OKLAHOMA REAL ESTATE APPRAISER BOARD STATE OF OKLAHOMA

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In the Matter of Paulette M. Carver,

Respondent.

Order No. 03-010 Complaint No. 03-012

CONSENT ORDER

This matter comes on for hearing before the Oklahoma Real Estate Appraiser Board (Board) on November 7, 2003. The Board appears by and through its attorney, Assistant Attorney General Annette H. Prince, and Respondent, Paulette M. Carver, 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, license number 12333;

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 on or about April 21, 2002, respondent appraised a parcel of real property located at 102 W. Redbud Dr, Stillwater, OK, prepared a written report and transmitted that report to a client, Wells Fargo Financial, Stillwater, OK.

5. That in the conduct and report of that appraisal, respondent failed to correctly confirm and report data pertaining to physical properties of the comparable sales selected, with the result that the appraisal report rendered was misleading to the reader.

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;

That the above and foregoing conduct by Respondent constitutes a violation of: 3.

a. 59 O.S. § 858-723 (A) (6) due to a violation of Standard 1, Standards Rule 1-1 (b), Standard 2, and Standards Rule 2-1 (a).

b. 59 O.S. § 858-723 (A) (7).

FINAL CONSENT ORDER

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

That Respondent waives any administrative appeals of this order, which shall constitute a 1. final decision effective upon filing with the Board.

2. That Respondent agrees to complete the 15 hour National USPAP Course and to transmit a copy of the course completion certificate to the Board's administrative office within six months from the date of this order.

3. That Respondent agrees, effective November 5, 2003, that all appraisal reports rendered will be reviewed and signed by a Certified General or Certified Residential appraiser; said reports must be recorded on an appraisal log form, REA Form 7; that this requirement will continue until the completion of six month from the date of this order and the completion of sixty appraisal reports; and that at the completion of the aforementioned requirement that a copy of the required log forms will be transmitted to the Board's administrative office.

IT IS SO ORDERED on this 7th day of November, 2003.

APPROVED BY:

LETTE M. CARVER, RESPONDENT

CARROLL FISHER, CHAIRMAN Real Estate Appraiser Board

ANNET THE H. PRINCE, Asst Attorney General Counsel to the Real Estate Appraiser Board

11-19-03

CERTIFICATE OF MAILING

On this ______ day of November, 2003, a true and correct copy of the above and foregoing Order was mailed, by certified mail with return receipt requested, to:

Respondent: Paulette M. Carver 1918 Oakmeadows Drive Norman, Oklahoma 73071-1210

Certified Receipt Number: 7001 0320 0004 0185 0524

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

Complainant: Robert Sasser Post Office Box 442 Perkins, Oklahoma 74059-0442

GÉORGE K. STÌRMAN III, Director Oklahoma Real Estate Appraiser Board