

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

In the Matter of Rebecca D. Seeley,

Respondent.

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Order No. 04-002
Complaint No. 02-094

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, Rebecca D. Seeley, 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 11776;
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 October 14, 2002, Respondent appraised a parcel of real property located at 1712 Southwest 38th Street, Moore, Oklahoma, prepared a written report of that appraisal and transmitted that report to a client, Midstate Financial Services, L.L.C., Norman, Oklahoma; and
5. That in the conduct and report of that appraisal, Respondent went outside the subject market area and selected sales of properties that are considered superior to the subject property when sufficient sales of similar properties were available within the area, thus reporting an inflated value.

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:

a. 59 O.S. § 858-723 (A) (6) due to a violation of Standard 1, Standards Rule (SR) 1-1(c), SR 1-2(e)(i), SR 1-4(a), SR 1-4(b)(i), SR 1-4(b)(ii), SR 1-4(b)(iii), Standard 2, SR 2-1(a), and SR 2-2(b)(iii), Uniform Standards of Professional Appraisal Practice, 2002 Edition.

b. 59 O.S. § 858-723 (A)(7).

c. 59 O.S. § 858-723 (A)(8).

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 following courses and to transmit copies of the course completion certificates to the Board's administrative office within six months from the date of this order:

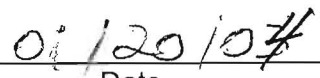
- a. The 15 hour National USPAP Course;
- ✓ b. A Market Data Analysis Course of not less than 15 hours with a final examination; and,
- ✓ c. A Cost Approach Course of not less than 15 hours with a final examination; and

3. ✓ That Respondent agrees to have Respondent's next twenty five (25) appraisal reports signed by a Certified Residential or Certified General appraiser certified by the Oklahoma Real Estate Appraiser Board; and, a log of the above and foregoing appraisal reports and a letter signed under oath by the supervisor transmitted to the Board's administrative office upon completion.

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

APPROVED BY:

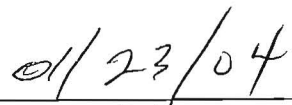

REBECCA D. SEELEY, RESPONDENT


Date


CARROLL FISHER, CHAIRMAN
Real Estate Appraiser Board


Date


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


Date

CERTIFICATE OF MAILING

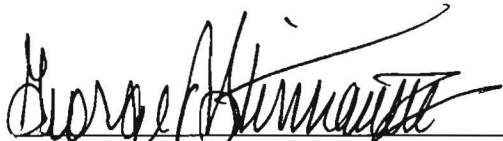
On this 27th day of January 2004, a true and correct copy of the above and foregoing Order was mailed, by certified mail with return receipt requested, to:

Respondent:
Rebecca D. Seeley
121 Fairway Circle
Elk City, Oklahoma 73644

Certified Receipt Number:
7001 0320 0004 0185 1132

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

Complainant:
Dale Putnam
4010 NW 62nd
Oklahoma City, Oklahoma 73112



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