

**BEFORE THE REAL ESTATE APPRAISER BOARD  
STATE OF OKLAHOMA**

In the Matter of VINCENT P. ADAMS,	)	
	)	Complaint #17-018A
Respondent.	)	

**BOARD'S DECISION AS TO  
DISCIPLINARY HEARING PANEL RECOMMENDATION**

ON THE 2<sup>ND</sup> day of May, 2018 the above-numbered and entitled cause came on for hearing before the Oklahoma Real Estate Appraiser Board (the "Board" or "OREAB") following a Disciplinary Hearing that was held on March 29, 2018. The Board was represented by a Disciplinary Hearing Panel composed of three (3) appraiser members, Patti L. Fisher of Shawnee, Oklahoma, Scott C. Goforth of Oklahoma City, Oklahoma, and Patrick O. Glenn of Oklahoma City, Oklahoma, each of whom is a current Member of the Board's Standards and Disciplinary Procedures Committee. Patrick O. Glenn was elected and served as Hearing Panel Chairman at the hearing. The Hearing Panel was represented by the Board's Attorney, Assistant Attorney General Bryan Neal. The case was prosecuted by the Board's Prosecutor, Stephen McCaleb. On behalf of the Board, Mr. McCaleb elected to have this matter recorded by electronic device and to rely on the electronic recording.

The Respondent, Vincent P. Adams, whose last-known residence and work address is 200 Quebec Street, Building 300, #111, Denver, Colorado 80230 (the "Respondent"), having been mailed a copy of the Notice of Disciplinary Proceedings and Appointment of Hearing Panel in Complaint No. 17-018A (the "Notice"), by first class U.S. certified mail with return receipt requested to his last known residence and work address, on February 16, 2018, pursuant to the Oklahoma Certified Real Estate Appraisers Act, 59 O.S. § 858-724, and the Administrative Procedures Act, 75 O.S. §§250-323, that was delivered to the Respondent on February 20, 2018,

through an individual who signed as "LJames" at the Respondent's last known residence and work address of 200 Quebec Street, Building 300, #111, Denver, Colorado 80230 (Exhibit 12) , as verified through a letter dated February 23, 2018, from the USPS (Exhibit 13) that the certified mail item number 9214 8902 0982 7500 0054 16 was so delivered. The Respondent failed to appear in person and was not represented by an Attorney at the Hearing.

The Board's Prosecutor called the Board's Director, Christine McEntire, to testify as the Board's first witness.

**Christine McEntire Testimony as to Notice (Summary)**

Upon being duly sworn, Ms. McEntire testified that she is the Director of the Board, that in her capacity as the Director she is involved with and oversees the appraiser disciplinary process on behalf of the Board, including this matter involving the Respondent Vincent P. Adams, having been mailed a copy of the Notice of Disciplinary Proceedings and Appointment of Hearing Panel in Complaint No. 17-018A sent by first class U.S. certified mail with return receipt requested on February 16, 2018, to his last known residence and work address of 200 Quebec Street, Building 300, #111, Denver, Colorado 80230, the address given to the Board by the Respondent by phone as documented in the Board's files and presented as Exhibit 12, page 1, that as of January 10, 2018, the said address was his current address, and which Exhibit 12 was identified as part of the Board's files by Ms. McEntire. The Board's Prosecutor moved to admit Exhibit 12 into evidence and there being no objection, Exhibit 12 was admitted into evidence. It was noted by Ms. McEntire that the Certificate of Mailing attached to the Notice indicates that the Notice was mailed to the Respondent at the same address as his last known residence and work address of 200 Quebec Street, Building 300, #111, Denver, Colorado 80230. The Board's Prosecutor asked Ms. McEntire to identify the document marked as Exhibit 13, which document Ms. McEntire said was a letter dated February 23,

2018, from the USPS that shows service of the Notice on the Respondent with a signature she could not quite make out. Ms. McEntire stated that the Board had service on the Respondent and that notice of the hearing was provided to the Respondent. The Board's Prosecutor moved to admit Exhibit 13 into evidence and there being no objection, Exhibit 13 was admitted into evidence.

