

5. Respondent failed to recognize and report previous listings of the subject property. Respondent reported that the subject property had not been listed for sale in the twelve months prior to the effective date of the appraisal. The subject property was listed on March 3, 2009, for Two Hundred Forty Two Thousand Dollars and 00/100 (\$242,000.00). It was then reduced on March 24, 2009, to Two Hundred Thirty Five Thousand Dollars and 00/100 (\$235,000.00). It was then reduced on April 20, 2009, for Two Hundred Twenty Nine Thousand Dollars and 00/100 (\$229,000.00).
6. The neighborhood description is generic and does not accurately describe the neighborhood.
7. Respondent failed to explain the extent of the remodeling and improvements of the subject property.
8. Respondent's comparable choices were superior to the subject property with more comparable properties available.
9. Two of the comparables chosen by Respondent have pools which Respondent failed to report or make adjustments.
10. Respondent failed to make proper adjustments to the comparables.
11. Respondent's cost approach was not complete and accurate. Respondent's cost value was One Hundred Eighty Three Thousand Nine Hundred Seventy Dollars and 00/100 (\$183,900.00); Forty Three Thousand Thirty Dollars and 00/100 (\$43,030) less than the reported market value of the property. Respondent explains that the cost analysis "tends to set a higher value in today's market" but failed to explain why it did not for the subject.

AGREED CONCLUSIONS OF LAW

1. That Respondent has violated 59 O.S. § 858-723(C)(6) through 59 O.S. §858-726, in that Respondent violated:

- A) The Conduct and Management Sections of the Uniform Standards of Professional Appraisal Practice Ethics Rule;
- B) The Competency Rule of the Uniform Standards of Professional Appraisal Practice;
- C) The Scope of Work Rule of the Uniform Standards of Professional Appraisal Practice;
- D) Standards Rules 1, 1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 2, 2-1, 2-2 and 2-3 of the Uniform Standards of Professional Appraisal Practice. These

include the sub sections of the referenced rules.

2. That Respondent has violated 59 O.S. § 858-723(C)(7): "Failure or refusal without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal report or communicating an appraisal."

3. That 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."

CONSENT AGREEMENT

The Respondent, by affixing his signature hereto, acknowledges:

- 1. That Respondent has been advised to seek the advice of counsel prior to signing this document, and
- 2. That Respondent possesses the following rights among others:
 - a. the right to a formal fact finding hearing before a disciplinary panel of the Board;
 - b. the right to a reasonable notice of said hearing;
 - c. the right to be represented by counsel;

- d. the right to compel the testimony of witnesses;
 - e. the right to cross-examine witnesses against him; and
 - f. the right to obtain judicial review of the final decision of the Board.
3. The Respondent stipulates to the facts as set forth above and specifically waives his right to contest these findings in any subsequent proceedings before the Board and to appeal this matter to the District Court.
4. The Respondent consents to the entry of this Order affecting his professional practice of real estate appraising in the State of Oklahoma.
5. The Respondent agrees and consents that this Consent Order shall not be used by him for purposes of defending any other action initiated by the Board regardless of the date of the appraisal.
6. All other original allegations previously pled in this matter are dismissed.

ORDER

WHEREFORE, on the basis of the foregoing Agreed Findings of Fact and Agreed Conclusions of Law, it is ordered and that:

1. Respondent, KRISTA DICKSON, agrees to successfully complete the following corrective education:
FIFTEEN (15) HOURS of National Uniform Standards of Professional Appraisal Practice.
Said course must be completed with copies of the certificates of course completion transmitted to the administrative office of the Board within **SIX (6) MONTHS** from the date of any Board order accepting this recommendation. The course must be a live course, attended in person by Respondent (not distance and/or correspondence courses).
2. Respondent, KRISTA DICKSON, is placed on probation for six (6) months with the following stipulations:

(1) KRISTA DICKSON shall transmit a log on the REA Form 3 of all appraisal reports rendered during each month to the administrative office of the Board, to arrive by the fifth calendar day of the following month, with the understanding that the Board will request work product from such logs for the purpose of review for compliance with USPAP.

3. That Respondent agrees to pay an administrative fine in the amount of five hundred dollars (\$500). Failure to pay the administrative fine outlined previously shall be remitted to the Board in accordance with the manner contemplated by 59 O.S. §§858-723(B)(2) and (4).

4. Failure to comply with the provisions of this Order will cause Respondent's license to be suspended instanter until compliance occurs.

DISCLOSURE

Pursuant to the Oklahoma Open Records Act, 51 O.S. §§24-A.1 – 24A.21, the signed original of this Consent Order shall remain in the custody of the Board as a public record and shall be made available for public inspection and copying upon request.

FUTURE VIOLATIONS

In the event the Respondent fails to comply with any of the terms and conditions of this Consent Order, Respondent will be suspended immediately until said terms and conditions are met.


RESPONDENT:


KRISTA J. DICKSON

12/27/2010
DATE

CERTIFICATE OF BOARD PROSECUTING ATTORNEY

I believe this Consent Order to be in the best interests of the Oklahoma Real Estate Appraiser Board, the State of Oklahoma and the Respondent with regard to the violations alleged in the formal Complaint.


STEPHEN MCCALED, OBA #15649
Board Prosecutor
2401 NW 23rd Street, Suite 28
Oklahoma City, Oklahoma 73152

12-29-10

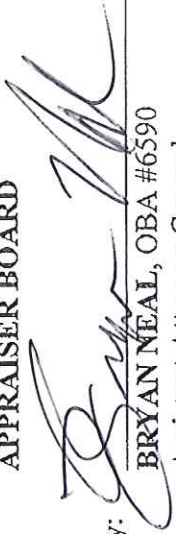
DATE

IT IS SO ORDERED on this 7th day of January, 2010.




SHANNON GABBARD, Secretary
Real Estate Appraiser Board

OKLAHOMA REAL ESTATE
APPRAISER BOARD

By: 
BRYAN NEAL, OBA #6590
Assistant Attorney General
Attorney for the Board
2401 NW 23rd Street, Suite 28
Oklahoma City, Oklahoma 73152

CERTIFICATE OF MAILING

I, Christine McEntire, hereby certify that a true and correct copy of the above and foregoing Consent Order for Respondent Krista J. Dickson was mailed on this 13th day of January, 2011 to:

Krista J. Dickson
11613 S.W. 3rd Street
Yukon, Oklahoma 73099

7009 2820 0001 5683 9158

and by First Class Mail to:

OFFICE OF THE ATTORNEY GENERAL

Attn: Bryan Neal
313 N.E. 21st Street
Oklahoma City, OK 73105

DERRYBERRY & NAIFEH, LLP

Attn: Stephen McCaleb
4800 North Lincoln Blvd.
Oklahoma City, Oklahoma 73105



CHRISTINE MCENTIRE