

not limited to, administrative disciplinary hearings and informal disposition of any individual proceeding by stipulation, agreed settlement, consent order or default.

3. The Respondent, Jason W. Williams, is a Certified Residential Real Estate Appraiser in the State of Oklahoma, holding License Number 11918CRA and was first licensed with the Oklahoma Real Estate Appraiser Board on December 31, 1998.

FINAL ORDER

WHEREFORE, the Board hereby accepts the Affidavit of Voluntary Surrender of Appraiser Credential in Lieu of Disciplinary Proceedings under the terms and conditions set forth by Paragraph 1 – 17 inclusive, of the Affidavit of the Respondent, Jason W. Williams, evidencing her knowing and voluntary surrender of her appraiser credential in lieu of disciplinary proceedings by the Board.

IT IS SO ORDERED this 5th day of October, 2016.



By: 
BRYAN NEAL, Assistant Attorney General
Counsel to the Board

By: 
ERIC SCHOEN, Board Secretary

CERTIFICATE OF MAILING

I, Sherry Ainsworth, hereby certify that on the 15th day of November, 2016 a true and correct copy of the above and foregoing instrument was placed in the U.S. Mail, with postage pre-paid, by certified mail, return receipt requested to:

Rachel Lawrence Mor
3037 N.W. 63rd Street, Suite 205
Oklahoma City, Oklahoma 73116
Attorney for Respondent Jason W. Williams

7015 1520 0003 4174 4936

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. 21st Street
Oklahoma City, OK 73105

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


Sherry Ainsworth



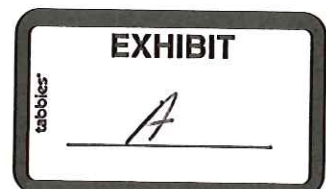
**STATE OF OKLAHOMA
REAL ESTATE APPRAISER BOARD**

Post Office Box 53408
Oklahoma City, Oklahoma 73152-3408

**AFFIDAVIT OF VOLUNTARY SURRENDER OF APPRAISER CREDENTIAL
IN LIEU OF DISCIPLINARY PROCEEDINGS**

I, Jason W. Williams, being of lawful age, swear and affirm under penalty of perjury, that:
(Print full name of individual surrendering credential)

1. I hold an appraiser credential as a Oklahoma Certified Residential Appraiser, credential # 11918CRA.
2. I desire to surrender my appraisal credential.
3. I am freely and voluntarily surrendering my appraisal credential.
4. In surrendering my credential, I am not subject to any duress or coercion.
5. I am aware that following grievance(s), investigation(s), and/or board complaint(s) are pending against me (please enter grievance, complaint, and/or control number(s); if there are more than 18 pending matters, complete another affidavit):
1. 15-046 2. 16-001 3. 16-002 4. 16-003 5. 16-006 6. 16-010 7. 16-011
6. The contents of the above grievance(s), investigation(s), and/or board complaint(s) and the contents of any investigative or disciplinary files of the above pending grievance(s), investigation(s), and/or board complaint(s) are incorporated herein by reference.
7. I am aware that the allegations set forth in the above pending grievance(s), investigation(s), and/or board complaint(s), if proven, would constitute violations of the Oklahoma Real Estate Appraiser Act and/or the rules promulgated pursuant thereto, for which I could subject to be discipline by the Board, up to and including revocation of my appraiser credential.
8. I am fully aware of my rights to contest the allegations pending against me. These rights include: representation by an attorney at my own expense; the right to a public hearing on any charges or allegations filed; the right to confront and cross-examine witnesses called to testify against me; the right to present evidence on my own behalf; the right to compulsory process to secure attendance of such witnesses; the right to testify on my own behalf; the right to receive written findings of fact and conclusions of law supporting the decision on the merits of a complaint and the right to obtain judicial review of the Board's decision. In exchange for the Board's acceptance of the surrender of my appraiser credential, I voluntarily waive all of these rights.




9. I am aware that surrender of my credential shall not become effective until it has been approved by a majority of the Board.
10. I acknowledge this affidavit shall be presented to the Board with a recommendation from Board staff at the next available scheduled meeting of the Board.
11. I understand that the Board is free to accept or reject my surrender of my credential and, if rejected by the Board, a formal disciplinary hearing on the above pending matters may be held.
12. I understand that if the surrender is not accepted by the Board, it shall be regarded as null and void. Any admissions I make in this affidavit will not be regarded as evidence against me in the subsequent disciplinary hearing. I will be free to defend myself and no inferences will be made from my willingness to submit this affidavit.
13. I understand and agree that neither the presentation of this affidavit nor the Board's consideration of this affidavit will be deemed to have unfairly or illegally prejudiced the Board or its individual members and therefore will not be grounds for precluding the Board or any individual Board member from further participation in proceedings related to the matters set forth in this affidavit.
14. I understand and agree that should the Board accept my surrender of my appraiser credential that:
 - I cannot be identified as a Trainee, State Licensed, State Certified Residential or State Certified General Appraiser;
 - All reference(s) to certification/licensure must be immediately removed from all letterheads, business cards, appraisal report covers and other printed materials under my reasonable control; and
15. My real estate appraiser credential and pocket card are attached hereto.
16. I understand and agree that should the Board accept my surrender of my appraiser credential, I cannot and will not apply for reinstatement for a period of at least five (5) years.
17. I further state that (check one):

