

Disciplinary Actions:

The following is a summary of recent disciplinary actions taken by the Appraisal Board. This is only a summary; for brevity, some of the facts and conclusions may not have been included. Because these are summaries only, and because each case is unique, these summaries should not be relied on as precedent as to how similar cases may be handled.

In many cases appraisers are required to complete additional education as part of a consent order. Please check with the Board office if you have questions regarding an individual's current license status.

Appraisers:

Jeannette A. Ford A3602 (Benson)

By consent, the Board voted that effective August 20, 2025, Respondent, Jeannette Ford's certification as a residential appraiser is reprimanded. No later than February 20, 2026, Respondent shall complete the eight-hour Valuation and Fair Housing Laws and Regulations qualifying education course, which includes the exam, and provide a certificate of completion to the Board office. The hours for the above coursework may be used for Respondent's continuing education credit hours and requirements. No later than February 20, 2026, Respondent shall complete two continuing education courses: one continuing education course in business practices and ethics, and one in sales comparison or market adjustments, and shall provide certificates of completion for all courses to the Board office. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. If Respondent fails to successfully complete the courses by February 20, 2026, Respondent's license shall be actively suspended until Respondent provides proof of completion of the above courses to the Board office.

Respondent performed an appraisal on a single-family residential property located in North Carolina to obtain current market value for purposes of a mortgage finance transaction. In performing this appraisal, Respondent's behavior and language were unprofessional and inappropriate. In addition, the condition adjustments that Respondent applied to comparable sale numbers 1 and 2 were excessive based upon their condition compared to the subject property. Respondent failed to consider all five alternate sales provided to her, and in the appraisal report used inappropriate comparable sales due to dissimilar physical characteristics. Respondent incorrectly reported the actual date of the appraisal.

Respondent's conduct is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

Robert J. Ruark A6258 (Garner)

By consent, the Board voted that effective December 10, 2025, Respondent, Robert Ruark's certification as a residential appraiser is reprimanded. No later than June 10, 2026, Respondent shall complete the following coursework: one continuing education course in sales comparison approach or supporting adjustments, and The Appraisal Foundation corrective education course

entitled, "Scope of Work: Appraisals and Inspections," and shall provide certificates of completion for all courses to the Board office. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. If Respondent fails to successfully complete the above courses and provide certificates of completion to the Board office by June 10, 2026, the reprimand will be vacated, and an active suspension shall be activated in its place on June 11, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office.

Respondent performed an appraisal on a single-family residential property located in North Carolina to obtain current market value for purposes of a mortgage finance transaction. In Respondent's appraisal report, he failed to collect, verify, and analyze information necessary for credible assignment results when he did not verify alternate sales as part of a reconsideration of value (ROV). Respondent admitted the alternate sales should have been further analyzed and considered when reevaluating the original appraisal report. Respondent did not provide support for the adjustments used in the sales comparison approach. Respondent used inappropriate comparable sales leading to a low value when there were other more similar sales available.

Respondent's conduct, as set forth above, is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.

Thurman Stoddard A6759 (Old Fort)

By consent, the Board voted that effective December 10, 2025, Respondent, Thurman Stoddard's certification as a residential appraiser is reprimanded. No later than June 10, 2026, Respondent shall complete the following coursework: (i) a 15-hour (including the exam) USPAP qualifying education course and (ii) a continuing education course in appraiser liability. The hours for the 15-hour USPAP course shall not be used for Respondent's continuing education credit hours and requirements. The appraiser liability course hours may be used for Respondent's continuing education credit hours. If Respondent fails to successfully complete the above courses and provide certificates of completion to the Board office by June 10, 2026, the reprimand will be vacated, and an active suspension shall be activated in its place on June 11, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office.

Respondent performed an appraisal to determine current market value for mortgage lending on a residential single-family property located in North Carolina. The Board's evidence shows that Respondent violated the CONFIDENTIALITY RULE of USPAP by disclosing to the seller's broker, without authorization, that the appraised value was close to the contract price. The Board's evidence shows that Respondent's report had inconsistencies that detracted from the credibility of the report. The Board's evidence shows that Respondent's conduct, as set forth above, if proven at hearing, is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules. Respondent neither admits nor denies the above conduct, but for purposes of resolving this matter enters into this Consent Order.

Matthew Todd A7831 (Asheville)

By consent, the Board voted that effective December 10, 2025, Respondent, Matthew Todd's certification as a residential appraiser is reprimanded. No later than June 10, 2026, Respondent shall complete the following coursework: a seven-hour continuing education course in appraiser liability/appraisal quality, and The Appraisal Foundation's corrective education course entitled, "Scope of Work: Appraisals and Inspections," and shall provide certificates of completion for all courses to the Board office. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. If Respondent fails to successfully complete the above courses and provide certificates of completion to the Board office by June 10, 2026, the reprimand will be vacated, and an active suspension shall be activated in its place on June 11, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office.

Respondent performed an appraisal of a vacant lot located in North Carolina to obtain current market value for the purpose of a refinance transaction. In Respondent's appraisal report, Respondent used inappropriate and distant comparable sales leading to a low value, when there were other more similar sales available, including many within the subject's development. Respondent's appraisal report contained multiple errors, which included typographical errors, cloning from other reports, and non-relevant or misleading data or comments, which reduced the credibility of the report.

Respondent's conduct, as set forth above, is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.