

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

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IN THE MATTER OF:	)	
Clarence G.Meiergerd	)	CASE NO. 00-08
	)	
CERTIFICATE NO. CG01296	)	STATEMENT OF CHARGES
	)	
RESPONDENT	)	

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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 16, 1992, Clarence G. Meiergerd, the Respondent, was issued an Iowa Real Estate Appraiser Certificate by the Board.
4. The Certificate No. CG01296 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) and 543D.18(1)(2001) and Iowa Administrative Code 193F-7.1(5).

## CIRCUMSTANCES

1. The Respondent prepared and communicated an appraisal for real property identified as 1555 Exeter Avenue, Ionia, IA 50645 dated 11/08/2001.
2. The above report was prepared and communicated after the Respondent was issued an Iowa General Real Property Appraiser Certificate No. CG01296.
3. The 1555 Exeter Avenue, Ionia, 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 report on the extent of the process of collecting, confirming and reporting data [1-2(a) and 2-2(b)(vi)].
  - f. Failure to adequately identify and report the site description [1-2(a) and 2-2(b)(i)].
  - g. Failure to adequately identify and describe improvements [1-2(a) and 2-2(i)]
  - h. 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)]
  - i. Failure to adequately develop the site value, when value sought is a market value [1-4(a), 2-2(viii)]
  - j. Failure to analyze comparable data to estimate depreciation applicable to subject property in cost approach [1-4(b)(iii)]
  - k. Failure to collect, verify, and reconcile comparable sales, adequately identified and described [1-4(b)(iii) and 2-2(b)(viii)]

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.

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Susan A. Griffel, Executive Officer  
Complainant

On this 24<sup>th</sup> 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.

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

Attention - Susan Griffel

10x 2 pages

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

IN THE MATTER OF:	)	
Clarence G. Meiergerd	)	CONSENT ORDER
Certificate Number CG01296	)	CASE NO. 00-08
RESPONDENT	)	

The Iowa Real Estate Appraiser Examining Board (Board) and Clarence G. Meiergerd, (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 General 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. 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:**

[Redacted Signature]

Clarence G. Meiergerd  
Respondent

[Redacted Signature]

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

April 4, 2002  
Date

April 5, 2002  
Date