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BEFORE THE ARIZONA STATE BOARD OF APPRAISAL

IN THE MATTER OF:

Complaint No. 2833

**DAWNA G. KHOURDEPAZ,
Licensed Residential Appraiser
No. 11124,**

**FINDINGS OF FACT, CONCLUSIONS OF
LAW, AND ORDER OF REVOCATION**

Respondent.

On September 17, 2009, the above entitled matter came before the Arizona Board of Appraisal ("Board") for a formal hearing. Dawna G. Khourdepaz ("Respondent") did not appear. The State was represented by Jeanne Galvin, Assistant Attorney General. The Board received independent legal advice from Christopher Munns, Assistant Attorney General from the Solicitor General's Office.

Based on the testimony and evidence presented by the State, the Board makes the following Findings of Fact and Conclusions of Law and enters the following Order of Revocation:

FINDINGS OF FACT

1. On January 28, 2009, in resolution of Case No. 2444, Respondent voluntarily entered into a Consent Agreement and Order with the Board. Among other conditions, Respondent was required to submit to the Board the name and resume of an Arizona Certified Residential or Arizona Certified General Appraiser, willing to serve as Respondent's Mentor together with a letter from the potential Mentor agreeing to so serve. Additionally, Respondent was required to provide monthly logs indicating appraisals completed by Respondent, even if she completed no appraisals. To date, Respondent has failed to complete any of the above stated requirements.



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2. The Consent Agreement and Order provides, in part, that "Respondent agrees that any violation of the Consent Agreement is a violation of A.R.S. § 32-3631(A)(8), which is willfully disregarding or violating any of the provisions of the Board's Statutes or the rules of the Board for the administration and enforcement of its statutes".

3. Respondent, without good cause, has failed to comply with the terms of the Consent Agreement and Order by failing to complete the aforementioned requirements.

CONCLUSIONS OF LAW

4. Noncompliance with the Consent Agreement is a violation of a Board order and a violation of A.R.S. § 32-3631(A)(8), which is a willful disregard of the statutes and rules governing the licensing and certification of appraisers in the State of Arizona.

5. Pursuant to the authority of the Board found at A.R.S. § 32-3601 *et seq.*, the conduct and circumstances described herein constitute grounds for discipline.

ORDER OF REVOCATION

In issuing this order of discipline, the Board considers its obligations to fairly and consistently administer discipline, its burden to protect the public welfare and safety, as well as all aggravating and mitigating factors presented in the case. Based on the foregoing Findings of Fact and Conclusions of Law, **IT IS HEREBY ORDERED:**

1. That licensed residential appraiser license No. 11124 issued to Respondent to practice as a Licensed Real Estate Appraiser be revoked as of the effective date of this Order.

2. That Respondent shall immediately surrender her license by returning it to the Board office.

3. That Respondent may not accept fees for or perform appraisals, appraisal reviews, consulting assignments, or any services governed by the Uniform Standards of Professional Appraisal Practice, A.R.S. § 32-3601, *et seq.*, or the rules promulgated thereunder.

1 4. That Respondent is hereafter subject to the provisions of A.R.S. § 32-3638,
2 which states that any person who is not licensed or certified as an appraiser and performs a real
3 estate appraisal or appraisal review, or uses the designation of licensed or certified appraiser
4 and/or provides false information to the Board is guilty of a Class 1 misdemeanor.

5 5. That if Respondent reapplies for licensing or certification as an appraiser in the
6 State of Arizona in the future, this disciplinary action may be considered as part of the
7 substantive review of any application submitted by Respondent, pursuant to A.R.S. § 32-
8 3611(D).

9 6. Pursuant to the Board's Substantive Policy Statement #1, the Board considers
10 the violations set forth herein to amount to Level V Violations for disciplinary purposes.

11 **RIGHT TO PETITION FOR REHEARING OR REVIEW**

12 Respondent is hereby notified that she has the right to petition for a rehearing or review.
13 Pursuant to A.R.S. § 41-1092.09, as amended, the petition for rehearing or review must be filed
14 with the Board's Executive Director within 30 days after service of this Order and pursuant to
15 A.A.C. R4-46-303, it must set forth legally sufficient reasons for granting a rehearing or review.
16 Service of this order is effective five days after mailing. If a motion for rehearing or review is not
17 filed, the Board's Order becomes effective 35 days after it is mailed to Respondent.

18 Respondent is further notified that the filing of a motion for rehearing or review is
19 required to preserve any rights of appeal to the Superior Court.

20 DATED this 22nd day of September, 2009.

21 ARIZONA STATE BOARD OF APPRAISAL

22 By: *Deborah G. Pearson*
23 Deborah G. Pearson, Executive Director

24 Copy of the foregoing mailed via U.S. regular and
25 U.S. Certified Mail #7008 1140 0004 9529 4941
26 this 22nd day of September, 2009, to:

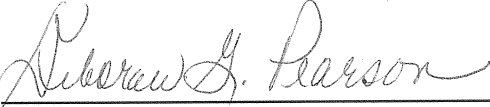
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DAWNA G. KHOURDEPAZ
1882 S. TREMONT ST.
KANSAS CITY, KS 66103

Copies of the foregoing sent by interagency
this 22nd day of September, 2009, to:

JEANNE GALVIN
ASSISTANT ATTORNEY GENERAL
1275 W. WASHINGTON
PHOENIX, AZ 85007

CHRISTOPHER MUNNS
ASSISTANT ATTORNEYS GENERAL
SOLICITOR GENERAL'S OFFICE
1275 W. WASHINGTON
PHOENIX, AZ 85007



Deborah G. Pearson