



Caution: TALCB Can Be Reckless with Their Allegations!

Many won't be surprised by this. Others will. Too many appraisers with complaints before the board will just accept the "findings" as accurate and accept TALCB's punishment. Consider this:

- A trainee's application for certification was rejected, and a complaint was filed by the board against the trainee's supervisor.

APC accompanied the supervisor to a conference with TALCB and showed that there was a lack of supporting evidence for the allegations described in the board's *Investigative Report* (IR).

Result: The trainee is now certified, and the supervising appraiser received a contingent dismissal.

- TALCB alleged that an appraiser compared the subject property to a sale in a superior subdivision. APC produced objectively verifiable statistics to show the subdivisions were virtually identical in sale price per square foot.

Result: This allegation was removed.

- Most recently, an appraiser was to have his license revoked for having appraised a property as single-family residential when, according to TALB, it was zoned/permited for use as a Bed & Breakfast (B&B). APC produced evidence that the subject property was zoned for single-family residential and that a special-use permit for use as a B&B was expired.

Result: The appraiser's still appraising!

In the latter two instances, the appraiser hired an attorney and Mark Loftus of APC acted as consulting expert. Your E&O insurance likely pays a fixed amount for retaining a lawyer (and if your case is dismissed, your rates don't go up). We can discuss the benefits of hiring counsel in conjunction with APC.