FILED
MAR 0 1 2024

STATE OF OKLAHOMA

Real Estate Appra	aiser Board
State of Okla	homa

In the Matter of the Appraisers Named Below,)		State of Oklahoma
)	Order No. NP 24-03	
Respondents.)		

<u>ORDER</u>

This matter comes on for hearing before the Oklahoma Real Estate Appraiser Board (the "Board") on March 1, 2024. The Board appears by and through its attorney, Assistant Attorney General Bryan Neal, and Respondents appear not.

JURISDICTION

The following Respondents are licensed appraisers in the State of Oklahoma:

NAME	LICENSE <u>NUMBER</u>	MOST RECENT ADDRESS FURNISHED
BARGER, David	10211CGA	330 W Gray St, Ste 115, Norman, OK 73069
BLACKKETTER, Karen	12900CRA	16702 Ripping Lake Ct, Cypress, TX 77429
RITCHIE, Jimmy	10199CRA	5350 S Peoria Ave, Tulsa, OK 74105
STORY, John	10107CGA	9726 E 42 nd St, #139, Tulsa, OK 74146

That the Board has jurisdiction over this cause pursuant to the provisions of the Oklahoma Certified Real Estate Appraiser Act (the "Act'), 59 O.S. §858-700, et seq.;

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 the Respondents' licenses, or otherwise reprimand each Respondent pursuant to the Act and the rules promulgated by the Board; and

That the proceedings were conducted in accordance with the Act and the Oklahoma Administrative Procedures Act, 75 O.S. 2011, §§301-323.

FINDINGS OF FACT

The Board adopts the following Findings of Fact:

- 1. That the above-named Respondents/ annual licensing fees were due in the Board's office on or before December 31, 2023.
 - 2. That Respondents' annual licensing fees, as noted above, have not been received by the Board;
- 3. That an Order to Comply and Notice of Rights was forwarded to the above-named Respondents at his/her last reported mailing address on January 10, 2024, by certified mail, return receipt requested, issuing notice that the Respondents were delinquent in paying his/her annual licensing fee; that he/she must pay his/her

annual licensing fee together with the late fee within thirty days or that his license would be suspended; and that he has the right to a hearing upon written request to the Board; and

4. That Respondents did not remit his/her annual licensing fee, nor did he/she request a hearing.

CONCLUSIONS OF LAW

The Board adopts the following Conclusions of Law:

- 1. That the Board has jurisdiction over this matter pursuant to 59 O.S. §858-700, et seq.; and
- 2. That such conduct by the Respondents constitutes a violation of 59 O.S. §858-723 (C) (9), in that such conduct by the Respondents constitutes a violation of 59 O.S. §858-708 (A).

FINAL ORDER

Based on the above and foregoing, the real estate appraiser credentials of the above-listed Respondents are suspended, to be effective from the date of this order until payment of all applicable fees is made or until the expiration date of the credential.

IT IS SO ORDERED on this 1st day of March 2024.

JENELLE LEPOINT, Administrative Officer

Real Estate Appraiser Board

Date

BRYAN NEAL

Assistant Attorney General

Date

3/1/2024

CERTIFICATE OF MAILING

I, Kelly Ann Reynolds, hereby certify that on the _____ day of March 2024, a true and correct copy of the above and foregoing Order was mailed postage prepaid, by certified mail, return receipt requested to:

KELLY ANN REYNOLDS

David Barger

9214 8902 0982 7500 0598 22

330 W Gray St, Ste 115 Norman, OK 73069

Karen Blackketter

9214 8902 0982 7500 0598 39

16702 Ripping Lake Court Cypress, TX 77429

Jimmy Ritchie

9214 8902 0982 7500 0598 46

5350 S Peoria Ave Tulsa, OK 74105

John Story

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