

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

In the Matters of AUBREY J. DOBBS)	
)	Complaint #20-050
Respondent.)	

**BOARD'S DECISION AS TO
DISCIPLINARY HEARING PANEL RECOMMENDATION**

ON THE 1st day of April 2022, the above numbered and entitled cause came on for hearing before the Oklahoma Real Estate Appraiser Board (the “Board” or “OREAB”), following a disciplinary hearing of the above numbered and entitled cause held on February 16, 2022 before a duly appointed Disciplinary Hearing Panel of the Oklahoma Real Estate Appraiser Board (the “Board” or “OREAB”). The Board was represented by a Disciplinary Hearing Panel composed of three (3) appraiser members, Karol Zea, of Lawton, Oklahoma, David Baker of Bristow, Oklahoma, and Adam Adwon, of Tulsa, Oklahoma, each of whom is a current Member of the Board’s Standards and Disciplinary Procedures Committee. Karol Zea was elected and served as Hearing Panel Chairman at the hearing. Said panel was represented by the Board’s attorney, Assistant Attorney General Bryan Neal. The case was prosecuted by the Board’s Prosecutor, Stephen L. McCaleb. On behalf of the Board, Mr. McCaleb elected to have this matter recorded by electronic device and to rely on the electronic recording.

The Respondent, Aubrey J. Dobbs of Yukon, Oklahoma (“Respondent”), who does business as Dobbs Appraisals, having been mailed a copy of the Notice of Disciplinary Proceedings and Appointment of Hearing Panel in Complaint No. 20-050 (the “Notice”) by first class U.S. certified mail with return receipt requested to his last-known business and/or residence address on September 27, 2021, pursuant to the Oklahoma Certified Real Estate Appraisers Act, 59 O.S. § 858-724, and the Administrative Procedures Act, 75 O.S. §§250-323, and on January 10, 2022, this matter was

continued for hearing on February 16, 2022, and two alternate hearing panel members were appointed all through a document in this case entitled “Notice of Continued Disciplinary Hearing and Appointment of Alternate Hearing Panel Officer”, including but not limited to, David Baker, of Bristow, Oklahoma. On February 16, 2022, the Respondent appeared in person in the hearing pro se, and was not represented by an Attorney.

The Respondent elected to have this matter recorded by electronic device and to rely on the electronic recording.

PRELIMINARY MATTERS

The Board’s Prosecutor, Mr. McCaleb, announced that he had a Prosecution Evidence Exhibit Book with twenty-two (22) exhibits that he presented and marked as: (1) Exhibit 1, the Appraiser Grievance Form filed herein by the subject property owner, Jeffrey Stevenson, on October 13, 2020 (Exhibit 1, pages 1-2), together with a copy of the appraisal report (revised) of Aubrey J. Dobbs signed September 22, 2020, with an effective date of September 11, 2020 (Exhibit 1, pages 3-42), on the subject property at 5401 N. Douglas Blvd., Spencer, OK 73084 (the “subject”), and a color photograph of the subject property’s roof with attached solar panels (Exhibit 1, page 43), and a screen shot [from McKissock Learning on “Basic Appraisal Procedures”] of a document entitled “Energy Efficient Items” (Exhibit 1, page 44); (2) Exhibit 2, a Google Map of 4101 Kramer (Cramer) Road; (3) Exhibit 3, a Google Map of subject property at 5401 N. Douglas Blvd., Spencer, OK 73084; (4) Exhibit 4, a CMA (Comparative Market Analysis) prepared by an appraiser witness he intended to call named Rod Bien who examined the Respondent’s written appraisal report; (5) Exhibit 5, an Oklahoma County Assessor’s Public Access System Real Account Detail on 6400 NE 122nd Street, Edmond, OK 73013 (Respondent’s Comparable # 1); (6) Exhibit 6, an Oklahoma County Assessor’s Public Access System Real Account Detail on 4901 Spencer Rd., Spencer, OK, 73084 (Respondent’s

