

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

In the Matter of RODNEY S. WILSON,     )     Complaint #08-059  
  )  
Respondent.    )

**CONSENT ORDER FOR RESPONDENT RODNEY S. WILSON**

COMES NOW the Oklahoma Real Estate Appraiser Board (“OREAB”), by and through the Prosecuting Attorney, Stephen McCaleb, and the Respondent RODNEY S. WILSON, represented by K. Ellis Ritchie, and enter into this Consent Order in lieu of a formal administrative hearing pursuant to Oklahoma Statutes Title 59 §858-700, et seq. and Oklahoma Administrative Code 600:10-1-1, et seq. All sections of this order are incorporated together.

**AGREED FINDINGS OF FACT**

1. That Respondent RODNEY S. WILSON (“Respondent” or “WILSON”) is a Certified General Appraiser in the State of Oklahoma, holding credential number 10499CGA, and was first licensed with the Oklahoma Real Estate Appraiser Board on March 16, 1992.

2. On or about April 14, 2008, Cimarron Valley Mortgage (the “client”) hired WILSON to appraise a parcel of property located at 415 North Deer Creek Lane, Skiatook, Oklahoma (the “subject property”). The purpose of the loan was for a “cash out refinance.”

3. On or about April 18, 2008, WILSON completed an appraisal on the subject property (the “appraisal”). The appraisal’s date of appraised value was reported as April 16, 2008. The report was submitted to the client.

4. Said appraisal states in the appraiser’s signed certification that the appraiser’s analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (“USPAP”).

5. Respondent listed the assignment type as a “Refinance Transaction” and listed the borrower as Geoffrey Sims, which would assume that Geoffrey Sims was the owner. However,

the true owner of record at the time of the appraisal was the Donna K. Stone Trust. The correct owner of record was available through data sources utilized by Respondent.

### **AGREED CONCLUSIONS OF LAW**

1. That the Oklahoma Real Estate Appraiser Board has jurisdiction of this cause pursuant to Oklahoma law as set forth at Title 59 of the Oklahoma Statutes, Sections 858-701 et seq. and the Rules of the Real Estate Appraiser Board at OAC 600:10-1-1 et seq.

2. That Respondent was properly notified of the complaint and of his right to counsel.

3. That Respondent hereby expressly waives any objections to the timeliness of the notification of the Complaint, the specificity of the charges, and the procedures of the Board.

4. Respondent agrees that should this matter be presented to the Board's duly appointed hearing panel, violations of the Oklahoma Real Estate Appraisers Act could be found.

5. That Respondent has violated 59 O.S. § 858-723(C)(2) through 59 O.S. §858-726, in that Respondent failed to correctly report the form of ownership interest, contrary to the Uniform Standards of Professional Appraisal Practice Standards Rules 1-1, 1-2, 2-1 and 2-2.

### **CONSENT AGREEMENT**

The Respondent, by affixing his signature hereto, acknowledges:

1. That Respondent has been advised to seek the advice of counsel prior to signing this document, and
2. That Respondent possesses the following rights among others:
  - a. the right to a formal fact finding hearing before a disciplinary panel of the Board;
  - b. the right to a reasonable notice of said hearing;
  - c. the right to be represented by counsel;
  - d. the right to compel the testimony of witnesses;
  - e. the right to cross-examine witnesses against him; and
  - f. the right to obtain judicial review of the final decision of the Board.

3. The Respondent stipulates to the facts as set forth above and specifically waives his right to contest these findings in any subsequent proceedings before the Board and to appeal this matter to the District Court.

4. The Respondent consents to the entry of this Order affecting his professional practice of real estate appraising in the State of Oklahoma.

5. The Respondent agrees and consents that this Consent Order shall not be used by him for purposes of defending any other action initiated by the Board regardless of the date of the appraisal.

6. All other original allegations in this matter are dismissed.

### **ORDER**

WHEREFORE, on the basis of the foregoing Agreed Findings of Fact and Agreed Conclusions of Law, it is ordered and that:

1. Respondent, RODNEY S. WILSON, is fined in the amount of Five Hundred Dollars and 00/100 (\$500.00), to be paid within ninety days of receipt of this executed order;
2. Respondent, RODNEY S. WILSON, is to pay costs in the amount of Three Thousand Five Hundred Dollars and 00/100 (\$3,500.00), to be paid within ninety days of receipt of this executed order; and
3. Respondent, RODNEY S. WILSON, agrees to complete fifteen (15) hours of corrective education, particularly the class titled: Course 600: 15-Hour National USPAP Course. Proof of completion of said course shall be received by the office of the Oklahoma Real Estate Appraiser Board within one hundred eighty (180) of receipt of this executed order.

Failure to comply with the provisions of this Order will cause Respondent's license to be suspended instantaneously until compliance occurs.

### **DISCLOSURE**

Pursuant to the Oklahoma Open Records Act, 51 O.S. §§24-A.1 24A.21, the signed original of this Consent Order shall remain in the custody of the Board as a public record and shall be made available for public inspection and copying upon request.

**FUTURE VIOLATIONS**

In the event the Respondent fails to comply with any of the terms and conditions of this Consent Order, Respondent will be suspended immediately until said terms and conditions are met.

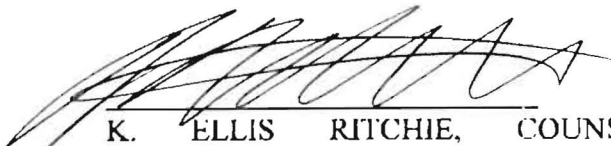
RESPONDENT:



RODNEY S. WILSON

8-5-2009

DATE



K. ELLIS RITCHIE, COUNSEL FOR  
RESPONDENT

8/5/09

DATE

**CERTIFICATE OF BOARD PROSECUTING ATTORNEY**

I believe this Consent Order to be in the best interests of the Oklahoma Real Estate Appraiser Board, the State of Oklahoma and the Respondent with regard to the violations alleged in the formal Complaint.

STEPHEN MCCALED, OBA #15649  
Board Prosectuor  
2401 NW 23<sup>rd</sup> Street, Suite 28  
Oklahoma City, Oklahoma 73152

DATE

IT IS SO ORDERED on this 7<sup>th</sup> day of August, 2009.



KIM HOLLAND, Chairwoman  
Real Estate Appraiser Board

**OKLAHOMA REAL ESTATE  
APPRAISER BOARD**

By:

BRYAN NEAL, OBA #6590  
Assistant Attorney General  
Attorney for the Board  
2401 NW 23<sup>rd</sup> Street, Suite 28  
Oklahoma City, Oklahoma 73152

**CERTIFICATE OF MAILING**

I, Christine McEntire, hereby certify that a true and correct copy of the above and foregoing **Consent Order for Respondent Rodney S. Wilson** was sent by Certified Mail, Return receipt Requested on this 21 day of August, 2009 to:

**RODNEY S. WILSON**  
P.O. Box 2551  
Claremore, Oklahoma 74018

**7008 3230 0000 8455 2731**

**K. ELLIS RITCHIE**  
Ritchie Law Firm  
2 ½ South Adair Street  
Pryor, Oklahoma 74362

**7008 3230 0000 8455 2748**

and by First Class Mail to:

**OFFICE OF THE ATTORNEY GENERAL**

Attn: Bryan Neal  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, Oklahoma 73105

**DERRYBERRY & NAIFEH, LLP**

Attn: Stephen McCaleb  
4800 North Lincoln Blvd.  
Oklahoma City, Oklahoma 73105

  
Christine McEntire