations, economic supply and demand,
26 the physical adaptability of the real estate, and market area trends.

27 ¹ USPAP is periodically revised. Appraisers are responsible for adherence to the edition
28 of USPAP in effect as of the date of report for an appraisal.

1 ...”

2 16. USPAP Standards Rule 1-4 states in pertinent part:

3 “In developing a real property appraisal, an appraiser must collect, verify, and analyze all
4 information necessary for credible assignment results.

5 (a) When a sales comparison approach is necessary for credible assignment results, an
6 appraiser must analyze such comparable sales data as are available to indicate a value conclusion.

7 ...”

8 17. USPAP Standards Rule 1-5 states in pertinent part:

9 “In developing a real property appraisal, when the value of the opinion to be developed is
10 market value, an appraiser must, if such information is available to the appraiser in the normal
11 course of business:

12 (a) analyze all agreements of sale, options, or listings of the subject property current as of
13 the effective date of the appraisal.”

14 18. USPAP Standards Rule 2-1 states in pertinent part:

15 “Each written or oral real property appraisal report must:

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

17 (b) contain sufficient information to enable the intended users of the appraisal to understand
18 the report properly.

19 ...”

20 19. USPAP Standards Rule 2-2 states in pertinent part:

21 “Each written real property appraisal report must be prepared under one of the following
22 three options and prominently state which option is used: Self-Contained Appraisal Report,
23 Summary Appraisal Report, or Restricted Use Appraisal Report.

24 ...

25 (b) The content of a Summary Appraisal Report must be consistent with the intended use
26 of the appraisal, and, at a minimum;

27 (iii) summarize information sufficient to identify the real estate involved in the appraisal,
28 including the physical and economic property characteristics relevant to the assignment;

1 (vi) state the effective date of the appraisal and the date of the report;
2 (viii) summarize the information analyzed, the appraisal methods and techniques employed,
3 and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales
4 comparison approach, cost approach, or income approach must be explained.

5 ...”

6 20. USPAP Standards Rule 2-3 states:

7 “Each written real property appraisal report must contain a signed certification that is
8 similar in content to the following form:

9 I certify that, to the best of my knowledge and belief:

10 — the statements of fact contained in this report are true and correct.

11 — the reported analyses, opinions, and conclusions are limited only by the reported
12 assumptions and limiting conditions and are my personal, impartial, and unbiased professional
13 analyses, opinions, and conclusions.

14 — I have no (or the specified) present or prospective interest in the property that is the
15 subject of this report and no (or the specified) personal interest with respect to the parties
16 involved.

17 — I have no bias with respect to the property that is the subject of this report or to the
18 parties involved with this assignment.

19 — my engagement in this assignment was not contingent upon developing or reporting
20 predetermined results.

21 — my compensation for completing this assignment is not contingent upon the
22 development or reporting of a predetermined value or direction in value that favors the cause of
23 the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence
24 of a subsequent event directly related to the intended use of this appraisal.

25 — my analyses, opinions, and conclusions were developed, and this report has been
26 prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

27 — I have (or have not) made a personal inspection of the property that is the subject of
28 this report. (If more than one person signs this certification, the certification must clearly specify

1 which individuals did and which individuals did not make a personal inspection of the appraised
2 property.)

3 — no one provided significant real property appraisal assistance to the person signing
4 this certification. (If there are exceptions, the name of each individual providing significant real
5 property appraisal assistance must be stated.)”

6 21. USPAP Conduct Section of the Ethics Rule states in pertinent part:

7 “To promote and preserve the public trust inherent in professional appraisal practice, an
8 appraiser must observe the highest standards of professional ethics. This ETHICS RULE is
9 divided into four sections: Conduct, Management, Confidentiality, and Record Keeping. The first
10 three sections apply to all appraisal practice, and all four sections apply to appraisal practice
11 performed under Standards 1 through 10.

12 Compliance with these standards is required when either the service or the appraiser is
13 obligated by law or regulation, or by agreement with the client or intended users, to comply. In
14 addition to these requirements, an individual should comply any time that individual represents
15 that he or she is performing the service as an appraiser.

16 An appraiser must not misrepresent his or her role when providing valuation services that
17 are outside of appraisal practice.