Comparable #4); (7) Exhibit 7, an Oklahoma County Assessor's Public Access System Real Account Detail on 12233 Bunting Cir., Edmond, OK 73013 (Respondent's Comparable #5); (8) Exhibit 8, an Oklahoma County Assessor's Public Access System Real Account Detail on the subject 5401 N. Douglas Blvd., Spencer, OK 73084; (9) Exhibit 9, Cross Property Agent Single Line; (10) Exhibit 10, Cross Property Agent Full w/ Photos on 1580 Morgan Rd., Choctaw, OK 73020; (11) Exhibit 11, Cross Property Agent w/Photos on 14020 Hummingbird Dr., Choctaw, OK 73020, Residential on 233 S. Triple X Rd., Choctaw, OK 73020, Residential on 2375 Bingham Dr., Choctaw, OK 73020, and, Residential on 1601 N. Dobbs Rd., Harrah, OK 73045; (12) Exhibit 12, Cross Property Agent Full w/ Photos on 4101 Cramer (Kramer) Rd., Oklahoma City, OK 73084 [Kramer Rd. in Aerial Photo in Exhibit 2]; (13) Exhibit 13, Cross Property Agent Single Line; (14) Exhibit 14, Cross Property Agent Full w/ Photos on 12233 Bunting Cir., Edmond, OK 73013 (Respondent's Comparable # 5); (15) Exhibit 15, Aerial Photo with blue lines inserted by appraiser witness Rod Bien depicting certain boundaries; (16) Exhibit 16, Cross Property Agent Full w/Photos on 6400 NE 122nd St., Edmond, OK 73013 (Respondent's Comparable # 1); (17) Exhibit 17, Cross Property Agent Full w/Photos on 4901 Spencer Rd., Spencer, OK 73084 (Respondent's Comparable # 4); (18) Exhibit 18, Cross property Agent Full w/ Photos on 11124 Autumn Rd., Edmond, OK 73013 (Respondent's Comparable # 2), and Residential on 9109 Via Del Vis, Oklahoma City, OK 73131 (Respondent's Comparable # 3); (19) Exhibit 19, Outbuilding photo on subject 5401 N. Douglas Blvd., Spencer, OK 73084; (20) Exhibit 20, Overflow Addendum; (21) Exhibit 21, Appraisal Work Product Review prepared by an appraiser witness he intended to call named Rod Bien who examined the Respondent's appraisal report; (22) Exhibit 22, Zoning Map- City of Spencer.

The Respondent stated that he had no objection to the admission of the Board's Exhibits 1 through 22 as presented in the Prosecution Evidence Exhibit Book with the twenty-two (22) exhibits.

The Board's Prosecutor subsequently moved for the admission of the twenty-two (22) exhibits for the Board marked as Exhibits 1 through 22, respectively, to which there was no objection by the Respondent. Accordingly, the Board's twenty-two (22) exhibits were admitted into evidence.

The Board's Prosecutor presented an additional document which was Bates-stamped and which additional document was an excerpt of the Respondent's appraisal report (from Exhibit 1 previously admitted) to which additional document (the "Exhibit 1 excerpt") the Respondent made no objection.

Neither the Respondent nor the Board as parties to these proceedings requested that a court reporter record this matter and neither the Respondent nor the Board as parties to these proceedings submitted any proposed findings of fact or proposed conclusions of law to the Disciplinary Hearing Panel for their consideration.

The Respondent presented no exhibits as part of his defense in this matter.

WITNESSES AND EVIDENCE PRESENTED

The Board's Prosecutor presented one witness in support of the case against the Respondent: (1) Rodney "Rod" Bien, of Oklahoma City, Oklahoma, an Oklahoma Certified Residential Appraiser, 10013CRA, and a Board investigator.

The Respondent testified on his own behalf in his defense and presented no other witness.

