

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

IN THE MATTER OF DON L. STANDRIDGE,                     ) COMPLAINT NOS. 06-008 and 06-133  
   )  
Respondent.    )

**BOARD'S ORDER  
MODIFYING CONSENT ORDER 07-020**

On the 6<sup>TH</sup> day of June, 2008 the above-numbered and entitled cause came on for hearing before the Oklahoma Real Estate Appraiser Board (the "Board") pursuant to Respondent's Motion to Modify Consent Order which was filed on June 4, 2008. Prosecutor, Stephen McCaleb, appeared on behalf of the Real Estate Appraiser Board. Respondent, Don L. Standridge was present and was represented by counsel Rachel Mor.

The Board, after hearing oral argument from both Ms. Mor and Mr. McCaleb, and upon review of the file and considering all evidence and argument, and being fully advised thereto, hereby adopts the Agreed Facts and Agreed Violations of Law outlined in Consent Order 07-020 as though fully stated herein and makes the following additional Findings of Fact:

This Order is issued pursuant to the Oklahoma Real Estate Appraiser Act, Title 59 Section 858-700 *et seq.* of the Oklahoma Statutes.

**FINDINGS OF FACT**

After hearing all the evidence presented and upon due consideration thereof, the Board finds by clear and convincing evidence that:

1. Respondent is licensed as an appraiser in the State of Oklahoma, holding credential 12386CRA.
2. On June 1, 2007 the Board approved Consent Order 07-020, concerning Complaint Nos. 06-008 and 06-133 and, in addition to a fine, ordered Mr. Standridge to successfully complete the two hundred (200) hours of core curriculum qualifying education courses specified for certified residential appraisers from one of the sponsoring organizations of the appraisal foundation, the first one hundred

twenty (120) hours to be completed within twelve (12) months of the date of the Board's approval of the consent Order and the balance within twenty-four months of the date of the Order. Failure to comply with the terms of this Order and provide proof to the Board that the fore-mentioned requirements were met by the agreed deadlines will result in an immediate six month suspension that will continue past the six months and should the requirements still not be complied with. The initial twelve (12) months set to expire on June 1, 2008.

3. On or about June 3, 2008 Board staff received correspondence from Don Standridge enclosing course certificates which he indicated reflected 120 hours of continuing education.

4. A review of the course certificates provided by Mr. Standridge reflected an accurate total of 113 hours, as well as a finding that Mr. Standridge took all 113 hours of education online through McKissock, and did not take the qualifying core curriculum for certified residential appraisers as outlined in Consent Order 07-020. Board staff contacted Mr. Standridge and advised him of these findings.

5. On June 4, 2008, a Motion to Modify Consent Order was filed by counsel for Don Standridge requesting that he be given credit for the 113 hours of course work already completed and be permitted to finish the remaining 87 hours from the qualifying core curriculum set forth by the AQB.

6. On June 5, 2008 Board prosecutor, Stephen McCaleb filed a Response to the Motion to Modify Consent Order requesting that Respondent's Motion be denied.

### **CONCLUSIONS OF LAW**

The Board has jurisdiction to hear this matter pursuant to Title 59 Sections 858-700 *et seq.* of the Oklahoma Statutes.

The Board concludes that Respondent has violated an Order of the Board, in violation of the Real Estate Appraiser Act, and that such is grounds to deny, suspend or revoke Respondent's license and to impose an administrative penalty as provided at Title 59 Section 858-723C. and OAC Section 600:15-1-18 of the Rules promulgated by the Real Estate Appraiser Board. The Board further orders as follows:

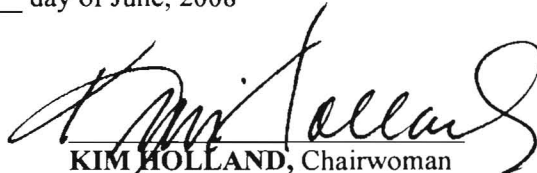
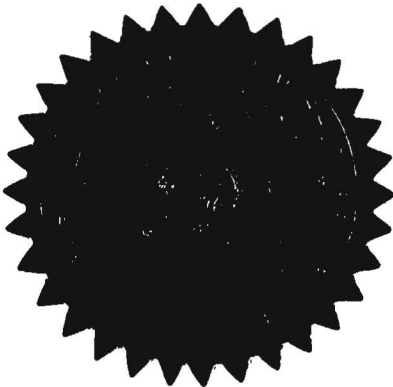
**ORDER**

IT IS THEREFORE ORDERED by the Oklahoma Real Estate Appraiser Board that Respondent will be given credit for 53 of the 120 hours of continuing education he has taken.

IT IS FURTHER ORDERED that respondent will now have until December 31, 2009 in which to complete the additional 147 hours of education. Said corrective education is to be in accordance with the provisions of the original Consent Order 07-020, requiring that courses be qualifying courses from the list of courses required for certified residential appraiser as set forth by the Core Curriculum in the Appraiser Qualification Criteria promulgated by the Appraisal Qualifications Board of The Appraisal Foundation effective January 1, 2008. Said courses are to be taken from a course provider identified as a sponsoring organization of The Appraisal Foundation.

IT IS FURTHER ORDERED that this Order constitutes disciplinary action by the Board and may be used in any subsequent hearings by the Board. In the event other misconduct by the Respondent is reported to the Board, this Order may be used as evidence against Respondent to establish a pattern of behavior and for the purpose of proving additional acts of misconduct.

IT IS SO ORDERED on this 13 day of June, 2008



**KIM HOLLAND**, Chairwoman  
Real Estate Appraiser Board

**OKLAHOMA REAL ESTATE  
APPRAISER BOARD**



By: **PRESTON DRAPER**, OBA No. 19797  
Assistant Attorney General  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, OK 73105  
(405) 522-4414

**CERTIFICATE OF MAILING**

I, Christine McEntire, hereby certify that a true and correct copy of the above and foregoing Order was mailed by certified mail, return receipt requested, on this 12 day of June 2008 to:

Don L. Standridge  
c/o Rachel Lawrence Mor  
3808 Coachlight Drive  
Edmond, OK 73013

**VIA CERTIFIED MAIL**  
7002 2410 0001 7592 8141

and that copies were mailed first class mail to:

OFFICE OF THE ATTORNEY GENERAL  
Attn: Preston Draper  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, OK 73105

DERRYBERRY & NAIFEH, LLP  
Attn: Stephen McCaleb  
4800 North Lincoln Blvd.  
Oklahoma City, Oklahoma 73105

OKLAHOMA DEPARTMENT OF CONSUMER CREDIT  
4545 North Lincoln Boulevard, Suite 104  
Oklahoma City, Oklahoma 73105



**Christine McEntire, Legal Secretary**  
Real Estate Appraiser Board