

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

In the Matter of VONDAH L. STOCKBRIDGE,)	
)	Complaint #12-026
Respondent.)	

CONSENT ORDER FOR RESPONDENT VONDAH L. STOCKBRIDGE

COMES NOW the Oklahoma Real Estate Appraiser Board (“OREAB”), by and through the Prosecuting Attorney, Stephen McCaleb, and the Respondent VONDAH L. STOCKBRIDGE, represented through her Counsel of Record, Andrew Harroz, and enter into this Consent Order pursuant to Oklahoma Statutes Title 59 §858-700, et seq. and Oklahoma Administrative Code 600:10-1-1, et seq. All sections of this order are incorporated together.

AGREED FINDINGS OF FACT

1. During January of 2008, North Pointe Mortgage (the “client”), hired Respondent to complete an appraisal (the “appraisal”) for a property located at 5217 NW 109th Street, Oklahoma City, Oklahoma (the “subject property”). The assignment type was for a refinance transaction.
2. The Respondent completed the report “as is” and derived an opinion of value of \$230,000.00 on the subject property. The comments made by Respondent and the interior photos indicate that the Respondent inspected the interior of the subject property. Further, Respondent certified that she performed a complete visual inspection of the interior of the subject property.
3. Respondent reports that the property has 2,910 square feet, both in the Sales Comparison Approach and in the Cost Approach. The three comparables she chose had square footages of 2,562, 3,184, and 3,072. Respondent made gross living area adjustments based upon these square footages.

4. The subject appraisal included an unfinished addition of over 1,000 square feet that was never completed, which influenced her estimate of value. Respondent represents that the homeowner had advised her it would be completed.

5. Respondent's client originated and sold a first lien purchase money loan on the property. On or about May 20, 2008, International Bank of Commerce made a subsequent second lien home equity loan on the property and relied on the value indicated in the subject appraisal.

6. With an effective date of April 17, 2012, another appraisal was completed on the subject property by another appraiser which recognized the unfinished living space that Respondent reported as complete. This other appraisal reported the value of the property "as is", as \$138,000, and \$193,000 subject to the completion of the additional living space.

7. That Respondent's appraisal report state, in the Appraiser's Certification, that the appraisal was developed and the report prepared in conformity with the Uniform Standards of Professional Appraisal Practice.

AGREED CONCLUSIONS OF LAW

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

- A) The Ethics Rule and the Conduct Section 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, Standards Rules 1, 1-1, 1-2, and 1-4; Standard 2, Standards Rules 2-1, and 2-2 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."

4. That Respondent has violated 59 O.S. § 858-723(C)(9): "Willfully disregarding or violating any of the provisions of the Oklahoma Certified Real Estate Appraisers Act."

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."

CONSENT AGREEMENT

The Respondent, by affixing her 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 her; 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 her 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 her 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 her for purposes of defending any other action initiated by the Board regardless of the date of the appraisal.

6. All other original allegations 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 complete

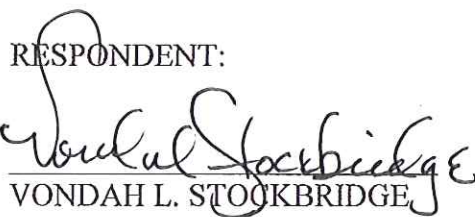
- 1. Respondent license is suspended for a period of thirty (30) days, effective on the date this order is ratified by the OREAB; and
- 2. Respondent pay an administrative fine in the amount of Five Thousand Dollars (\$5,000). Said fine is pursuant to 59 O.S. §858-723 and shall be paid in five installments of \$1,000 dollars per month with each payment due on the 15th of five consecutive months, beginning on April ¹⁹~~15~~, 2013. Failure to pay each monthly payment timely will be a breach of this agreement.

DISCLOSURE

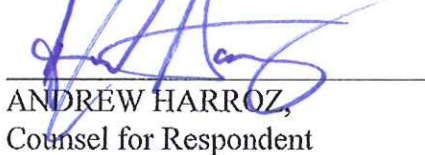
Pursuant to the Oklahoma Open Records Act, 51 O.S. §§24-A.1 – 24A.21, the signed original of this Consent Order shall remain in the custody of the Board as a public record and shall be made available for public inspection and copying upon request.

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:

VONDAH L. STOCKBRIDGE


4-18-13
DATE


ANDREW HARROZ,
Counsel for Respondent

4-19-13
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 NW 56th Street, Suite 100
Oklahoma City, Oklahoma 73112

4-19-13

DATE

IT IS SO ORDERED on this 1st day of May, 2013.

Eric M. Schoen

ERIC SCHOEN, Board Secretary
Oklahoma Real Estate Appraiser Board



**OKLAHOMA REAL ESTATE
APPRAISER BOARD**

By:

Bryan Neal

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, Rebecca Keesee, hereby certify that on the 6th day of May, 2013 a true and correct copy of the above and foregoing Consent Order for Respondent Vondah L. Stockbridge was placed in the U.S. Mail by certified mail, return receipt requested to:

Andrew Ralph Harroz
Mulinix Ogden Hall & Ludlam, PLLC
3030 Oklahoma Tower
210 Park Avenue
Oklahoma City, Oklahoma 73102
Attorney for Respondent

7012 2210 0000 8959 6015

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

Vondah L. Stockbridge
113 S. Creekdale
Norman, OK 73072

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


REBECCA KEESEE