Rod Bien Testimony (Summary)

Rod Bien, upon being duly sworn in, testified that he is an Real Estate Appraiser and reviewer, that he is a Board Investigator, that he is licensed as a Certified Residential Appraiser, that he has been an appraiser for 37 years, that he has a contract with Board to do work product review reports, and that he does not know the Respondent personally.

Continuing, Mr. Bien testified that the address of the subject property is 5401 N. Douglas Blvd., Spencer, OK 73084, that the subject property is within Oklahoma County, that he is generally familiar with the area, and that he found the Respondent's appraisal report to be insufficient.

According to Mr. Bien, the subject fronts on North Douglas Blvd. as a major thoroughfare, that he does not know why the Respondent said that such frontage is a neutral influence, and that there was no analysis of external influences in the appraisal report.

As to the Respondent's adjustments in the appraisal report (Exhibit 1, page 19) in the "Supplemental Addendum" of 7% concessions, Mr. Bien said that 7% is pretty strong on concessions at the time of the appraisal [in September 2020], that his opinion is that the Respondent is too high on concessions, that most of the Respondent's sales were outside the Respondent's neighborhood boundaries as the Respondent defined the boundaries, and that most of the comparable sales chosen by the Respondent are located north of the Canadian River.

Mr. Bien referred to the neighborhood boundaries as he would have described them are depicted in Exhibit 15, stating that there was no reason for the Respondent to choose comparable sales north of the Canadian River, that the Respondent's Sales 1, 2 and 5 were all located in Edmond, north of the Canadian River, and that it his opinion that the Respondent chose most all of his comparable sales outside of the Respondent's own defined neighborhood boundaries.

When asked if he found any comparable sales more comparable in the neighborhood boundaries he would have chosen, Mr. Bien stated that he did find alternative sales through the Comparative Market Analysis (CMA) he performed, which CMA is depicted in Exhibit 4.

When questioned as to Zoning as presented in the Respondent's appraisal report, Mr. Bien noted that the Respondent reported in the Site Section (Exhibit 1, page 4) of his appraisal report that the Specific Zoning Classification of the subject property in Spencer, Oklahoma, was "NA" and the

Zoning Description was “No Zoning”. Mr. Bien then referred to Exhibit 22 which he identified to be the City of Spencer Zoning Map he found on-line at a city website, in which map he found the specific zoning classification of the subject property to be “R-1” with the subject property being in the Spencer City Limits and being so zoned, such property is generally subject to more stringent requirements.

When asked about improvements reported by the Respondent in his appraisal report, Mr. Bien referred to the appraisal report (Exhibit 1, page 4) “Improvements” section, and said that the Oklahoma County Assessor shows the subject to be a larger size of 4,311 sq ft (Exhibit 8) than does the Respondent (in Exhibit 1, page 4) with a subject size of 4,098 sq ft, which discrepancy was not explained by the Respondent.

Mr. Bien noted the existence of an outbuilding as reported by the Respondent in the “Improvements” section (Exhibit 1, page 5), photos of which were not included in the Respondent’s appraisal report, but that he found a photo of the outbuilding which is depicted in Exhibit 19.

As to the Cost Approach (Exhibit 1, page 6), Mr. Bien noted that the appraisal reported stated that the subject’s site value was \$58,000 which value was determined by the Respondent by using local land sales for the past 24 months, that Mr. Bien could not locate local land sales of any more than \$45,000, and that the Respondent provided no support in his appraisal report for his determination of the subject’s site value, and that the outbuilding was not analyzed as to value or otherwise.

As to Gross Living Area (GLA), Mr. Bien noted that in the Supplemental Addendum (Exhibit 1, page 19), the Respondent’s appraisal report provided that regression analysis was used to acquire a \$36/sq ft adjustment which regression analysis was viewed by Mr. Bien as “good” but Mr. Bien could not understand how the Respondent determined a \$77 GLA adjustment.

