

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

In the Matter of William A. Wood,

Respondent.

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Order No. 04-001  
Complaint No. 03-022

**CONSENT ORDER**

This matter comes on for hearing before the Oklahoma Real Estate Appraiser Board (Board) on January 9, 2004. The Board appears by and through its attorney, Assistant Attorney General Annette H. Prince, and Respondent, William A. Wood, 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 12001;
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 November 13, 2002, Respondent appraised a parcel of real property located at 625 North Lotus Avenue, Midwest City, Oklahoma, prepared a written report of that appraisal and transmitted that report to a client, Sequoyah Mortgage, Bethany, Oklahoma;
5. That in the conduct and report of that appraisal, Respondent misrepresented data pertaining to physical properties of the subject property, with the result that the appraisal report rendered was misleading to the reader; and
6. That in the conduct and report of that appraisal, Respondent went outside the subject neighborhood to select comparable sales when sufficient sales were available within the area.

## **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 above and foregoing conduct by Respondent constitutes a violation of: 59 O.S. § 858-723 (A) (6) due to a violation of Standard 1, Standards Rule (SR) 1-1 (b), and SR 1-2(e)(1), Uniform Standards of Professional Appraisal Practice, 2002 Edition.

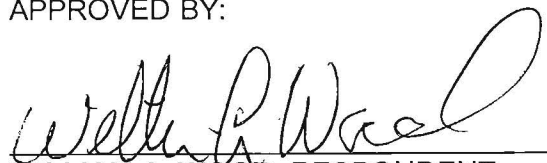
## **FINAL CONSENT ORDER**

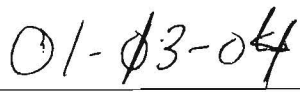
Based on the foregoing, the Board and Respondent consent to the issuance of the following Order in settlement of this matter:

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 agrees to successfully 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 to report in person, with an appraisal log noting all appraisal reports rendered during the period January 6, 2004 and March 3, 2004 and the complete workfile for each of those reports to the Board's Probable Cause Committee at its March 3rd, 2004 session for review by the committee.

**IT IS SO ORDERED** on this 9th day of January, 2004.

APPROVED BY:


  
\_\_\_\_\_  
**WILLIAM A. WOOD**, RESPONDENT

  
\_\_\_\_\_  
Date

  
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**CARROLL FISHER**, CHAIRMAN  
Real Estate Appraiser Board

  
\_\_\_\_\_  
Date

  
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**ANNETTE H. PRINCE**, Asst Attorney General  
Counsel to the Real Estate Appraiser Board

  
\_\_\_\_\_  
Date

## **CERTIFICATE OF MAILING**

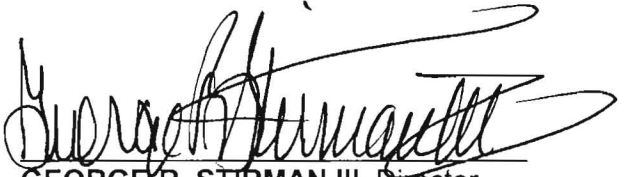
On this 15th day of January 2004, a true and correct copy of the above and foregoing Order was mailed, by certified mail with return receipt requested, to:

Respondent:  
William A. Wood  
1203 Garden Grove  
Yukon, Oklahoma 73099

Certified Receipt Number:  
**7001 0320 0004 0185 1187**

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

Complainant:  
Don Dancy  
3724 NW 50th St  
Oklahoma City, Oklahoma 73112

  
**GEORGE R. STIRMAN III, Director**  
Oklahoma Real Estate Appraiser Board