18 Conduct:

19 An appraiser must perform assignments ethically and competently, in accordance with
20 USPAP and any supplemental standards agreed to by the appraiser in accepting the assignment.
21 An appraiser must not engage in criminal conduct. An appraiser must perform assignments with
22 impartiality, objectivity, and independence, and without accommodation of personal interests.

23 In appraisal practice, an appraiser must not perform as an advocate for any party or issue.

24 An appraiser must not accept an assignment that includes the reporting of predetermined
25 opinions and conclusions.

26 An appraiser must not communicate results in a misleading or fraudulent manner. An
27 appraiser must not use or communicate a misleading or fraudulent report or knowingly permit an
28 employee or other person to communicate a misleading or fraudulent report.

1 An appraiser must not use or rely on unsupported conclusions relating to characteristics
2 such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of
3 public assistance income, handicap, or an unsupported conclusion that homogeneity of such
4 characteristics is necessary to maximize value.”

5 **UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)**

6 **EFFECTIVE JANUARY 1, 2008- DECEMBER 31, 2009**

7 **Applicable to Seventh through Tenth Causes for Discipline**

8 22. USPAP Standards Rule 1-1 states in pertinent part:

9 “In developing a real property appraisal, an appraiser must:

10 ...

11 (b) not commit a substantial error of omission or commission that significantly affects an
12 appraisal.

13 ...”

14 23. USPAP Standards Rule 1-2 states in pertinent part:

15 “In developing a real property appraisal, an appraiser must:

16 ...

17 (e) identify the characteristics of the property that are relevant to the purpose and intended
18 use of the appraisal, including:

19 (i) its location and physical, legal, and economic attributes.

20 ...”

21 24. USPAP Standards Rule 1-3 states in pertinent part:

22 “When necessary for credible assignment results in developing a market value opinion, an
23 appraiser must:

24 (a) identify and analyze the effect on use and value of existing land use regulations,
25 reasonably probable modifications of such land use regulations, economic supply and demand,
26 the physical adaptability of the real estate, and market area trends.

27 ...”

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25. USPAP Standards Rule 1-4 states in pertinent part:

“In developing a real property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment results.

(a) When a sales comparison approach is necessary for credible assignment results, an appraiser must analyze such comparable sales data as are available to indicate a value conclusion.

...”

26. USPAP Standards Rule 1-5 states in pertinent part:

“When the value opinion to be developed is market value, an appraiser must, if such information is available to the appraiser in the normal course of business:

...

(b) analyze all sales of the subject property that occurred with the three (3) years prior to the effective date of the appraisal.”

27. USPAP Standards Rule 2-1 states in pertinent part:

“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.

(b) contain sufficient information to enable the intended users of the appraisal to understand the report properly.

...”

28. USPAP Standards Rule 2-2 states in pertinent part:

“Each written real property appraisal report must be prepared under one of the following three options and prominently state which option is used: Self-Contained Appraisal Report, Summary Appraisal Report, or Restricted Use Appraisal Report.

...

(b) The content of a Summary Appraisal Report must be consistent with the intended use of the appraisal, and, at a minimum;

...

1 (viii) summarize the information analyzed, the appraisal methods and techniques employed,
2 and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales
3 comparison approach, cost approach, or income approach must be explained.

4 ...”

5 29. USPAP Standards Rule 2-3 states:

6 “Each written real property appraisal report must contain a signed certification that is
7 similar in content to the following form:

8 I certify that, to the best of my knowledge and belief:

- 9 — the statements of fact contained in this report are true and correct.
- 10 — the reported analyses, opinions, and conclusions are limited only by the reported
11 assumptions and limiting conditions and are my personal, impartial, and unbiased professional
12 analyses, opinions, and conclusions.
- 13 — I have no (or the specified) present or prospective interest in the property that is the
14 subject of this report and no (or the specified) personal interest with respect to the parties
15 involved.
- 16 — I have no bias with respect to the property that is the subject of this report or to the
17 parties involved with this assignment.
- 18 — my engagement in this assignment was not contingent upon developing or reporting
19 predetermined results.
- 20 — my compensation for completing this assignment is not contingent upon the
21 development or reporting of a predetermined value or direction in value that favors the cause of
22 the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence
23 of a subsequent event directly related to the intended use of this appraisal.
- 24 — my analyses, opinions, and conclusions were developed, and this report has been
25 prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 26 — I have (or have not) made a personal inspection of the property that is the subject of
27 this report. (If more than one person signs this certification, the certification must clearly specify
28

1 which individuals did and which individuals did not make a personal inspection of the appraised
2 property.)

