

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

In the Matter of Joella Jones,)	
)	Order No. 04-006
)	Complaint No. 04-040
Respondent.)	

CONSENT ORDER

This matter comes on for hearing before the Oklahoma Real Estate Appraiser Board (Board) on November 5, 2004. The Board appears by and through its attorney, Assistant Attorney General Joann Stevenson, and Respondent, Joella Jones, 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 10187CGA;
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 1, 2000, and then again on or about August 1, 2002, Respondent appraised a parcel of real property located at 39 Cherokee, Shawnee, Oklahoma, prepared written reports of those appraisals and transmitted the reports to a client, 66 Federal Credit Union, Bartlesville, Oklahoma;
5. That in the conduct and reports of the above and foregoing appraisals, Respondent miscalculated the square feet of gross living 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 59 O.S. § 858-726 due to a violation of Standards Rule 1-1(b), Uniform Standards of Professional Appraisal Practice, 2000 and 2002 Editions.

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 seven (7) hour course pertaining to ANSI Standard Z-765 and to transmit 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 5th day of November, 2004.

APPROVED BY:



JOELLA JONES, RESPONDENT

10/28/04

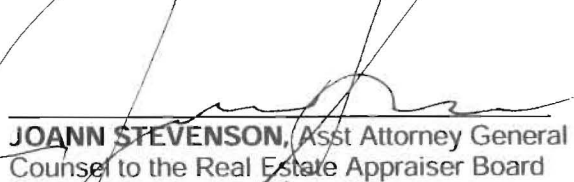
Date



LEE R. CAESAR JR., VICE-CHAIRMAN
Real Estate Appraiser Board

11/5/04

Date



JOANN STEVENSON, Asst Attorney General
Counsel to the Real Estate Appraiser Board

11/5/04

Date

CERTIFICATE OF MAILING

On this 8th day of November 2004, a true and correct copy of the above and foregoing Order was mailed, by certified mail with return receipt requested, to:

Respondent:
Joella Jones
2218 N. Kickapoo
Shawnee, Oklahoma 74801

Certified Receipt Number:
7001 0320 0004 2365 1628

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

Complainant:
Kathy Dawson
PO Box 3308
Shawnee, Oklahoma 74802


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