

STATE OF MINNESOTA
DEPARTMENT OF COMMERCE

State of Minnesota
Dept of Commerce

SEP 29 2025

Rec'd \$ 1225

In the Matter of the Real Property Appraiser License of Barbara Anne Briggs
License No.: 40526091

CONSENT ORDER

TO: Barbara Anne Briggs
At Best Appraisals, LLC
81 13th Street NE
Byron, MN 55920

Commissioner of Commerce Grace Arnold (Commissioner) has determined as follows:

1. The Commissioner has advised Barbara Anne Briggs (Respondent) that she is prepared to commence formal action pursuant to Minn. Stat. § 45.027 (2024), and other applicable law, based on the following allegations pertaining to an appraisal report completed on a property in Rochester, Minnesota:

- a. Respondent failed to provide a credible appraisal report because of numerous errors and omissions in violation of the Uniform Standards of Professional Appraisal Practice (USPAP) SR 1-1 (a), (b), (c), 1-6 (b), 2-1 (a), (b), 2-2 (a) (x) (1), (5) (2020), and Minn. Stat. §§ 82B.195, subd. 1, 82B.20, subd. 2 (6), (7), (13) (2024).
- b. Respondent failed to provide a credible cost approach to value in violation of USPAP SR 1-4 (b) (i), (ii), 2-1 (a), (b), (2020), and Minn. Stat. §§ 82B.195, subd 1, 82B.20, subd. 2 (7), (13) (2024).
- c. Respondent failed to use comparables that were physically similar to the subject and failed to make appropriate adjustments for these differences. Respondent failed to use correct appraisal methodologies in developing the adjustments in the sales comparison approach to value. Respondent failed to provide market support for the dollar amounts of her adjustments and failed to make adjustments when they appeared to be necessary. Respondent failed to provide a reliable sales comparison

approach to value in violation of USPAP SR 1-1 (a), 1-4 (a), 2-1 (a), (b) (2020) and Minn. Stat. §§ 82B.195, subd. 1, subd. 3 (1) (iv), (vi), and 82B.20 subd. 2 (6), (7), (13) (2024).

- d. Respondent failed to provide a work file that contained the necessary documentation to support her opinions and conclusions in violation of USPAP Record Keeping Rule (2020) and Minn Stat. § 82B.071, subd. 2 (2024).

2. Respondent acknowledges that they have been advised of the right to a hearing in this matter, to present argument to the Commissioner, and to appeal from any adverse determination after a hearing. Respondent hereby expressly waives those rights. Respondent further acknowledges that they have been represented by legal counsel throughout these proceedings or has waived that right.

3. Respondent has agreed to informal disposition of this matter without a hearing as provided under Minn. Stat. § 14.59 (2024) and Minn. R. 1400.5900 (2021).

4. For purposes of Minn. Stat. § 16D.17 (2022), Respondent expressly waives the right to any notice or opportunity for a hearing on any civil penalty imposed by the Commissioner. Further, Minn. Stat. § 16D.17 (2020) allows the Commissioner to file and enforce the civil penalty imposed by this Order as a judgment against Respondent in district court without further notice or additional proceedings.

5. The civil penalty and/or any resulting judgment arising from this Order will be non-dischargeable in any bankruptcy proceeding. See 11 U.S.C. 523 (a)(7) ("A discharge under section 727, 1141, 1228(a), 1228(b) or 1328(b) of this title does not discharge an individual debtor from any debt... to the extent such debt is for a fine, penalty, or forfeiture payable to and for the benefit of a governmental unit, and is not compensation for actual pecuniary loss, other than a tax penalty...").

6. The following Order is in the public interest.

NOW, THEREFORE, IT IS HEREBY ORDERED, pursuant to Minn. Stat. Ch. 45 (2024) that:

- A. Respondent shall pay a civil penalty in the amount of \$1,000 to the State of Minnesota;

B. Respondent to complete the following corrective education courses provided by the

Appraisal Foundation:

1. Appraisal Self Protection: Documentation and Record Keeping; and
2. Missing Explanations.

These courses must be completed within ninety (90) days from the effective date of the order. Course completion certificates must be provided to the Department within thirty (30) days of course completion;

C. Respondent to complete eight hours of continuing education provided by an education provider approved by the Department of Commerce. The subject matter of the course(s) is supporting adjustments in the sales comparison approach to value or any course with matched pair analysis in its synopsis. Course(s) must be completed within ninety (90) days from the effective date of the order. Course completion certificates must be provided to the Department within thirty (30) days of course completion;

D. Respondent shall cease and desist from violating any laws, rules, or orders related to the duties and responsibilities entrusted to the Commissioner under Minnesota Statute Chapters 45 and 82B; and

E. Respondent shall pay all investigative costs in the amount of \$225.00 at the time the Consent to Entry of Order is signed pursuant to Minn. Stat. § 45.027, subd. 1(8) (2024).

This Order shall be effective upon signature by or on behalf of the Commissioner.

Date: October 3, 2025

GRACE ARNOLD
Commissioner



JACQUELINE OLSON
Assistant Commissioner of Enforcement
Minnesota Department of Commerce
85 Seventh Place East, Suite 280
St. Paul, MN 55101
(651) 539-1600

CONSENT TO ENTRY OF ORDER

The undersigned states that they have read this Consent Order; that the undersigned knows and fully understands its contents and effect; that the undersigned has been advised of the right to a hearing in this matter, to present argument to the Commissioner, and to appeal from any adverse determination after a hearing and expressly waives those rights. Respondent further acknowledges that Respondent has been represented by legal counsel throughout these proceedings, or has been advised of the right to be represented by legal counsel, which right Respondent hereby expressly waives; and that Respondent consents to entry of this Order by the Commissioner. It is further understood that this Consent Order constitutes the entire settlement agreement between the parties, there being no other promises or agreements, either express or implied.

Barbara Anne Briggs

Date: 9/23/2025

By: Barbara Anne Briggs
(Signature)

STATE OF Minnesota

COUNTY OF Ansted

Signed or attested before me on 9/23/2025 (Date).

(Notary stamp)

Rachel Nelson
(Signature of Notary)

My Commission expires:

Jan 31, 2029

