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**BEFORE THE  
CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS  
STATE OF CALIFORNIA**

In the Matter of the Administrative Allegation  
of Violation Against:

Case No. L20201211-01

**Anthony L. Blackburn**  
**Real Estate Appraiser License No. 002124**


Respondent.

**DECISION AND ORDER**

The attached Stipulated Settlement of Probation Violation and Disciplinary Order is hereby adopted by the Chief of the Bureau of Real Estate Appraisers, as its Decision in this matter.

This Decision shall become effective on January 8, 2021.

It is so ORDERED January 8, 2021.

  
\_\_\_\_\_  
Loretta Dillon  
Deputy Chief of the Bureau of Real Estate  
Appraisers

1 Bureau of Real Estate Appraisers  
2 3075 Prospect Park Drive, Suite 190  
3 Rancho Cordova, CA 95670

4 Telephone: (916) 552-9021  
5 Facsimile: (916) 552-9008

6 **BEFORE THE**  
7 **CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS**  
8 **STATE OF CALIFORNIA**

9 In the Matter of the Administrative Allegation of  
10 Violation Against:

11 **Anthony L. Blackburn**  
12 **Real Estate Appraiser License No. 002124**

13 Respondent.

Case No. L20201211-01

14 **STIPULATED SETTLEMENT OF**  
15 **PROBATION VIOLATION AND**  
16 **DISCIPLINARY ORDER**

17 In 2019, the Bureau of Real Estate Appraisers (“Bureau” or “BRE”) and Anthony L.  
18 Blackburn (“Respondent”) entered into a Stipulated Settlement and Disciplinary Order  
19 (“Stipulated Settlement”). On October 21, 2019, the Stipulated Settlement became effective. The  
20 Stipulated Settlement resulted in Respondent’s Real Estate Appraisers License being revoked.  
21 However, the revocation was stayed and Respondent’s license was be publically reprovved,  
22 restricted, and monitored on probation for two (2) years from the effective date on the terms and  
23 conditions. One of the terms of probation was to obey all laws. On May 21, 2020, Respondent  
24 was convicted of misdemeanor Vehicle Code 23152(a) [driving under the influence]. The  
25 conviction is a violation of probation and the Bureau may revoke probation and carry out the  
26 disciplinary order that was stayed.

27 In the interest of a prompt and speedy settlement of this matter, consistent with the public  
28 interest and mission of the Bureau, the parties hereby agree to the following Stipulated Settlement  
of Probation Violation and Disciplinary Order (“Settlement of Probation Violation”) which will  
be submitted to the Chief of the Bureau of Real Estate Appraisers (“Bureau Chief” or “Chief of  
BRE”) for approval and adoption as the final disposition.

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PARTIES

1. Aaron Klinger, acting on behalf of the Bureau of Real Estate Appraisers (“Complainant”), brings this action solely in his official capacity as Chief of Enforcement for Complainant.

2. Anthony L. Blackburn (“Respondent”) is representing himself and has chosen not to exercise his right to be represented by counsel at this time.

3. On or about November 22, 1991, the Bureau issued Real Estate Appraiser License Number 002124 to Respondent. Respondent’s License was in full force and effect at all times relevant to the attached administrative allegation of violation and unless renewed will expire on January 23, 2022.

JURISDICTION

4. The Bureau initiated an investigation resulting in administrative allegation of violation.

5. When deemed by the Bureau Chief to be in the public interest, the Bureau Chief has the authority under Business and Professions Code section 11315.5 to enter into a settlement related to administrative allegation of violation of the Real Estate Appraisers’ Licensing and Certification Law or regulations promulgated pursuant thereto, upon any terms and conditions as the Bureau Chief deems appropriate.

6. The administrative allegation of violation against Respondent is attached as Exhibit “A” and incorporated herein by reference.

ADVISEMENT AND WAIVERS

7. Respondent has carefully read and understands the charges and allegations in the administrative allegation of violation. Respondent has also carefully read and understands the effects of this Stipulated Settlement.

8. Respondent is fully aware of his or her legal rights in this matter, including the right to a hearing on the administrative allegation of violation; the right to be represented by counsel at his or her own expense; the right to confront and cross-examine the witnesses against him or her;

1 the right to present evidence and to testify on his or her own behalf; the right to the issuance of  
2 subpoenas to compel the attendance of witnesses and the production of documents; the right to  
3 reconsideration and court review of an adverse decision; and all other rights accorded by the  
4 California Administrative Procedure Act and other applicable laws.

5 9. Respondent voluntarily, knowingly, and intelligently waives and gives up each and  
6 every right set forth above.

7 CULPABILITY

8 10. Respondent admits the truth of each and every administrative allegation of violation  
9 attached as Exhibit "A", and agrees that cause exists for discipline against his or her Real Estate  
10 Appraiser License.

11 11. Respondent agrees that his or her Real Estate Appraiser License is subject to  
12 discipline and he or she agrees to be bound by the Bureau Chief's imposition of discipline as set  
13 forth in the following Disciplinary Order.

14 CONTINGENCY

15 12. This Settlement of Probation Violation shall be subject to approval by the Bureau  
16 Chief. Respondent understands and agrees that counsel for Complainant and Complainant's staff  
17 may communicate directly with the Bureau Chief regarding this Stipulated Settlement, without  
18 notice to or participation by Respondent or his or her counsel. By signing this Stipulated  
19 Settlement, Respondent understands and agrees that he or she may not withdraw his or her  
20 agreement or seek to rescind this Settlement of Probation Violation prior to the time the Bureau  
21 Chief considers and acts upon it. If the Bureau Chief fails to adopt this Stipulated Settlement, the  
22 Settlement of Probation Violation shall be of no force or effect, and, except for this paragraph, it  
23 shall be inadmissible in any legal action between the parties, and the Bureau Chief shall not be  
24 disqualified from further action by having considered this matter.

