

TO THE LEFT [RADIUS =1349.72 FEET AND TANGENT = 115 FEET] A DISTANCE OF 72.77 FEET; THENCE NORTHWESTERLY { NORTH 09 34'14" WEST} A DISTANCE OF 2988.47 FEET; THENCE ON A CURVE TO THE LEFT [RADIUS = 711.24 FEET AND TANGENT = 180 FEET A DISTANCE OF 3147.78 FEET; THENCE NORTHWESTERLY [NORTH 34 55'37" WEST] A DISTANCE OF 535.37 FEET; THENCE NORTHWESTERLY [NORTH 38 31' 13" WEST] A DISTANCE OF 250.40 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE WEST [NORTH 69 55'39" WEST] ON THE SECTION LINE A DISTANCE OF 223.83 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 84.7381 ACRES, MORE OR LESS; LESS AND EXCEPT ALL OF THE OIL, GAS, AND OTHER MINERALS; AND

LOTS 1, 2, AND 4, THE NORTHEAST QUARTER, THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOWNSHIP 16 NORTH, RANGE 21 WEST OF THE INDIAN MERIDIAN; CONTAINING 430.63 ACRES, MORE OR LESS; LESS AND EXCEPT AL OF THE OIL, GAS AND OTHER MINERALS; AND

LOT 3, AND THE NORTHEAST QURTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 16 NORTH, RANGE 21 WEST OF THE INDIAN MERIDIAN; CONTAINING 116.95 ACRES, MORE OR LESS; LESS AND EXCEPT ALL OF THE OIL, GAS AND OTHER MINERALS; AND

LOTS 3 AND 4, AND THE EAST HALF OF THE SOUTHWEST QUARTER, AND ALL OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 21 WEST OF THE INDIAN CONTAINING 313.78 ACRES, MORE OR LESS; LESS AND EXCEPT ALL OF THE OIL, GAS AND OTHER MINERALS; AND

THE EAST HALF OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 22 WEST OF THE INDIAN MERIDIAN; CONTAINING 320 ACRES, MORE OR LESS; LESS AND EXCEPT ALL OF THE OIL, GAS AND OTHER MINERALS; TOGETHER WITH ALL THE IMPROVEMENTS THEREON AND TRHE APPURTENANCES THEREUNTO BELONGING, BUT SUBJECT TO THE LAND USE RESTRICTIONS AND EASEMENTS OF RECORD, AND WARRANT THE TITLE TO THE SAME.

3. Respondent prepared and transmitted a report to the client with an effective date of August 6, 2010 and a date signed of August 11, 2010. The report states above Respondent's signature, both on pages 9 and 25, that the report was prepared in conformity with the Uniforma Standards of Professional Appraisal Practice.

4. Respondent's client was one half (1/2) of a partnership that was dissolving. The errors contained within the report inflated the value.
5. Errors made in the report included:
 - a. Respondent added a five percent (5%) premium to the price per acre without sufficient support in the report; and
 - b. Respondent did not employ acceptable methods of depreciating the replacement cost of a metal building with living quarters located on the property.
6. Respondent has engaged in an act of real estate appraisal that exceeds the scope of practice permitted by his level of credentialing.

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. Standard 1 and Standards Rules 1-1, 1-2, and 1-4; Standard Rule 2 and Standards Rules 2-1 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."

4. 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."

5. That Respondent has violated 59 O.S. § 858-723(C)(13), in that Respondent violated 59 O.S. § 858-732(A)(1): "An appraiser must perform ethically and competently and not engage in conduct that is unlawful, unethical or improper. An appraiser who could reasonably be perceived to act as a disinterested third party in rendering an unbiased real property valuation must perform assignments with impartiality, objectivity and independence and without accommodation of personal interests."

6. That Respondent has violated 59 O.S. § 858-723(C)(2) and (9) in that Respondent's class of licensure does not allow him to complete commercial appraisals pursuant to 59 O.S. § 858-710(A)(1) and OAC 600:10-1-15.

CONSENT AGREEMENT

The Respondent, by affixing his signature hereto, acknowledges:

1. That Respondent has been advised of his right to seek the advice of counsel prior to signing this document;

2. That Respondent possesses the following rights, including but not limited to:

- A) The right to a formal fact finding hearing before a disciplinary panel of OREAB;
- 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 OREAB.

3. That Respondent stipulates to the facts as set forth above and specifically waives his right to contest these findings in any subsequent proceedings before the OREAB and to appeal this matter to the District Court;

4. That Respondent consents to the entry of this Consent Order affecting his professional practice of real estate appraising in the State of Oklahoma;

5. That Respondent agrees that he will only perform future assignments strictly within the scope of practice limitations of his level of licensure;

6. That Respondent agrees and consents that this Consent Order shall not be used by him for purposes of defending any other action initiated by the OREAB regardless of the date of the appraisal; and

7. That all other original allegations in this matter are dismissed.

ORDER

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

1. Respondent, JASON GEISLER, agrees to take the following corrective education class:

OK REAB COURSE NUMBER	HOURS	COURSE NAME
632	30	General Appraiser Sales Comparison Approach

These hours shall be successfully completed within three hundred sixty-five days of the adoption of this order. Certificates of course completion shall be filed in the administrative office of the Board within the time prescribed.

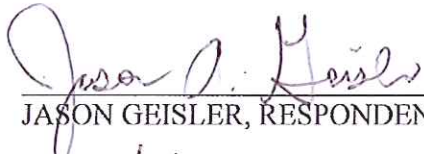
2. Respondent, shall pay an administrative fine in the amount of Three Thousand Dollars (\$3,000.00).

3. Fines and costs prescribed herein shall be paid in a manner contemplated by Okla. Stat. tit. 59 § 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 proof of compliance is filed with the OREAB.

DISCLOSURE

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




JASON GEISLER, RESPONDENT
8/8/2011

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.



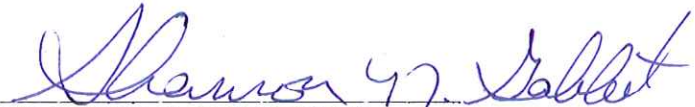
STEPHEN MCCALED, OBA #15649
Board Prosectuor
3625 Northwest 56th, STE 100
Oklahoma City, OK 73112

8-10-2011

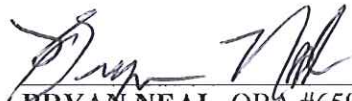
DATE

IT IS SO ORDERED on this 9th day of September 2011.




SHANNON N. GABBERT, Secretary
Real Estate Appraiser Board

**OKLAHOMA REAL ESTATE
APPRAISER BOARD**

By: 
BRYAN NEAL, OBA #6590
Assistant Attorney General
Attorney for the Board
3625 Northwest 56th, STE 100
Oklahoma City, OK 73112

CERTIFICATE OF MAILING

I, Christine McEntire, hereby certify that on the 12th day of September, a true and correct copy of the above and foregoing Consent Order for Respondent, Jason Geisler, was placed in the U.S. Mail by certified mail, return receipt requested to:

Jason A. Geisler
P.O. Box 522
Cordell, Oklahoma 73632

7010 3090 0000 3334 6908

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

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

A handwritten signature in cursive script, appearing to read "Christine McEntire", written over a horizontal line.

Christine McEntire