In light of the absence of the Respondent or any Attorney appearing on his behalf, the Board's Hearing Panel Counsel asked the Board's Prosecutor how he wished to proceed. The Board's Prosecutor informed the Hearing Panel that [under the Board's Rules OAC 600: 15-1-12 for a Failure to Appear], the Hearing Panel could proceed with this matter either as a Default as to the Respondent due to the absence of the Respondent or proceed with the formal hearing against the Respondent and determine the matter in the absence of Respondent. The Board's Prosecutor stated his preference would be to proceed with the formal hearing and present the case in chief against the Respondent. After a brief discussion, the three members of the Hearing Panel each expressed their view to proceed with the formal hearing in this matter with the Respondent.

#### **PRELIMINARY MATTERS**

The Board's Prosecutor initially moved for the admission of eleven (11) exhibits for the Board (Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, respectively) which he indicated were contained in a trial notebook which he produced for the Hearing. There being no objection, all eleven (11) exhibits were admitted into evidence.

Exhibit 1 is Grievance #17-018 filed by Adam Adwon on May 3, 2017, with an attached appraisal report cover sheet representing that as of April 20, 2017, the Respondent was an Oklahoma licensed Certified General Appraiser No. 13081CGA.

Exhibit 2 is Grievance #17-018A filed by the Board on May 24, 2017.

Exhibit 3 is the Respondent's Oklahoma Appraiser Annual Fee Application dated August 5, 2017.

Exhibit 4 is a copy of a Board Order to Comply and Notice of Rights dated October 15, 2017.

Exhibit 5 is a copy of a Board Order suspending Respondent's real estate appraiser credential dated December 2, 2015.

Exhibit 6 is the Respondent's license surrender dated December 17, 2015.

Exhibit 7 is the Respondent's Temporary Practice Permit Application dated May 24, 2016.

Exhibit 8 is the Respondent's Oklahoma Temporary Practice Permit dated June 1, 2016.

Exhibit 9 is the Response to the Subpoena Duces Tecum from Pastor Larry Bishop dated May 19, 2017.

Exhibit 10 is the Response to the Subpoena Duces Tecum from the Respondent dated May 19, 2017.

Exhibit 11 is a handwritten letter from the Respondent to the Board dated May 18, 2017 in response to the Adwon grievance #17-018 (Exhibit 1).

Subsequently, the Board's Prosecutor moved to admit a document from the Board that provided a new address for the Respondent of 200 Quebec Street, Building 300, #111, Denver, Colorado 80230, beginning January 10, 2018, marked as Exhibit 12. There being no objection, Exhibit 12 was admitted into evidence.

The Board's Prosecutor next moved to admit a copy of a letter dated February 23, 2018, from the USPS, that an item of certified mail identified to be the Notice was delivered to the Respondent on February 20, 2018, marked as Exhibit 13. There being no objection, Exhibit 13 was admitted into evidence.

The Respondent (who was absent) submitted no documents for admission as evidence in

this matter. Further, no party in these proceedings requested that a court reporter record this matter and no party to these proceedings submitted any proposed findings of fact or proposed conclusions of law to the Disciplinary Hearing Panel for its consideration.

### **WITNESSES AND EVIDENCE PRESENTED**

The Board's Prosecutor presented two (2) witnesses in support of the case against the Respondent: Christine McEntire, the Board's Director who testified about service of the Notice as well as other matters; and, Adam Adwon, 10007CGA, a Certified General Appraiser, of Tulsa, Oklahoma.

The Respondent, who was absent, presented no defense.

As part of his opening statement, the Board's Prosecutor noted that the Respondent's April 20, 2017 appraisal cover sheet attached to the Adwon grievance #17-018 admitted into evidence as page 2 of Exhibit 1, provides that the Respondent's Oklahoma license as a Certified General Appraiser is No. 13081CGA, that Exhibit 9 contained the April 20, 2017 appraisal related documents subpoenaed from Pastor Larry Bishop including the Respondent's resume (Exhibit 9, page 5) that provides that the Respondent is an Oklahoma State Certified General Real Estate Appraiser No. 13081CGA which number shown is not correct, that Exhibit 10 contained documents subpoenaed from the Respondent as his work file on the subject property, a church building located at 2833 W. Main Street, Jenks, Oklahoma 74037, with an appraisal cover sheet dated as of April 20, 2017 which cover sheet provides that the Respondent is an Oklahoma State Certified General Real Estate Appraiser Temporary Permit #OK16-113, that the Respondent did not present the appraisal report cover sheet containing an incorrect license number (Exhibit 1, page 2) to the Board when he provided his work file to the Board under subpoena (Exhibit 10) despite being required to keep a copy of all such appraisal reports submitted to a client under the Uniform Standards of Professional