3 — no one provided significant real property appraisal assistance to the person signing
4 this certification. (If there are exceptions, the name of each individual providing significant real
5 property appraisal assistance must be stated.)

6 30. USPAP Conduct Section of Ethics Rule states in pertinent part:

7 “To promote and preserve the public trust inherent in professional appraisal practice, an
8 appraiser must observe the highest standards of professional ethics. This ETHICS RULE is
9 divided into four sections: Conduct, Management, Confidentiality, and Record Keeping. The first
10 three sections apply to all appraisal practice, and all four sections apply to appraisal practice
11 performed under Standards 1 through 10.

12 Compliance with USPAP is required when either the service or the appraiser is obligated by
13 law or regulation, or by agreement with the client or intended users, to comply. In addition to
14 these requirements, an individual should comply any time that individual represents that he or she
15 is performing the service as an appraiser.

16 An appraiser must not misrepresent his or her role when providing valuation services that
17 are outside of appraisal practice.

18 Conduct:

19 An appraiser must perform assignments ethically and competently, in accordance with
20 USPAP.

21 An appraiser must not engage in criminal conduct.

22 An appraiser must perform assignments with impartiality, objectivity, and independence,
23 and without accommodation of personal interests.

24 An appraiser must not advocate the cause or interest of any party or issue.

25 An appraiser must not accept an assignment that includes the reporting of predetermined
26 opinions and conclusions.

1 An appraiser must not communicate assignment results in a misleading or fraudulent
2 manner. An appraiser must not use or communicate a misleading or fraudulent report or
3 knowingly permit an employee or other person to communicate a misleading or fraudulent report.

4 An appraiser must not use or rely on unsupported conclusions relating to characteristics
5 such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of
6 public assistance income, handicap, or an unsupported conclusion that homogeneity of such
7 characteristics is necessary to maximize value.”

8 FACTS

9 31. On or about November 4, 2007, Respondent completed an appraisal report with an
10 effective date of November 1, 2007, on a residential property located at 120 Karla Way, Auburn,
11 CA, 95603. This report was for the purpose of a loan transaction to purchase the subject property
12 with a contract price of \$560,000. The report contained certain errors or omissions in violation of
13 the Uniform Standards of Professional Appraisal Practice.

14 32. On or about April 8, 2008, Respondent completed an appraisal report with an
15 effective date of April 8, 2008, on the same residential property located at 120 Karla Way,
16 Auburn, CA, 95603. This report was for the purpose of an appraisal update (“recertification of
17 value”). The report contained certain errors or omissions in violation of the Uniform Standards of
18 Professional Appraisal Practice.

19 33. Subsequent to both the original appraisal order in November 2007 as set forth in
20 paragraph 31 above and the April 2008 appraisal update as set forth in paragraph 32 above, a total
21 of two loan transactions were recorded on the subject property.

22 NOVEMBER 1, 2007 REPORT

23 FIRST CAUSE FOR DISCIPLINE

24 (Failure to Completely Report and Analyze Listings on the Subject Property)

25 34. Respondent is subject to disciplinary action under section 3721 subdivision (a)(6) and
26 (a)(7), by and through his violations of Regulations 3701, 3702 subdivision (a)(1) and (a)(3) and
27 violations of S.R. 1-5(a) and S.R. 2-2(b)(viii) in the preparation of the November 1, 2007, report.
28 The circumstances are as follows:

1 certified that he complied with the listed certifications. However, Respondent's admissions of
2 appraising to a predetermined value, coupled with evidentiary support from his own work file that
3 he had access to information but failed to report or analyze the information, resulted in
4 Respondent signing a false certification.