As to Age Adjustment, Mr. Bien referred to the Supplemental Addendum (Exhibit 1, page 19) noting that the subject was effectively 5 years’ old (while actually 7 years’ old as reported in Exhibit

1, page 5), that an age adjustment should only be based on improvements (not on land value), and a percentage adjustment would include land value, thus such adjustment was not credible.

As to an age adjustment on Respondent's Comparable Sale # 2, Mr. Bien stated that the age adjustment can't be done on a percentage basis as such an adjustment would include land value.

As to an age adjustment on Respondent's Comparable Sale # 4, the appraisal report made no such adjustment, and Respondent's Sale # 4 was a full log home which should never have been used as a comparable sale, and the Respondent's age adjustment explanations in the appraisal report were not sufficient.

Mr. Bien referred to Exhibit 17, page 5 to note that the Respondent's Comparable Sale # 4 (4901 Spencer Rd., Spencer, OK 73084) was a two-story full log home (as depicted in the MLS data sheet photos in Exhibit 17) and not a Ranch style home as a Ranch style home is a one-story home, yet the Respondent reported his Comparable Sale # 4 to be a one-story (Exhibit 1, page 10).

As to Gross Living Area (GLA) in the appraisal report (Exhibit 1, page 10) reported on Respondent's Comparable Sale # 5 (12233 Bunting Cir., Edmond, OK 73013), the Respondent notes that the GLA is 4,251 sq ft while the Oklahoma County Assessor (Exhibit 7) provides that the GLA is 3,899 sq ft, and the appraisal report does not explain the discrepancy and Mr. Bien states that such discrepancy needs an explanation.

As to GLA in the appraisal report as to Respondent's Comparable Sale # 1 (6400 NE 122nd St., Edmond, OK 73013), the appraisal report provides that the GLA is 4,283 sq ft, while the Oklahoma County Assessor notes in Exhibit 5 that the GLA is 4,123, and that the appraisal report does not explain the discrepancy and Mr. Bien says that such discrepancy should be explained.

As to the design/style of Respondent's Comparable Sale # 1 (6400 NE 122nd St., Edmond, OK 73013), the home is not a one-story home and it is not a Ranch style home as reported in the

appraisal report (Exhibit 1, page 5) according to Mr. Bien. (*See* Exhibit 6). As to the design/style of the Respondent's Comparable Sale # 2 (11124 Autumn Rd., Edmond, OK 73013), the home is not a Ranch style home as reported by the Respondent in his appraisal report (Exhibit 1, page 5) according to the testimony of Mr. Bien. (*See* Exhibit 14). As to the design/style of Respondent's Comparable Sale # 4 (4901 Spencer Rd., Spencer, OK 73084) as provided in the appraisal report (Exhibit 1, page 10), rather, it is a two-story full log home and is not a Ranch home (Exhibit 17) according to Mr. Bien.

As to the large Location adjustments in the appraisal report (Exhibit 1, page 5), Mr. Bien noted that the price per foot adjustment calculations were not in the Respondent's work file or in the appraisal report and were not explained as to the respondent's conclusions.

Mr. Bien stated that overall the appraisal report was deficient and misleading, with the Respondent's comparable sales being superior to other available comparables found by the Board reviewer, Mr. Bien.

As to Reconciliation in the appraisal report (Exhibit 1, page 5), Mr. Bien stated that the Respondent's explanation as written was not adequate as USPAP requires you to explain a number of things such as why the Income Approach was not used.

In response to a question about the subject possibly being located in a Gated Community, Mr. Bien said he assumed the subject was not so located.

In response to a question, Mr. Bien stated that he did not physically inspect the subject property.

Aubrey J. Dobbs Testimony (Summary)

The Respondent, Aubrey J. Dobbs, appearing pro se, upon being duly sworn in, testified that he made mistakes in his appraisal and appraisal report, that his Zoning reporting was incorrect, that he did not believe that a photo of the outbuilding was required, that he calls the road in front of the

subject a county road and not a main thoroughfare or a busy road, that he drove by all of his comps, and, while the subject was not located in a Gated community, that all of his comps were located in Gated communities.

