

[DELETION]

May 11, 2006

Virginia Gibbs, Chairperson
Appraisal Subcommittee
2000 K Street, N.W.
Suite 310
Washington, DC 20006

MAY 16, 2006

Dear Ms. Gibbs:

I am writing to the ASC in an attempt to have action taken with respect to a complaint I filed with the State of Michigan on [DELETION] (more than two years ago) against a real estate appraiser licensed by the State of Michigan. The appraiser's name is [DELETION].

The history of this matter is summarized as follows:

- As part of the divorce from a former spouse, three appraisals of our marital home were obtained.
- It is the third and final appraisal, and appraiser, that is at issue in this matter. The appraisal was used in determining the value of the home for purposes of the property settlement and subsequent re-mortgage of the property. The new mortgage was obtained to purchase my former spouse's interest in the home and set an initial listing price one year later.
- The appraiser made several errors in the appraisal, including but not limited to, indicating an incorrect school district and using inappropriate comparisons.
- The appraiser, in his reply to the State of Michigan, **admits a conflict of interest** in the matter.
- The house sold almost two years after listing for 13% less than [DELETION] appraisal, before commissions and other closing costs.

When the house was on the market for a considerable length of time, I began my review of the appraisal. It is at that time I discovered the errors and filed my complaint seeking restitution of \$42,872.73.

The last correspondence I received in this matter from the State of Michigan was a Notice of Licensee Response dated June 21, 2004. I immediately replied to the notice and included substantial supporting documentation. This documentation can be provided upon request.

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I did not receive further communication and began calling the enforcement division in the summer of 2005. On a monthly basis, I was told progress was being made and to call back in one month. As late as November 2005, I was told a "formal complaint" was going to be filed and a hearing scheduled no later than December 22, 2005.

In January 2006 I called again only to be told the "file has been sent back for further explanation". At that point I asked to speak to a supervisor and was told the person that was working on the file did not have their board seat reaffirmed by our new Governor and that the file was awaiting a new appointment by the Governor. For your information, our Governor was elected November, 2002.

On February 24, 2006 I requested, under the Freedom of Information Act, a complete copy of my file. That request was denied on March 2, 2006 with the reason that "the Bureau has not determined whether the issuance of a Formal Complaint by the Bureau is warranted". To this date, I have not received further correspondence from the State of Michigan.

Lastly, during my many phone calls with the representative in the enforcement division, he suggested, more than once, that I seek restitution through the courts. In my opinion, it appears that the State of Michigan is not interested in resolving this matter and is willing to let an appraiser, with a lack of area knowledge and clear conflicts of interest, to continue issuing appraisals without consequence.

In closing, I'm asking for any assistance you can provide in this matter. Thank you for your time and consideration.

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cc: Bureau of Commercial Services - State of Michigan
Governor Granholm