Appraisal Practice (USPAP), and the assignment engagement letter in the Respondent's work file (Exhibit 10, page 2) is dated December 31, 2014, a date prior to the date of the Respondent's license suspension.

The Board's Prosecutor called the grievant Adam Adwon, 10007CGA, an Oklahoma licensed Certified General Appraiser, to testify by telephone as the Board's second witness.

**Adam Adwon Testimony (Summary)**

Upon being duly sworn, Mr. Adwon, who indicated that he was under the weather, testified that he practices appraising real estate out of Tulsa, Oklahoma, that he knows the Respondent, that he met the Respondent at an appraisal seminar 15 to 20 years ago, that he has been appraising real property since 1986, that he is licensed in Oklahoma as a Certified General Appraiser, 10007CGA, that on May 3, 2017, he filed a written grievance with the Board (Exhibit 1) because he was asked by his client bank to appraise the subject property at 2833 W. Main Street, Jenks, Oklahoma 74037 he discovered that the Respondent had previously performed an appraisal of the subject property and that he checked the National Registry on the licensure status of the Respondent finding that the Respondent's license was suspended, that having learned of the previous appraisal and the appraisal report submitted by the Respondent to the Respondent's client, Pastor Larry Bishop, and that he asked Pastor Bishop to give him a copy of the Respondent's appraisal report cover sheet dated as of April 20, 2017 and his comparable sales from the same appraisal report just to make sure that he did not miss anything as Mr. Adwon was performing his own appraisal for his client, a Bank, in connection with a mortgage transaction with Pastor Larry Bishop's church as a borrower.

At this point the Board's Prosecutor stated that he wished to recall Ms. McEntire as a witness.

**Christine McEntire Testimony (Summary)**

Upon returning to the witness chair, Ms. McEntire was reminded that she was still under oath.

At that point, the Board's Prosecutor asked Ms. McEntire to identify a document marked as Exhibit 2 that was previously admitted without objection. Ms. McEntire identified Exhibit 2 to be the Board's Grievance #17-018A that was filed against the Respondent on May 24, 2017 following the filing of the grievance #17-018 filed with the Board by Mr. Adwon on May 3, 2017 (Exhibit 1).

The Board's Prosecutor asked Ms. McEntire to identify a document marked as Exhibit 3 that was previously admitted without objection. Ms. McEntire identified Exhibit 3 to be a document from the Board's files known as an annual fee statement dated August 5, 2015, that was sent to the Respondent stating his annual licensing fee was due and owing.

The Board's Prosecutor asked Ms. McEntire to identify a document marked as Exhibit 4 that was previously admitted without objection. Ms. McEntire identified Exhibit 4 to be a document from the Board's files dated October 15, 2015 that is called a 15 day letter addressed to the Respondent, but that is really a 30 day letter, that the Respondent's annual fees (as stated in Exhibit 3) were not paid at that time and that she believes the Respondent never paid his annual fees.

The Board's Prosecutor asked Ms. McEntire to identify a document marked as Exhibit 5 that was previously admitted without objection. Ms. McEntire identified Exhibit 5 to be a document from the Board's files that is a Non-pay Order from the Board, NP 15-11, dated December 2, 2015 as the Respondent still had not paid his annual licensing fees at that time, through which Board decision, the Respondent was suspended for non-payment as he failed to surrender his appraiser license or pay his annual fees.

The Board's Prosecutor asked Ms. McEntire to identify a document marked as Exhibit 6 that was previously admitted without objection. Ms. McEntire identified Exhibit 6 to be documents

from the Board's files dated and received on December 17, 2015 through which the Respondent surrendered his appraiser license through a letter of surrender, a notarized affidavit of license surrender and an Oklahoma License Surrender Form, and which documents ended the Respondent's suspension by putting an end date on his suspension.