Continuing, the Respondent stated that his training was to not exceed his neighborhood boundaries in the selection of comparables, and that he agreed that he did go outside his neighborhood boundaries to select his comparable sales.

The Respondent reported in the appraisal report (Exhibit 1, page 4) that no improvements had been made to the subject in 15 years, yet the subject is only 7 years old, and the Respondent now believes that the condition of the subject is C3 rather than C4 as he reported in his appraisal report (Exhibit 1, page 4) in the “Improvements” section.

The Respondent noted that the version of Marshall & Swift (M & S) he uses in the “Improvements” section is auto reported through his software program, that the subject was a stick-built, frame home with a brick veneer and not masonry.

The Respondent agreed that he did not mention solar panels in his appraisal report and realizes now that he should have noted solar panels, and from the grievance he noted that the property owner was refinancing his mortgage in order to finance the solar panels and that while the solar panels were installed, he did not know if the solar panels were operational or not.

No Request for oral argument was received and Mr. Dobbs did not appear at the board meeting in order to address the Board.

JURISDICTION

1. The OREAB has the duty to carry out the provisions of the Oklahoma Certified Real Estate Appraisers Act as set forth at Title 59 of the Oklahoma Statutes, §§858-701, *et seq.*

and to establish administrative procedures for disciplinary proceedings conducted pursuant to the provisions of the Oklahoma Certified Real Estate Appraisers Act.

2. The OREAB has promulgated rules and regulations to implement the provisions of the Oklahoma Certified Real Estate Appraisers Act in regard to disciplinary proceedings as set forth at the Oklahoma Administrative Code, §§600:15-1-1 thru 600:15-1-22, including administrative hearings.

3. The Respondent, AUBREY J. DOBBS, is a certified residential appraiser in the State of Oklahoma, holding certificate number 13329CRA and was first licensed with the Oklahoma Real Estate Appraiser Board on July 9, 2018.

FINDINGS OF FACT

The Board hereby adopts in full the Findings of Fact of the Disciplinary Hearing Panel, as follows:

1. The Respondent, AUBREY J. DOBBS, is a certified residential appraiser in the State of Oklahoma, holding certificate number 13329CRA and was first licensed with the Oklahoma Real Estate Appraiser Board on July 9, 2018.

2. In September of 2020, the Respondent was hired to complete an appraisal (the “appraisal”) for a property located at 5401 North Douglas Boulevard, Spencer, Oklahoma 73084 (the “subject”). The Lender/Client was Nationstar Mortgage LLC. The Respondent completed the appraisal with an effective date of September 11, 2020, and then signed the appraisal report on September 22, 2020 (the “appraisal report”) (Exhibit 1, page 9). The assignment type was for a “refinance transaction”. The appraisal and appraisal report were purported by the Respondent to have been performed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) (Exhibit 1, page 8).

3. The Respondent committed a series of errors in the appraisal report which led to a

misleading and non-credible appraisal report. These errors include, but are not limited to, the following in paragraphs 4-24.

GENERAL

4. The Scope of Work was not sufficiently summarized in the appraisal report to disclose to the clients the level of work used to develop the appraisal (Exhibit 1, page 7).

NEIGHBORHOOD

5. Factors that affect marketability were not adequately and reasonably described (Exhibit 1, page 4, Neighborhood Section). The View reported in the appraisal report for the subject property is Neutral; Pasture Land; however the site fronts to a N/S arterial road, and possible external influence which the appraisal report failed to clearly identify and analyze.

6. Neighborhood boundaries determined by the Respondent were not adequately supported. Four of the five comparables utilized in the appraisal report are located outside the subject's neighborhood boundaries as described in the appraisal report. (Exhibit 1, pages 5 and 10).

