

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

In the Matter of Corey L. Nicholas

Respondent.

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Case No.01-0402-DIS

Complaint No. 00-065

CONSENT ORDER

This matter comes on for hearing before the Oklahoma Real Estate Appraiser Board (Board) on January 10, 2003. The Board appears by and through its attorney, Assistant Attorney General Annette H. Prince, and Respondent, Corey L. Nicholas, appears not despite notice of hearing.

The Board and Respondent hereby agree to the following Agreed Findings of Fact, Agreed Conclusions of Law, and Final Consent Order. The Respondent has been advised of the right to contest the allegations against Respondent, to cross-examine witnesses, and to present witnesses and evidence in Respondent's defense. The Respondent hereby knowingly and voluntarily waives these rights.

AGREED FINDINGS OF FACT

The Board and Respondent consent to the following Agreed Findings of Fact in settlement of this matter:

1. That Respondent is a State Licensed Real Estate Appraiser in the State of Oklahoma, holding License Number 11328;
2. That the Board has jurisdiction over this cause, pursuant to the provisions of the Oklahoma Real Estate Appraiser Act (Act), 59 O.S. § 858-700, et seq.;
3. That the proceedings were conducted in accordance with the Act and the Oklahoma Administrative Procedures Act, 75 O.S. 2001, §§ 301-323;
4. That Complaint No. 00-065 was received by the Board alleging certain violations of appraisal principles, practices, and standards with respect to the reports of appraisals of three parcels of real property situated at 1101 S. Doolin, 6324 Canterbury, and 308 S. Lowry, all in Stillwater, Oklahoma, which were signed by the Respondent on February 14, 2000, September 23, 1999, and May 14, 1999, respectively; and
5. That this complaint contains allegations against Respondent which, subject to proof, constitute violations of the Board's statutes and rules, which would subject Respondent to Board discipline.

AGREED CONCLUSIONS OF LAW

The Board and Respondent consent to the following Agreed Conclusions of Law in settlement of this matter:

1. That the Board has jurisdiction over this matter pursuant to 59 O.S. § 858-700, et seq.;
2. That the Board is the administrative licensing entity for certified real estate appraisers, and that the Board has the authority to deny, revoke, or suspend Respondent's license, or otherwise reprimand Respondent pursuant to the Act and the rules promulgated by the Board;
3. That the allegations against Respondent, subject to proof, are violations of the Board's statutes and rules which would subject Respondent to Board discipline; and
4. That any finding of fact which is properly a conclusion of law is incorporated by reference.

FINAL CONSENT ORDER

Based on the foregoing, the Board and Respondent consent to the issuance of the following Order in settlement of this matter:

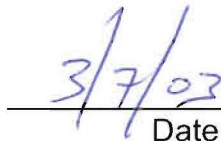
1. That Respondent waives any administrative appeals of this order, which shall constitute a final decision effective upon filing with the Board;
2. That Respondent shall satisfactorily complete the following corrective education course, which may not be applied as a portion of Respondent's continuing education requirement, and furnish a copy of the course completion certificate to the Board office on or before July 10th, 2003: A thirty (30) hour course in Appraisal Principles, including a proctored final examination; and
3. That Respondent shall take the corrective education course required by paragraph 2 above from a Board-approved course provider other than the provider from whom his original qualifying instruction was obtained.

IT IS SO ORDERED on this 10th day of January, 2003.

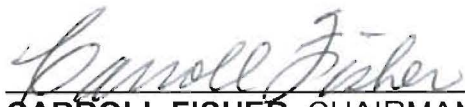
APPROVED BY:



COREY L. NICHOLAS, RESPONDENT



Date



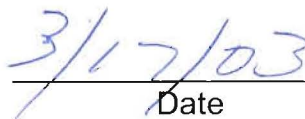
CARROLL FISHER, CHAIRMAN
Real Estate Appraiser Board



Date



ANNETTE H. PRINCE
Assistant Attorney General



Date

CERTIFICATE OF MAILING


On this 17th day of MARCH, 2003, a true and correct copy of the above and foregoing Order was mailed, certified with return receipt requested, to:

Respondent:
Corey L. Nicholas
139 South Knoblock Street
Stillwater, Oklahoma 74074

Certified Receipt Number:
7001 0320 0004 0184 6442

and a true and correct copy off the above and foregoing order was mailed by regular mail to:

Complainant:
H. E. Ted Smith
121 South Duck
Stillwater, Oklahoma 74074


GEORGE R. STIRMAN III, Secretary
Oklahoma Real Estate Appraiser Board