The Board's Prosecutor asked Ms. McEntire to identify a document marked as Exhibit 7 that was previously admitted without objection. Ms. McEntire identified Exhibit 7 to be a document from the Board's files that is a Temporary Practice Permit Application from the Respondent dated June 1, 2016 that lists his appraiser license from Louisiana, G759, and that provided that the subject property at 2833 W. Main Street, Jenks, Oklahoma 74037 was to be appraised by the Respondent.

The Board's Prosecutor asked Ms. McEntire to identify a document marked as Exhibit 8 that was previously admitted without objection. Ms. McEntire identified Exhibit 8 to be a document from the Board's files that is a Temporary Practice Permit No. OK16-113 that authorized the Respondent to appraise the subject property located at 2833 W. Main Street, Jenks, Oklahoma 74037, and that such permit was good on an assignment basis only limited to the listed location.

In response to a question, Ms. McEntire stated that to her knowledge, since December 15, 2015, the Respondent has never applied or reapplied for Oklahoma licensure as a regular Oklahoma licensed appraiser.

In response to another question, Ms. McEntire noted that the documents in Exhibit 9 were those supplied to the Board by Pastor Larry Bishop in response to a subpoena.

With regard to a claim to possess Temporary Practice Permit No. OK16-112 made by the Respondent in his letter dated April 20, 2017 in which he valued the subject property located at 2833 W. Main Street, Jenks, Oklahoma 74037 at \$3,500,000.00 (Exhibit 10, page 4), Ms. McEntire stated that the property in Temporary Practice Permit No. OK16-112 was not the said subject



property, was totally unrelated to the said subject property, and an entirely different piece of real property.

The Board's Prosecutor announced at this point that the State rested.

A Request for Oral Argument was not filed by the Respondent, Adams, nor did he appear to address the Board.

### **JURISDICTION**

1. The OREAB has the duty to carry out the provisions of the Oklahoma Certified Real Estate Appraisers Act as set forth at Title 59 of the Oklahoma Statutes, §§858-701, *et seq.* and to establish administrative procedures for disciplinary proceedings conducted pursuant to the provisions of the Oklahoma Certified Real Estate Appraisers Act.

2. The OREAB has promulgated rules and regulations to implement the provisions of the Oklahoma Certified Real Estate Appraisers Act in regard to disciplinary proceedings as set forth at the Oklahoma Administrative Code, §§600:15-1-1 thru 600:15-1-22, including administrative hearings.

3. The Respondent, VINCENT P. ADAMS, is a former Oklahoma licensed appraiser who was previously suspended for failure to pay his annual license fee and subsequently surrendered his Oklahoma credential on or about December 17, 2015. While licensed by the Board, his credential number was 13081CGA.

### **FINDINGS OF FACT**

The Board hereby adopts in full the Findings of Fact of the Disciplinary Hearing Panel as follows:

1. The Respondent, VINCENT P. ADAMS, is a former Oklahoma licensed appraiser

who was previously suspended for failure to pay his annual license fee and subsequently surrendered his Oklahoma credential on or about December 17, 2015. While licensed by the Board, his Oklahoma credential number was 13081CGA.

2. On May 3, 2017 a grievance by Adam Adwon, 10007CGA, a Certified General Appraiser, of Tulsa, Oklahoma (Exhibit 1, page 1-2), was filed against Vincent P. Adams (“Adams” or “Respondent”) stating that Adams had prepared a commercial appraisal report on a property utilizing an Oklahoma credential which had been suspended. The grievance included the cover page to an appraisal report (Exhibit 1, page 2), given to Larry G. Bishop (“Bishop”), Pastor of Dove Ministry, Inc., the subject property owner, of 2833 W. Main Street, Jenks, Oklahoma 74037 (the “subject property”). The cover page states that it was prepared by “*Oklahoma State Certified General Real Estate Appraiser No. 13081CGA.*”

3. Records on file with the Oklahoma Real Estate Appraiser Board (Exhibits 4 & 5) reflect that the Respondent is a former Oklahoma licensed appraiser who was suspended for failure to pay his annual license fee effective September 30, 2015. On December 17, 2015 the Respondent surrendered his appraiser license to the Board which put an end date on that suspension (Exhibit 6, page 2-3).