SITE HIGHEST AND BEST USE

7. The zoning was not accurately reported. The zoning reported in the appraisal report for the subject property was N/A; No Zoning; however, the Spencer Zoning map (Exhibit 22) indicates the subject property is zoned R-1. The Spencer City Zoning map legend only provided the Classification, not the description.

IMPROVEMENTS

8. Relevant characteristics of improvements and any effect they have on value were not adequately described in the appraisal report. (Exhibit 1, page 4, Improvements Section). The Respondent's sketch (Exhibit 1, page 34) and testimony indicates the existence of a 27 ft x 30

ft outbuilding, however, the appraisal report lacked photographs of this amenity, or any adequate description or value analysis (Exhibit 1, pages 5- 6).

9. The relevant conditions or depreciation (physical, functional or external) factors that affect the improvements were not reported or analyzed (Exhibit 1, page 2, Improvements Section). The design style was not accurately described or reported in the appraisal report; the covered, screened patio was inaccurately described; the solar panels on the subject's roof were not mentioned (Exhibit 1, page 43), and the condition description of C4 (Exhibit 1, page 5) was admitted through testimony by the Respondent to not be correct.

COST APPROACH

10. The site value was not adequately described or credibly reported in the appraisal report (Exhibit 1, page 6). The Cost Approach (Exhibit 1, page 6) lacked documented support for the subject's site value, only stating that the value was based on sales over the past 24 months and in the Respondent's work file (which work file was not presented in the Hearing). Testimony by the Board investigator Rod Bien stated he found five MLS land sales between 1 – 5 acres that may support a lower site value than reported in the appraisal report and that land value reported by the Respondent was not credibly reported.

11. The Cost Approach was not credibly presented, analyzed, or supported: (1) the original appraisal report (which was not presented in the Hearing) did not include a Cost Approach. The evidence provided (Exhibit 1, page 42) indicated that a request was made [by the Lender/Client] for a Cost Approach (the appraisal report [as revised] and such request was so admitted in testimony by the Respondent, which Cost Approach (Exhibit 1, page 6) appears to have been prepared as a result of such request). The revised appraisal report (Exhibit 1, pages 3 – 42) was not adequately identified as a "revised" appraisal report. A credible appraisal of a property

the age of the subject would have included a Cost Approach; (2) cost new did not address the roof over the covered porch; (3) cost new did not address the cost of the detached garage or shed (outbuilding) (Exhibit 1, page 6); and, (4) Respondent did not identify and correctly analyze depreciation items (physical, functional, external). The Cost Approach lacked any deduction for physical depreciation for the 5 – year effective age shown for the subject property.

SALES COMPARISON APPROACH

12. The Respondent did not credibly analyze comparable sales data and did not correctly employ recognized appraisal methods and techniques that support the conclusions (Exhibit 1, pages 5 and 10, Sales Comparison Approach Section).

13. Adequate explanation was not provided for adjustments, analysis, opinions and conclusions (Exhibit 1, pages 5 and 10).

14. Comparable Sales were not adequately verified and reported: The design/style for Comparables 1, 2, 4, and 5 was 1 – story detached (Exhibit 1, pages 5 and 10); however, MLS photos revealed Comparables 1, 2, 4, and 5 are 2 – story homes. The Verification source of Comparable # 4 through an addendum was not included in the appraisal report. (See Exhibit 1, page 10).

15. Adequate reasoning and explanation was not provided for adjustments or lack of adjustments: (a) The large Location adjustments were not credibly developed or reported (Exhibit 1, pages 5 and 10); and, (b) The appraisal report lacked reasoning and explanation as to the Respondent's adjustment for the subject's 27 ft x 30 ft outbuilding (Exhibit 1, page 5). A majority of utilized Sales also have an outbuilding(s), however, the appraisal report lacked appropriate and adequate description of them. The appraisal report lacked market evidence to support the Respondent's conclusion that there was no market evidence that barns (outbuildings) add value.

