

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

In the Matter of Robert O. Ryan

Respondent.

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Case No.02-0649-DIS
Complaint No. 02-025

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, Robert O. Ryan, 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 12426;
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. 02-025 was received by the Board alleging certain violations of appraisal principles, practices, and standards with respect to the report of an appraisal of a parcel of real property situated at 400 W. 15th, Ada, Oklahoma, which was signed by the Respondent on October 24 2000; 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.
6. That these allegations appear to constitute an accumulation of minor errors; and further, that these allegations do not appear to be intentional in nature.

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 due to the minor nature of the alleged violations and the considered judgment that these violations were not committed intentionally, this complaint shall be dismissed with prejudice.

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

APPROVED BY:



ROBERT O. RYAN, RESPONDENT

2/20/03


Date



CARROLL FISHER, CHAIRMAN
Real Estate Appraiser Board

2-20-03

Date



ANNETTE H. PRINCE
Assistant Attorney General

3-11-03

Date

CERTIFICATE OF MAILING

On this 13th day of MARCH, 2003, a true and correct copy of the above and foregoing Order was mailed, certified with return receipt requested, to:

Respondent:

Robert O. Ryan
2321 Cedar Brook Drive
Moore, Oklahoma 73160

Certified Receipt Number:

7001 0320 0004 0184 6404

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

Complainant:

Bill Moon
Post Office Box 2047
Ada, Oklahoma 74821-2047



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