4. Records of the Board (Exhibit 7) also reflect that on June 1, 2016 the Respondent applied for an Oklahoma Temporary Practice Permit utilizing his Louisiana Certified General Appraisal Credential – G759. On that same date, Board staff issued Temporary Practice Permit #OK16-113 for the subject property, 2833 W. Main Street, Jenks, Oklahoma 74037 (Exhibit 8).

5. Records were subpoenaed concurrently from both Adams (Exhibit 10) and from Bishop, the recipient of the appraisal report by Adams on the subject property (Exhibit 9). Along with the requested records supplied by Adams, the Respondent submitted a letter (Exhibit 11)

which states that the appraiser, Adam Adwon, 10007CGA, who submitted the original grievance must have written down his identifying information while Bishop was out of his office. The Respondent further claims the copy of the appraisal report cover sheet that Bishop had on his desk was possibly a "draft" that he "*had long since made all of the necessary corrections to the final copy of the report.*" Adams further states that "*since I have appraised this property in the past, Bishop may have inadvertently placed the wrong cover page on his desk copy or one from an uncorrected draft copy.*" Despite the claim of the Respondent in his handwritten letter dated May 18, 2017 (Exhibit 11) that the appraisal report cover sheet was possibly a "draft" (Exhibit 11, page 2), no evidence was presented of either cover sheet (Exhibit 1 and Exhibit 10) being labeled as a "draft", and neither the appraisal report cover sheet attached to the Adwon grievance (Exhibit 1, page 2) nor the appraisal report cover sheet supplied by the Respondent in response to the Board's subpoena for true and correct copies of an appraisal report prepared for the subject property for Pastor Larry Bishop (Exhibit 10, page 3) were labeled as a "draft". Further, nothing in the Respondent's transmittal letter (Exhibit 10, page 4) indicates that the appraisal report cover sheet supplied by the Respondent in response to the Board's subpoena was a "draft".

6. Upon receipt of the subpoenaed records from Bishop (Exhibit 9) and Adams (Exhibit 10), both versions of the appraisal report reflected "Temporary Practice Permit #OK16-113" and the actual credential number had been removed. The second page of the appraisal report is a cover letter which refers to "Oklahoma Temporary Practice Permit #16-112 and #16-113." The second page of Adams' resume reflects "Oklahoma State General Certified Real Estate Appraiser #13081CGA" under a header of "Inactive licenses and Certifications in Good Standing."

7. Adams' December 31, 2014 engagement letter (Exhibit 10, page 2) specifically

states *"The appraisal report will conform to all of the rules and regulations of the Uniform Standards of Appraisal Practices and Procedures (USPAP)."* Adams' Certification page (Exhibit 10, page 6) confirms that the appraisal report was prepared in conformity with USPAP and the *"Louisiana, Oklahoma, and Texas Certified Real Estate Appraisal Law."*

8. It appears that the cover pages of the appraisal report submitted by Adams (Exhibit 10) and by Bishop (Exhibit 9) have been modified from that which was provided to the grievant Adam Adwon, by Bishop (Exhibit 1, page 2). They are all dated April 20, 2017 and are identical in every other aspect.

9. On the second page of his resume (Exhibit 9, page 4 and Exhibit 10, page 5) the Respondent lists his former Oklahoma appraiser credential in a group with his active licenses, and identifies himself as an "inactive Oklahoma Certified Real Estate Appraiser." The State of Oklahoma has no "inactive" licensure class or status for Oklahoma licensed appraisers (*See* 59 O.S. §858-710 which provides four classes of Oklahoma certified real estate appraisers).