The appraisal report failed to include a photo of the subject's outbuilding (*See* Exhibit 19 which exhibit is not a part of Exhibit 1).

INCOME APPROACH

16. Exclusion of the income approach was not supported, as it failed to determine the scope of work necessary to produce credible assignment results in accordance with the USPAP Scope of Work Rule (USPAP 2020-2021, pages 13-14). Stating the reasons for excluding the income approach has not been developed does not meet the USPAP requirement to state the reasons why it was not developed. Stating that an approach was not necessary, without providing some basis for that opinion, also fails to meet the requirement. The USPAP requirement to state the reasons for the exclusion of an approach to value from the analysis is necessary to provide the client and other intended users with insight into why the analysis was not performed.

FINAL RECONCILIATION

17. The quality and quantity of data available and analyzed within the approaches used was not adequately reconciled (Exhibit 1, page 5, Reconciliation Section).

18. The applicability and suitability of the approaches used to arrive at the value conclusions was not adequately reconciled (Exhibit 1, page 5).

GENERAL REVISITED

19. The appraisal results were not credible. (Exhibit 1, pages 3 – 42).

20. The appraisal report (Exhibit 1, pages 3 – 42), does not contain sufficient information to enable the client(s) and intended user(s) who receive or rely on the appraisal report to understand it properly.

21. Subject lot is zoned; however, the appraisal indicated it was not (Exhibit 1, page 4).

22. Oklahoma County Assessor does not confirm that Sale # 4 is a closed sale, which

was not explained and the Respondent's verification source was not found in the addendum as indicated in the appraisal report. (Exhibit 6, page 1).

23. The Sales Comparison Analysis contains a number of deficiencies. (Exhibit 1, pages 5-6, 10).

24. The Cost Approach contains a number of deficiencies. (Exhibit 1, page 6).

CONCLUSIONS OF LAW

The Board hereby adopts the Conclusions of Law of the Disciplinary Hearing Panel as follows:

1. The Respondent Aubrey J. Dobbs has violated 59 O.S. §858-723(C)(6) through 59 O.S. §858-726, in that the Respondent violated:

A) The Competency Rule of the Uniform Standards of Professional Appraisal Practice;

B) The Scope of Work Rule of the Uniform Standards of Professional Appraisal Practice;

C) Standard 1, Standards Rules 1-1, 1-2, 1-3, 1-4, and 1-6; Standard 2, Standards Rules 2-1, and 2-2 of the Uniform Standards of Professional Appraisal Practice. These include the sub-sections of the referenced rules.

2. The Respondent Aubrey J. Dobbs has violated 59 O.S. § 858-723(C)(6): "Violation of any of the standards for the development or communication of real estate appraisals as provided in the Oklahoma Certified Real Estate Appraisers Act".

3. The Respondent Aubrey J. Dobbs has violated 59 O.S. § 858-723(C)(7): "Failure or refusal without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal report, or communicating an appraisal."

4. The Respondent Aubrey J. Dobbs has violated 59 O.S. § 858-723(C)(8): "Negligence or incompetence in developing an appraisal, in preparing an appraisal report, or in communicating an appraisal."

FINAL ORDER

Having adopted in full the Findings of Fact and Conclusions of Law of the Disciplinary Hearing Panel, the Board hereby issues its Final Order as follows:

1. The Respondent Aubrey J. Dobbs shall successfully complete corrective education as follows:

The **THIRTY (30) HOUR** Course Number 602: Basic Appraisal Procedures.

The **FIFTEEN (15) HOUR** Course Number 611: Residential Market Analysis and Highest and Best Use.

The **FIFTEEN (15) HOUR** Course Number 612: Residential Site Valuation & Cost Approach.

The **THIRTY (30) HOUR** Course Number 613: Residential Sales Comp and Income Approach.