I do not hold a license, certificate or credential as an appraiser in the following jurisdiction(s) [LIST ALL JURISDICTIONS]:

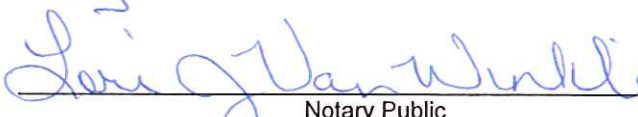
| | |
|--|--|
| _____ | _____ |
| Jurisdiction and Certificate or License Number | Jurisdiction and Certificate or License Number |
| _____ | _____ |
| Jurisdiction and Certificate or License Number | Jurisdiction and Certificate or License Number |

FURTHER AFFIANT SAYETH NOT.

Signed: 
 (Signature of individual surrendering credential)

STATE OF OKLAHOMA)
 COUNTY OF Oklahoma) ss.

Subscribed and sworn to before me this 26th day of July, 2016.


 Notary Public

My Commission expires:
12/22/2018

My Commission Number is:
06012098





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OKLAHOMA INSURANCE DEPT.

NOV 14 2016

Real Estate Appraiser Board

OFFICE OF ATTORNEY GENERAL
STATE OF OKLAHOMA

ATTORNEY GENERAL OPINION
2016-647A

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

November 10, 2016

Dear Director McEntire:

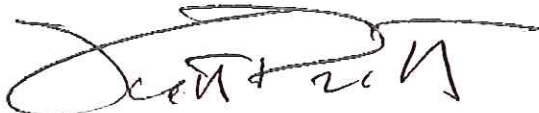
This office has received your request for a written Attorney General Opinion regarding agency action that the Oklahoma Real Estate Appraiser Board intends to take with respect to license 11918CRA. The proposed action is to accept the voluntary surrender of the license in lieu of disciplinary proceedings. Pursuant to a preexisting probationary order, the licensee was directed to submit work product to the Board for review. During the probationary period, the Board received seven appraisal reports that received failing scores. Problems noted in the reports were similar to those that led to the original probation order and included unsupported adjustments, inadequate property descriptions, improper comparable properties, and incorrect information. In March 2016 the licensee stopped sending appraisal reports to the Board, and the license was suspended. The Board subsequently filed a complaint against the license which resulted in the present agreement to surrender the license in lieu of prosecution.

The Oklahoma Certified Real Estate Appraisers Act, 59 O.S.2011 & Supp.2015, §§ 858-700–858-732, authorizes the Oklahoma Real Estate Appraiser Board to discipline licensees based on “[v]iolation of any of the standards for the development or communication of real estate appraisals,” “[f]ailure . . . to exercise reasonable diligence in developing an appraisal [or] preparing an appraisal report,” “[n]egligence or incompetence,” “[w]illful[] disregard[] or violat[ion] of any of the provisions of the [Act] or the regulations of the Board,” or “[v]iolati[on] of any of the provisions in the code of ethics set forth in [the Act],” 59 O.S.Supp.2015, § 858-723(C)(6), (7), (8), (9), (13). The Act requires adherence to the “current edition of” the Uniform Standards of Professional Appraisal Practice (“USPAP”), 59 O.S.2011, § 858-726, which is the 2014-2015 edition.

The USPAP contains standards such as Standard 1, which requires the appraiser to “complete research and analyses necessary to produce a credible appraisal.” USPAP-16. Components of Standard 1 clarify that this means the appraiser must employ proper valuation techniques, identify relevant characteristics of the property, analyze relevant factors, and reconcile data and approaches used to arrive at a value conclusion. USPAP-16, 17, 19, 20. Further, Standard 2 requires that appraisal reports clearly communicate all analyses, opinions, and conclusions. USPAP-21.

The action seeks to enforce requirements of professionalism embodied in the Act and in USPAP. Given the licensee's inability to come into compliance with standards and disregard for the Board's order, the Board may reasonably believe that accepting the voluntary surrender of the license 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 of Oklahoma's policy to uphold standards of competency and professionalism among real estate appraisers.

A handwritten signature in black ink, appearing to read "E. Scott Pruitt", with a large, sweeping flourish above the name.

E. SCOTT PRUITT
ATTORNEY GENERAL OF OKLAHOMA