10. The Respondent also claims that he prepared multiple drafts of the subject appraisal report and/or *"appraised this property before."* Despite that claim, the Respondent's work file he submitted under subpoena (Exhibit 10) only contains one appraisal report. Further, on page 19 of the appraisal report which is his Certification page (Exhibit 10, page 6), Adams states at the bottom of the page: *"I have performed no appraisal practices, appraisal procedures, real estate or mortgage brokerage or any other professional services on the subject property within the past three (3) years of the subject property date of valuation."*

11. The Oklahoma Certified Real Estate Appraisers Act, 59 O.S. §858-700 to §858-732, inclusive, applies to: "Appraisers certified or licensed pursuant to the Oklahoma Certified Real Estate Appraisers Act or representing themselves as such, whether such license or

certification is active, inactive, expired, suspended, or revoked as set forth in this act and the rules and regulations promulgated pursuant thereto, to the extent that the appraisers and any real property valuation and any real property valuation activity performed by them shall conform to the code of ethics as set forth in this act.” 59 O.S. §858-702(A)(2) (Emphasis added).

### CONCLUSIONS OF LAW

The Board hereby adopts the Conclusions of Law of the Hearing Panel, as follows:

1. It is the adopted finding of the Real Estate Appraiser Board that such conduct by the Respondent is in violation of 59 O.S. §858-723(C)(6) through 59 O.S. §858- 726, in that the Respondent violated:

A. The Ethics Rule and Conduct Section of the Uniform Standards of Professional Appraisal Practice (USPAP) Ethics Rule;

2. The Respondent has violated 59 O.S. § 858-723(C)(6): “Violation of any of the standards for the development or communication of real estate appraisals as provided in the Oklahoma Certified Real Estate Appraisers Act”.

3. The Respondent has violated 59 O.S. §858-723(C)(8): "Negligence or incompetence in developing an appraisal, in preparing an appraisal report, or in communicating an appraisal."

4. The Respondent has violated 59 O.S. §858-723(C)(14): “Failing to at any time to properly identify themselves according to the specific certification held”.

5. The State of Oklahoma has no “inactive” licensure class or status for Oklahoma licensed appraisers (*See* 59 O.S. §858-710 which provides four classes of Oklahoma certified real estate appraisers).

6. "Appraisers certified or licensed pursuant to the Oklahoma Certified Real Estate Appraisers Act or representing themselves as such, whether such license or certification is active, inactive, expired, suspended, or revoked as set forth in this act and the rules and regulations promulgated pursuant thereto, to the extent that the appraisers and any real property valuation and any real property valuation activity performed by them shall conform to the code of ethics as set forth in this act." 59 O.S. §858-702(A)(2).

### **FINAL ORDER**

**WHEREFORE**, having adopted in full the Findings of Fact and Conclusions of Law entered by the Disciplinary Hearing Panel, the Board hereby adopts in full the recommendation of the Panel and hereby makes its Final Order as follows:

1. The Respondent Vincent P. Adams shall pay an administrative fine in the amount of **FIVE HUNDRED DOLLARS (\$500.00)** to the Board for violations committed in Complaint #17-018A. Payment of the fine shall be remitted to the Board in accordance with the manner contemplated by 59 O.S. § 858-723(B).

2. The Respondent Vincent P. Adams, shall pay all of the costs expended by the Board for legal fees and travel costs incurred in the matter of Complaint #17-018A. The Board staff will provide a statement of the costs incurred to Respondent, Vincent P. Adams, with the final order. Costs shall be fully paid by Respondent, Vincent P. Adams, within thirty (30) days from the date of any final order of the Board.

3. The Respondent Vincent P. Adams shall not be allowed to reapply for any licensure as an Oklahoma licensed appraiser for a period of five (5) years from the date of the final Board Order plus a period of thirty (30) days after the Respondent Vincent P. Adams is notified of the final agency order either personally or by certified mail, return receipt requested. Further, the

Respondent Vincent P. Adams shall not be allowed to apply for any Oklahoma temporary practice permit without first paying all fees and monies owed to the Board under any final Board Order, and in no event, shall the Respondent Vincent P. Adams be allowed to apply for any Oklahoma temporary practice permit for a period of five (5) years from the date of the final Board Order plus a period of thirty (30) days after the Respondent Vincent P. Adams is notified of the final agency order either personally or by certified mail, return receipt requested.

4. Failure by Respondent, Vincent P. Adams, to comply with any requirement of this order shall result in his appraisal credential being suspended instantly, with notification forwarded immediately to Respondent either personally or by Certified U. S. mail, return receipt requested.

