

BEFORE THE WEST VIRGINIA REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD

IN THE MATTER OF: DANIEL W. HOPE
CERTIFIED GENERAL REAL ESTATE APPRAISER
LICENSE NO. WV-033

CONSENT AGREEMENT

Comes now, Daniel W. Hope (hereinafter "Mr. Hope"), and the West Virginia Real Estate Appraiser Licensing and Certification Board (hereinafter "the Board"), by counsel, Rex Burford, Senior Assistant Attorney General, for the purpose of agreeing to disciplinary action which shall be taken against Mr. Hope by the Board pursuant to West Virginia Code §§ 37-14-23(7) and 37-14-22.

As reflected in this document, the parties have reached an agreement concerning the proper disposition of this matter and the Board approving such agreement does hereby find and ORDER as follows:

FINDINGS OF FACT

- 1. The Board is a state entity empowered by the West Virginia Legislature to regulate the practice of real estate appraising pursuant to W. Va. Code § 37-14-1, et seq.
2. Daniel W. Hope is a Certified General Real Estate Appraiser, possessing license number WV-033.

(b) USPAP Rule 1-1(a) and 1-4a, which states: "In developing a real property appraisal, an appraiser must: be aware of, understand, and

correctly employ those recognized methods and techniques that are necessary to produce a creditable appraisal." "In developing a real property appraisal, an appraiser must observe the following specific appraisal guidelines, when applicable: value the site by an appropriate appraisal method or technique."

The appraisal described in paragraph 3 above, violated these rules for the following reason:

Based upon Mr. Hope's sub-division analysis, it does not appear that he understood and employed that method correctly to arrive at a final estimate of value.

(c) USPAP Rule 1-1(c), which states: "In developing a real property appraisal, an appraiser must: not render appraisal services in a careless or negligent manner, such as a series of errors that, considered individually, may not sufficiently affect the results of an appraisal, but which, when considered in the aggregate, would be misleading."

Mr. Hope violated this provision because this is a restricted appraisal report (intended for one client) that was prepared for a quasi public body. The lack of market data and the analysis of that data creates a misleading report for whom the report is prepared (taxpayers).

CONCLUSIONS OF LAW

1. West Virginia Code § 37-14-23(7), states: "[t]he following acts and omissions shall be considered grounds for disciplinary action by the board . . .

ORDER

On the basis of the foregoing, the Board hereby **ORDERS** that:

1. The completion of the Chicopee Group course by Mr. Hope titled, Highest and Best Use Analysis I on July 23 and 24, 1999 (a 15 hour course) which is hereby acknowledged as acceptable to The Board as disciplinary action.
2. Mr. Hope shall pay a \$100 fine to the Board.
3. Mr. Hope recognizes that this Consent Agreement is a public record.

DATED this 21st day of FEBRUARY, 2000.



DANIEL W. HOPE

Executed: 2-21-00



LARRY M. MCDANIEL
CHAIRMAN OF THE STANDARDS COMMITTEE

Executed: 4-13-00



DAVID SHIELDS
PRESIDENT, REAL ESTATE APPRAISER
LICENSING AND CERTIFICATION BOARD

Executed: 4/6/00