

**BEFORE THE IOWA REAL ESTATE APPRAISER EXAMINING BOARD
OF THE STATE OF IOWA**

IN THE MATTER OF:)	
William W. Thompson)	CASE NO. 00-14
)	
CERTIFICATE NO. CR01361)	STATEMENT OF CHARGES
)	
RESPONDENT)	

COMES NOW, the Complainant, Susan A. Griffel, and states:

1. She is the Executive Officer of the Iowa Real Estate Appraiser Examining Board and files this Statement of Charges solely in her official capacity.
2. The Board has jurisdiction in this matter pursuant to Iowa Code Chapters 17A, 543D, 272C (2001).
3. On January 31, 1992, William W. Thompson, the Respondent, was issued an Iowa Real Estate Appraiser Certificate by the Board.
4. The Certificate No. CR01361 is valid.

COUNT I


The Respondent is charged with violations of the Uniform Standards of Professional Appraisal Practice (USPAP) in connection with the development of a real estate appraisal report pursuant to Iowa Code sections 543D.17(1)(d)(e)(f) and 543D.18(1)(2001) and Iowa Administrative Code 193F-7.1(5).

CIRCUMSTANCES

1. The Respondent prepared and communicated two appraisals for real property identified as 1332 18th Street, Des Moines, IA dated July 24, 2001 and 3006 61st Street, Des Moines, IA, dated July 17, 2001.
2. The above reports were prepared and communicated after the Respondent was issued an Iowa Residential Real Property Appraiser Certificate No. CR01361.
3. The 1332 18th Street, Des Moines, IA report contains deficiencies including, but not limited to the following;
 - a. Failure to understand, and correctly employ recognized methods and techniques necessary to produce a credible appraisal [1-1(a)]
 - b. Failure to clearly and accurately set forth the appraisal in a manner that will not be misleading [2-1(a)]
 - c. Failure to prominently state the report option used [2-2]
 - d. Failure to include sufficient information to enable the person(s) who are expected to receive or rely on the report to understand it properly [2-1(b) (vii)].
 - e. Failure to adequately identify and describe improvements [1-2(a) and 2-2(I)]
 - f. Failure to adequately identify and report the physical, functional and external market factors as they may affect the appraisal [1-4(g) and 2-2(viii)]
 - g. Failure to adequately develop the site value, when value sought is a market value [1-4(a), 2-2(viii)]
 - h. Failure to analyze comparable data to estimate depreciation applicable to subject property in cost approach [1-4(b)(iii)]
 - i. Failure to collect, verify, and reconcile comparable sales, adequately identified and described [1-4(b)(iii) and 2-2(b)(viii)]
 - j. Failure to consider the quality and quantity of the data in the approaches; The applicability of the approaches and commented on in the reconciliation [1-5 (c), 202(xi)]
4. The 3006 61st Street Des Moines, IA report contains deficiencies including, but not limited to the following:

- a. Failure to understand, and correctly employ recognized methods and techniques necessary to produce a credible appraisal [1-1(a)]
- b. Failure to clearly and accurately set forth the appraisal in a manner that will not be misleading [2-1(a)]
- c. Failure to prominently state the report option used [2-2]
- d. Failure to include sufficient information to enable the person(s) who are expected to receive or rely on the report to understand it properly [2-1(b) (vii)].
- e. Failure to adequately identify and describe improvements [1-2(a) and 2-2(i)]
- f. Failure to adequately identify and report the physical, functional and external market factors as they may affect the appraisal [1-4(g) and 2-2(viii)]
- g. Failure to adequately develop the site value, when value sought is a market value [1-4(a), 2-2(vii)]
- h. Failure to analyze comparable data to estimate depreciation applicable to subject property in cost approach [1-4(b)(iii)]
- i. Failure to collect, verify, and reconcile comparable sales, adequately identified and described [1-4(b)(iii) and 2-2(b)(viii)]
- j. Failure to consider the quality and quantity of the data in the approaches; The applicability of the approaches and commented on in the reconciliation [1-5 (c), 202(xi)]

WHEREAS, the Complainant prays that a hearing be held in this matter and that the Board take such action as it deems appropriate under the law.


Susan A. Griffel, Executive Officer
Complainant

On this 24th day of January, 2002, the Iowa Real Estate Appraiser Examining Board found probable cause to file this complaint and to order a hearing in this case.


Sharon L. Chism, Chair
Iowa Real Estate Appraiser Examining Board

BEFORE THE REAL ESTATE APPRAISER EXAMINING BOARD
OF THE STATE OF IOWA

IN THE MATTER OF:)	
)	
William W. Thompson)	CONSENT ORDER
)	
Certificate Number CR01361)	CASE NO. 00-14
)	
RESPONDENT)	

The Iowa Real Estate Appraiser Examining Board (Board) and William W. Thompson, (Respondent) enter into this Consent Order (Order) pursuant to Iowa Code sections 17A, 272C.3(4) (2001) and 193A Iowa Administrative Code section 8.7.

1. The Board has jurisdiction of this matter pursuant to Iowa Code Chapters 17A, 543D, and 272C (2001).

2. The Respondent is a Certified Residential Real Property Appraiser.

3. A Statement of Charges will be filed simultaneously with the Consent Order. Respondent has a right to a hearing on the charges, but waives his right to hearing and all attendant rights, including the right to appeal, by freely and voluntarily agreeing to this Order. Once entered, this Order shall have the force and effect of a disciplinary order following a contested case hearing.

4. This Order shall be part of the permanent record of Respondent and shall be considered by the Board in determining the nature and severity of any disciplinary action to be imposed in the event of any future violations.