**THE BOARD WISHES TO ADVISE THE RESPONDENT THAT HE HAS 30 DAYS FROM THE DATE HE OR SHE IS FIRST NOTIFIED OF THIS ORDER, EITHER PERSONALLY OR BY CERTIFIED U.S. MAIL, RETURN RECEIPT REQUESTED, TO APPEAL THIS ORDER WITH THE APPROPRIATE DISTRICT COURT.**

IT IS SO ORDERED on this 2nd day of May, 2018

*Eric M. Schoen*

**ERIC SCHOEN**, Administrative Officer  
Real Estate Appraiser Board

*5-23-2018*

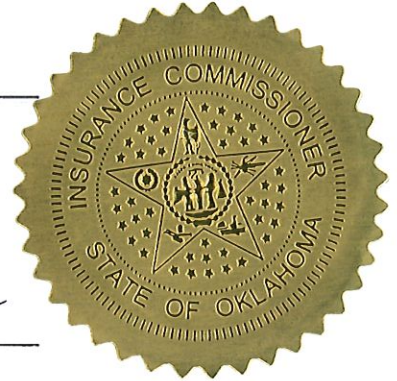
Date

*Bryan Neal*

**BRYAN NEAL**  
Assistant Attorney General and  
Attorney for the Board

*5-23-2018*

Date





**CERTIFICATE OF MAILING**

I, Christine McEntire, hereby certify that on the 25<sup>th</sup> day of May, 2018 a true and correct copy of the above and foregoing Board's Decision as to Disciplinary Hearing Panel Recommendation was placed in the U.S. Mail, with postage pre-paid, by certified mail, return receipt requested to:

**Vincent Adams**  
200 Quebec St., Bldg. 300 #111  
Denver, CO 80230

9214 8902 0982 7500 0088 75

and that copies were forwarded by first class mail to the following:

**Bryan Neal, Assistant Attorney General**  
OFFICE OF THE ATTORNEY GENERAL  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, OK 73105

**Stephen L. McCaleb**  
DERRYBERRY & NAIFEH  
4800 N. Lincoln Boulevard  
Oklahoma City, OK 73105



Christine McEntire



OFFICE OF ATTORNEY GENERAL  
STATE OF OKLAHOMA

RECEIVED  
OKLAHOMA INSURANCE DEPT.

MAY 25 2018

Real Estate Appraiser Board

ATTORNEY GENERAL OPINION  
2018-170A

Christine McEntire, Director  
Oklahoma Real Estate Appraiser Board  
3625 N.W. 56th St., Ste. 100  
Oklahoma City, OK 73112

May 23, 2018

Dear Director McEntire:

This office has received your request for a written Attorney General Opinion regarding action that the Oklahoma Real Estate Appraiser Board intends to take with respect to licensee 13081CRA. The licensee performed an appraisal that failed to meet the required standards. At the time the appraisal was performed the license was inactive. The Board proposes to require the licensee to pay a \$500 administrative fine and all costs of this action, and to prohibit the licensee from reapplying for licensure or applying for a temporary practice permit for five years.

The Oklahoma Certified Real Estate Appraisers Act authorizes the Board “[t]o censure, suspend and revoke certificates pursuant to the disciplinary proceedings provided in [the Act,]” *see* 59 O.S.Supp.2017, § 858-706(7), and to require payment of fines and costs and the completion of educational programs. *Id.* § 858-723(A)(7)-(9). The Board may discipline licensees who “[v]iolat[e] any of the provisions in the code of ethics set forth in [the] Act.” *Id.* § 858-723(C)(13). The Act requires adherence to the USPAP, which contains professional requirements pertaining to ethics, competency, and scope of work. 59 O.S.2011, § 858-726. The Board may reasonably believe that the proposed action is necessary to prevent future violations.

It is, therefore, the official opinion of the Attorney General that the Oklahoma Real Estate Appraiser Board has adequate support for the conclusion that this action advances the State’s policy to uphold standards of competency and professionalism among real estate appraisers.

A handwritten signature in black ink that reads "Mike Hunter".

MIKE HUNTER  
ATTORNEY GENERAL OF OKLAHOMA

A handwritten signature in black ink that reads "Amanda Otis".

AMANDA OTIS  
ASSISTANT ATTORNEY GENERAL