25 13. The parties understand and agree that Portable Document Format ("PDF") or  
26 facsimile copies of this Stipulated Settlement, including PDF or facsimile signatures thereto, shall  
27 have the same force and effect as the originals.  
28



1           **3. Appraisal Log/Work Assignments.** Commencing on the effective date of the  
2 Decision and Order and continuing for one (1) year, Respondent shall maintain a log of all  
3 appraisal and appraisal reviews Respondent performs on an Enforcement Log of Appraisal  
4 Assignments form REA 4020 (“log”) provided by BREa. Respondent shall submit a complete  
5 and accurate log listing all appraisal and appraisal reviews completed each six (6) months. If zero  
6 (0) to five (5) appraisal or appraisal reviews are completed, the log must still be completed  
7 indicating the work completed or indicating no work was completed. Each six (6) month log  
8 shall be submitted to BREa within thirty (30) days following the end of each six (6) month  
9 period. BREa may request a copy of any appraisal or appraisal review listed on any log and  
10 Respondent must provide the appraisal or appraisal review within the timeframe provided in  
11 BREa’s request.

12           Failure to comply with the log requirements shall result in an automatic suspension of  
13 Respondent’s real estate appraiser license. In order to reinstate Respondent’s license, Respondent  
14 must provide BREa with the following: (i) a copy of past due log(s); (ii) completion and filing of  
15 a reinstatement application; and (iii) payment of all applicable fees, fines, or penalties.

16           Failure to complete a minimum of six (6) appraisal or appraisal reviews of California real  
17 property every six (6) months shall result in a tolling of Respondent’s probation for the applicable  
18 six (6) month period(s). Periods during which probation is tolled shall not apply to reduction of  
19 the probationary period, suspension, or any other disciplinary order or term.

20           **4. Monitoring.** Respondent shall be subject to, and shall permit and cooperate with,  
21 monitoring and investigation of Respondent’s professional practice. Such monitoring and  
22 investigation shall be conducted by representatives of BREa.

23           **5. Monitoring Costs.** Respondent shall pay Four Hundred and Fifty Dollars (\$450.00)  
24 every six (6) months for the entire probationary period to compensate BREa for monitoring  
25 costs. This includes periods when zero (0) to five (5) appraisal or appraisal reviews are completed  
26 and probation is tolled. Failure to pay monitoring costs shall be a violation of probation.

27           **6. Obey All Laws.** Respondent shall comply with all federal, state and local laws, the  
28 Real Estate Appraisers’ Licensing and Certification Law and regulations promulgated thereto,

1 and conform to the minimum guidelines set forth under the Uniform Standards of Professional  
2 Appraisal Practice ("USPAP"), and all other laws and regulations pertaining to real estate  
3 appraisers. Additionally, if Respondent is subject to criminal court orders, Respondent shall  
4 comply with all criminal court orders, including probation and parole.

5 **7. Comply with Probation.** Respondent shall fully comply with the terms and  
6 conditions of the probation imposed by the Chief of BREa and shall cooperate fully with  
7 representatives of BREa in its monitoring and investigation of Respondent's compliance with the  
8 terms and conditions of probation.

9 **8. Violation of Probation.** If Respondent violates probation in any respect, the Chief of  
10 BREa, after giving Respondent notice and an opportunity to be heard, may revoke probation and  
11 carry out the disciplinary order that was stayed. If an accusation or a petition to revoke probation  
12 is filed against Respondent during probation, the Chief shall have continuing jurisdiction until the  
13 matter is final, and the period of probation shall be extended until the matter is final.

14 ACCEPTANCE

15 I have carefully read the above Stipulated Settlement. I understand the stipulation and the  
16 effect it will have on my Real Estate Appraiser License. I enter into this Settlement of Probation  
17 Violation voluntarily, knowingly, and intelligently, and agree to be bound by the Decision and  
18 Order of the Bureau Chief.

19  
20 DATED: \_\_\_\_\_

1/4/21

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22 Anthony L. Blackburn  
23 Respondent  
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ENDORSEMENT

The foregoing Settlement of Probation Violation is hereby respectfully submitted for the Bureau Chief's consideration.

DATED: 1/5/2021   
\_\_\_\_\_  
Aaron Klinger  
Chief of Enforcement



1 **Exhibit A**

2 **Administrative Allegation of Violation - Case No. L20201211-01**

3  
4 In 2019, the Bureau of Real Estate Appraisers (“Bureau” or “BREA”) and Anthony L.  
5 Blackburn (“Respondent”) entered into a Stipulated Settlement and Disciplinary Order  
6 (“Stipulated Settlement”). On October 21, 2019, the Stipulated Settlement became effective. The  
7 Stipulated Settlement resulted in Respondent’s Real Estate Appraisers License being revoked.  
8 However, the revocation was stayed and Respondent’s license was to be publically reprovved,  
9 restricted, and monitored on probation for two (2) years from the effective date on the terms and  
10 conditions. One of the terms of probation was to obey all laws. On May 21, 2020, Respondent  
11 was convicted of misdemeanor Vehicle Code 23152(a) [driving under the influence]. The  
12 conviction is a violation of probation and the Bureau may revoke probation and carry out the  
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Business and Professions Code section 11318 requires licensees to report to the Bureau, in  
writing, within thirty days any convictions. Respondent was convicted on May 21, 2020, but did  
not report the conviction to the Bureau within the thirty day reporting period. Failure to make a  
report required shall constitute a cause for discipline.