5. This Statement of Charges and Consent Order are public record, available for inspection and copying in accordance with the requirements of Iowa Code chapter 22 and section 272C.3(4).

6. Failure to comply with the provisions of this Order shall be grounds for disciplinary action pursuant to Iowa Code section 272C.3(2)(a) (2001). However, no action may be taken against Respondent for violations of these provisions without a hearing or waiver or right to hearing.

7. This Order is subject to approval of the Board.

(a) If the Board fails to approve this Order, it shall be of no force or effect on either party, and it shall not be admissible for any purpose in further proceedings in this matter.

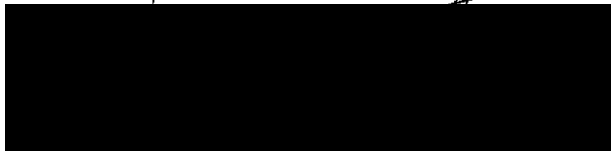
(b) If the Board approves this Order, it shall fully dispose of all issues in this case.

IT IS THEREFORE ORDERED:

A. Respondent shall complete a 15 hour tested USPAP Course, successfully passing the exam and at least a 7 hour Report Writing Course and at least a 7 hour sales comparison approach course. Documentation of the completion of the education shall be submitted to the Board office on or before June 15, 2002. These courses may not be used for renewal in 2003.

B. By September 15, 2002, the Respondent shall provide the Board an appraisal log of all appraisals completed between June 15, 2002 and September 15, 2002. The Board will select several appraisals to review for USPAP compliance and improvement in the Respondent's report writing skills.

AGREED AND ACCEPTED:



William W. Thompson
Respondent

Date

4/3/02



Sharon L. Chism, Chair
Iowa Real Estate Appraiser Examining Board

Date

April 4, 2002

BEFORE THE IOWA REAL ESTATE APPRAISER EXAMINING BOARD
OF THE STATE OF IOWA

IN THE MATTER OF:)	
)	Case No. 00-14
WILLIAM W. THOMPSON)	
)	CONSENT ORDER
CERTIFICATE NO. CR01361)	
Respondent.)	

The Iowa Real Estate Appraiser Examining Board (Board) and William W. Thompson (Respondent) enter into this Consent Order (Order), pursuant to Iowa Code section 17A.10 (2001) and 193 Iowa Admin. Code 7.42:

1. The Board has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543D, and 272C (2001).
2. Respondent is a certified residential real estate appraiser in Iowa.
3. On October 25, 2002, the Board issued a Notice of Hearing and Statement of Charges, alleging that Respondent failed to comply with a prior Consent Order in violation of Iowa Code section 272C.3(2)(a) (2001).
4. Hearing is currently set for December 13, 2002. Respondent has a right to a hearing on the charges, but waives his right to hearing and all attendant rights by freely and voluntarily entering into this Order. This Consent Order is the final agency order in the contested case.
5. Respondent agrees the State's counsel may present this Order to the Board and may have ex parte communications with the Board while presenting it.
6. This Order shall be part of the permanent record of Respondent and shall be considered by the Board in determining the nature and severity of any disciplinary action to be imposed in the event of any future violations.
7. This Order and the Statement of Charges are public records available for inspection and copying in accordance with the requirements of Iowa Code chapter 22 (2001).
8. Failure to comply with the provisions of this Order shall be grounds for disciplinary action pursuant to Iowa Code section 272C.3(2)(a) (2001). However, no action

may be taken against Respondent for violations of these provisions without a hearing, or waiver of hearing.

9. This Order is subject to approval of the Board:

(a) If the Board fails to approve this Order, it shall be of no force or effect on either party, and it shall not be admissible for any purpose in further proceedings in this matter.

(b) If the Board approves this Order, it shall fully dispose of all issues in this case.

IT IS THEREFORE ORDERED:

A. Voluntary Surrender

Respondent shall voluntarily surrender his certificate by physically returning the certificate to the board office no later than ten (10) calendar days following the date this Order is signed by the Board. Respondent may not seek reinstatement for a period of at least one calendar year. Respondent shall comply with 193 IAC 7.30(3) regarding client notification of the voluntary surrender.

B. Civil Penalty

Respondent is assessed a civil penalty in the amount of \$500. Payment is waived unless Respondent seeks reinstatement. The civil penalty must be paid as a condition of reinstatement in the event Respondent should seek to reinstate his certificate.

C. Reinstatement

Any application to reinstate must satisfy the requirements of 193 IAC 7.38, and must demonstrate full compliance with all education requirements set forth in the April 4, 2002, Consent Order, and as otherwise required by law. In the event reinstatement is ordered, Respondent must perform all appraisal assignments under the supervision of a certified real estate appraiser, pre-approved by the Board, for a probationary period of at least three months. During the probationary period Respondent may not be solely responsible for or sign on a solo basis any appraisal assignment in Iowa. He may co-sign reports under the supervision of the approved co-signor. Copies of all appraisal assignments completed during the probationary period must be supplied to the Board within 10 days of issuance to the client. Respondent may apply to the board for release from supervised probation after three months. The Board will determine at that time whether a condition of release from supervised probation should be a desk review process. The Board may, in a

reinstatement order or order involving probation, impose such additional requirements as are deemed necessary to protect the public interest.

AGREED AND ACCEPTED:

The Respondent

[Redacted Signature]

William W. Thompson

Date

11/29/02

The Iowa Real Estate Appraiser
Examining Board

[Redacted Signature]

By: Richard J. Koestner, Chair

Date

1-10-03