5 **APRIL 8, 2008 REPORT**

6 **SEVENTH CAUSE FOR DISCIPLINE**

7 (Failure to Adequately Report Market Conditions)

8 46. Respondent is subject to disciplinary action under section 3721 subdivision (a)(6) and
9 (a)(7), by and through his violations of Regulations 3701, 3702 subdivision (a)(1) and (a)(3) and
10 violations of S.R. 1-2(e)(i), S.R. 1-3(a), and S.R. 2-2(b)(viii) in the preparation of the April 8,
11 2008, report. The circumstances are as follows:

12 47. On or about April 8, 2008, Respondent failed to report, analyze, and reconcile that the
13 subject's Auburn market area had experienced a decline in median sales prices between the
14 effective date of value of the original appraisal date (November 1, 2007) and the effective date of
15 value of the Appraisal Update report (April 8, 2008) when he opined that the subject property had
16 not declined in value over this time span.

17 **EIGHTH CAUSE FOR DISCIPLINE**

18 (Failure to Reconcile the Subject's Prior Sales Transaction)

19 48. Respondent is subject to disciplinary action under section 3721 subdivision (a)(6) and
20 (a)(7), by and through his violations of Regulations 3701, 3702 subdivision (a)(1) and (a)(3) and
21 violations of S.R. 1-5(b) and S.R. 2-2(b)(viii) in the preparation of the April 8, 2008 report. The
22 circumstances are as follows:

23 49. On or about April 8, 2008, Respondent failed to report that the subject property had a
24 closed sale between the date of the original appraisal and this appraisal update. The MLS records
25 and Property Detail Report reported contradictory sales prices for the December 7, 2007, sale
26 transaction. Respondent also failed to analyze and reconcile this contradictory information.

27 ///

28 ///

1 **NINTH CAUSE FOR DISCIPLINE**

2 (Failure to Adequately Report and Analyze Relevant Information for the Reported Comparable
3 Sales)

4 50. Respondent is subject to disciplinary action under section 3721 subdivision (a)(6) and
5 (a)(7), by and through his violations of Regulations 3701, 3702 subdivision (a)(1) and (a)(3) and
6 violations of S.R. 1-4(a) and S.R. 2-2(b)(viii) in the preparation of the April 8, 2008, report. The
7 circumstances are as follows:

8 51. On or about April 8, 2008, Respondent failed to correctly report comparable sales
9 when he failed to accurately report the custom built homes and upgraded features for the reported
10 comparables. Respondent also failed to report any analysis of why he did not apply an age
11 adjustment for reported comparables when they were all ten or more years newer than the subject
12 property.

13 **TENTH CAUSE FOR DISCIPLINE**

14 (Failure to Perform the Appraisal Assignment Ethically)

15 52. Respondent is subject to disciplinary action under section 3721 subdivision (a)(6) and
16 (a)(7), by and through his violations of Regulations 3701, 3702 subdivision (a)(1) and (a)(3) and
17 violations of S.R. 1-1(b), S.R. 2-1(a), S.R. 2-1(b), S.R. 2-3, and the Conduct Section of USPAP
18 Ethics Rule in the preparation of the April 8, 2008, report. The circumstances are as follows:

19 53. On or about April 8, 2008, as a result of the violations set forth in the Seventh
20 through Ninth Causes for Discipline above, Respondent failed to perform the appraisal
21 assignment ethically when, by his own admission, he accepted this appraisal assignment under the
22 condition that he would appraise the subject property for a predetermined price with the intent of
23 assisting the ordering party with successfully closing the transaction at the requested price.

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PRAYER

WHEREFORE, Complainant requests that a hearing be held on the matters herein alleged, and that following the hearing, the Director of the Office of Real Estate Appraisers issue a decision:

1. Revoking or suspending Real Estate Appraiser License Number 028697, issued to Range Richardson.;

2. Ordering Range Richardson to pay the Director of the Office of Real Estate Appraisers the reasonable costs of the investigation and enforcement of this case, pursuant to Business and Professions Code section 11409;

3. Ordering Range Richardson to pay the Director of the Office of Real Estate Appraisers any fines assessed against his licensee for violation of the Business and Professions Code or any regulations adopted to carry out its purposes, pursuant to Business and Professions Code section 11316(a).

4. Taking such other and further action as deemed necessary and proper.

DATED: 6/18/13

Original Signed

ELIZABETH SEATERS
Chief of Enforcement
Office of Real Estate Appraisers
State of California
Complainant

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