At least two (2) of the four (4) courses totaling not less than Forty-five (45) Hours must all be completed with copies of certificates of course completion transmitted to the administrative office of the Board within **NINETY (90) DAYS** from the date of the Board Order plus a period of thirty (30) days after the Respondent Aubrey J. Dobbs is notified of the final agency order either personally or by certified mail, return receipt requested. Remaining courses totaling no more than Forty-five (45) Hours not all completed within **an additional period immediately thereafter of NINETY (90) DAYS must all be completed** with copies of certificates of course completion transmitted to the administrative office of the Board within that period of **NINETY (90) DAYS** (or a period totaling **ONE HUNDRED EIGHTY (180) DAYS** from the date of the Board Order). All of the courses must be tested and may be an on-line course(s). The courses shall **not** be counted toward continuing education credit by the Respondent.

2. The Respondent Aubrey J. Dobbs shall be placed on **PROBATION** for a period of **SIX (6) MONTHS** beginning immediately upon the date that the period of **ONE HUNDRED EIGHTY (180) DAYS** in which corrective education is ordered hereinabove to be completed shall end plus a period of thirty (30) days after the Respondent Aubrey J. Dobbs is notified of the final agency order either personally or by certified mail, return receipt requested. During the period of probation, Respondent Aubrey J. Dobbs shall provide an appraisal log on REA Form 3 to the administrative office of the Board no later than the fifth working day of each month detailing all his appraisal activity during the preceding month. The Board may select and require samples of work product from these appraisal logs be sent for review, to include for review the appropriate work file of the Respondent Aubrey J. Dobbs.


3. Failure by Respondent Aubrey J. Dobbs, to comply with any requirement of this order shall result in his appraisal credential being suspended instanter, with notification forwarded immediately to Respondent Aubrey J. Dobbs, either personally or by Certified U. S. mail, return receipt requested.

THE BOARD WISHES TO ADVISE THE RESPONDENT THAT HE HAS 30 DAYS FROM THE DATE HE IS FIRST NOTIFIED OF THIS ORDER, EITHER PERSONALLY, OR BY CERTIFIED U.S. MAIL, RETURN RECEIPT REQUESTED, TO APPEAL THIS ORDER WITH THE APPROPRIATE DISTRICT COURT.

IT IS SO ORDERED on this 1st day of April, 2022.


JENELLE LEPOINT, Administrative Officer
Real Estate Appraiser Board


Date



BRYAN NEAL
Assistant Attorney General and
Attorney for the Board

4/1/2022
Date



CERTIFICATE OF MAILING

I, Kelly Reynolds, hereby certify that on the 18th day of May ~~April~~ 2022 a true and correct copy of the above and foregoing Board's Decision as to Hearing Panel Recommendation was placed in the U.S. Mail, with postage pre-paid, by Certified Mail to:

Aubrey J. Dobbs
2505 Wayne Cutt Ave
Yukon, OK 73099-9534

9214 8902 0982 7500 0447 36

by First Class Mail to:

Bryan Neal, Assistant Attorney General
OFFICE OF THE ATTORNEY GENERAL
313 NE 21st Street
Oklahoma City, OK 73105

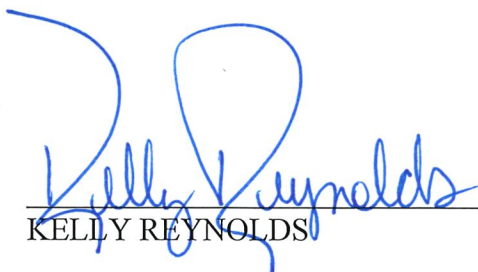
Stephen L. McCaleb
DERRYBERRY & NAIFEH, LLP
4800 North Lincoln Blvd
Oklahoma City, OK 73105

by Electronic Mail to:

Karol Zea
zwoman64@sbcglobal.net

Adam Adwon
aadwon@appraisaldata.com

David Baker
daksbaker@gmail.com



KELLY REYNOLDS