

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

In the Matter of Beverly A. Bowen,)	
)	Order No. 04-005
)	Complaint No. 02-016
Respondent.)	

CONSENT ORDER

This matter comes on for hearing before the Oklahoma Real Estate Appraiser Board (Board) on August 1, 2003. The Board appears by and through its attorney, Assistant Attorney General Annette H. Prince, and Respondent, Beverly A. Bowen, appears not.

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 Certified General Real Estate Appraiser in the State of Oklahoma, certificate number 10297;
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 June 26, 2000, Respondent appraised a parcel of real property located at 400 Elm Street, Midwest City, Oklahoma, prepared a written report of that appraisal and transmitted that report to a client, Mid-America Mortgage Group, Oklahoma City, Oklahoma;
5. That in the conduct and report of the above and foregoing appraisal, Respondent included the area of a detached structure in the gross living area, with the result that the appraisal report rendered was misleading to the reader;
6. That in the conduct and report of the above and foregoing appraisal, Respondent failed to select the appropriate and available comparable sales in the neighborhood, with the result that the appraisal report rendered was misleading to the reader; and
7. That in the conduct and report of the above and foregoing appraisal, Respondent failed to correctly apply the appropriate depreciation in the cost approach, 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;
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 and Standards Rule 1-1(b), Uniform Standards of Professional Appraisal Practice, 2000 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:

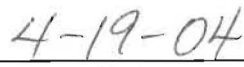
1. That Respondent waives any administrative appeals of this order, which shall constitute a final decision effective upon filing with the Board;
2. That Respondent agrees to successfully complete the tested 15 hour National USPAP Course and to transmit a copy of the course completion certificate to the Board's administrative office within six months from the date of this order; and
3. That Respondent agrees to successfully complete a tested 15 hour report writing 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

IT IS SO ORDERED on this 1st day of August, 2003.

APPROVED BY:



BEVERLY A. BOWEN, RESPONDENT



Date



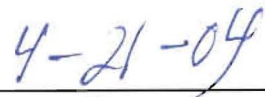
CARROLL FISHER, CHAIRMAN
Real Estate Appraiser Board



Date



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



Date

CERTIFICATE OF MAILING

On this 28th day of April 2004, a true and correct copy of the above and foregoing Order was mailed, by certified mail with return receipt requested, to:

Respondent:
Beverly A. Bowen
PO Box 805
Meeker, Oklahoma 74855

Certified Receipt Number:
7001 0320 0004 2363 3068

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

Complainant:
Jhone Merritt
c/o Sheila Hoppis
3945 SE 15th, Ste 103
Del City, Oklahoma 73115



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