



- B. The lack of sufficient information in the report makes it difficult to determine from the sales grid whether the comparable sale properties are comparable to the subject property.
- C. The sources listed for the rental grid are shown as “local broker”, but no broker’s name or real estate or rental office is listed in the subject appraisal report.
- D. The Respondent included two documents from Titan Analytics for properties within the subject neighborhood. It cannot be determined whether the comparable sales used in the subject appraisal report were listed in the Titan Analytics documents.
- E. The subject appraisal report did not sufficiently discuss or mention the military present the geographical area of the subject property and how that might affect both the rental and sales of properties. This suggests that the Respondent lacked proper competency in the subject geographical area.
- F. The Respondent states in the subject appraisal report that the subject’s land value is based on other land sales in the subject’s area over the last 24 months, but none of the land sales were listed.
- G. The appraisal report does not adequately explain the rental market even though the subject property is a rental.
- H. The Comparison Approach of the appraisal report contains inconsistent data sources which create misleading information. The Respondent states that the data sources were Comanche CAD and OKMLS for both previous transfers of ownership of the comparable properties and subject property, but in the sales grid, verification sources are listed as LMLS.

- I. Respondent failed to provide an explanation as to why Comparable Sale Number 1 sold for approximately \$16,000 less than it did in the year 2022.
- J. Respondent failed to provide accurate information for Comparable Sale Number 2. The Respondent stated the incorrect number of days the property was on the market. The Respondent incorrectly stated in the report that the property was financed by a conventional loan instead of a veteran's affairs (VA) loan. The Respondent incorrectly stated there were no seller concessions for this sale. Moreover, Respondent failed to mention in the report that the property had a storm shelter in the garage along with a security system and yard sprinklers.
- K. Respondent provided incorrect financing information for Comparable Sale Number 3 in the appraisal report. The Respondent incorrectly stated this sale was financed with a conventional loan instead of a Federal Housing Administration (FHA) loan.
- L. Respondent provided incorrect information regarding Comparable Sale Number 4 in the appraisal report. The Respondent incorrectly stated that the property was sold without seller concessions. Moreover, the Respondent failed to mention that this property had been a former rental.
- M. In the supplemental addendum of the appraisal report, the Respondent makes a comment regarding the age and condition adjustments to ¼% year, which is misleading since no such adjustments were made.
- N. The Respondent makes a statement in the supplemental addendum in the Neighborhood-Market Conditions section, that interest rates available for financing homes are approximately 4.0% to 8.0%; however, 4.0% rates have not been available for home loans for at least three years.

- O. The Respondent makes a statement in the supplemental addendum of the report in the Neighborhood-Market Conditions section that the typical marketing time for homes in the area is less than six months, which conflicts with the Neighborhood section of the report which states it is less than three months.
- P. The Respondent makes a statement in the supplemental addendum of the report that the subject's market shows a \$2,500 reaction for a half bath. This is misleading as there were not half bath adjustments on the sales grid.
- Q. The Respondent makes a statement in the supplemental addendum of the report that paired sales analysis revealed \$2,500 adjustment for a storm shelter, but the Respondent did not make such adjustment to Comparable Sale Number 2.
- R. The Respondent incorrectly stated in the Reconciliation and Final Value Conclusion on the supplemental addendum of the report that the sales prices of the comparables ranged from \$173,000 to \$208,000, while they ranged from \$173,500 to \$207,500.
- S. The Respondent failed to provide adequate information supporting the subject site value.

#### **CONCLUSIONS OF LAW**

- 5. The Board has jurisdiction over this matter and Respondent, pursuant to the Oklahoma Certified Real Estate Appraisers Act, 59 O.S. § 858-723.
- 6. Any Finding of Fact, which is properly a Conclusion of Law, is incorporated herein by reference and vice versa.
- 7. The Respondent has violated 59 O.S. § 858-723(C)(6) regarding the development and communication of the real estate appraisals.
- 8. The Respondent has violated 59 O.S. § 858-723(C)(7) for failure to exercise reasonable diligence in developing the appraisals.
- 9. The Respondent has violated 59 O.S. § 858-723(C)(8) for negligence and incompetence in developing appraisals and preparing the appraisal reports.

10. The Respondent has violated 59 O.S. § 858-723(C)(13) for a failure to exercise reasonable diligence in developing the appraisals.
11. The Respondent has violated 59 O.S. § 858-726 for a failure to comply with the Uniform Standards of Professional Appraisal Practice. More Specifically:
  - A. The Records Keeping Rule of the Uniform Standards of Professional Appraisals Practice;
  - B. The Scope of Work Rule of the Uniform Standards of Professional Appraisals Practice;
  - C. The Competency Rule of Uniform Standards of Professional Appraisals Practice;
  - D. The Ethics Rule of Uniform Standards of Professional Appraisals Practice; and
  - E. Standard Rules 1, 1-1, 1-2, 1-3, 1-4, 1-5, 2, 2-1, and 2-2 of the Uniform Standards of Professional Appraisals Practice. These include subsections of the referenced rules.

#### **CONSENT AGREEMENT**

- The Respondent, by affixing his signature hereto, acknowledges:
12. The Respondent has been advised to seek advice of counsel prior to signing this document.
  13. The 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.
  14. The Respondent stipulates the facts set forth above and specifically waives his rights to contest these findings in any subsequent proceeding before the Board and his rights to appeal this matter to District Court.
  15. The Respondent acknowledges that the entry of this Order could affect his professional practice of real estate appraising in Oklahoma.
  16. 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.

17. Respondent acknowledges that this Agreement will be placed on the Board's Agenda for its next monthly meeting, after receipt of the executed Order from the Respondent, and notice for the Order's placement on that Agenda is accepted.

18. This Consent Order may be executed in one or more counterparts, but all such counterparts, taken together, shall constitute only one Consent order. When delivered to the other parties, facsimile and visual digital reproduction of original signatures shall be as effective as if they were the originals.

19. This Consent Order shall be governed by the internal laws of the State of Oklahoma without regard to the conflict of law principles.

20. This Consent Order contains the entire agreement between the parties hereto, and all provisions of this Consent Order are Contractual and not a mere recital. The parties acknowledge that no presentation or promise not expressly set forth in this Consent Order has been made by any of the parties hereto or any of their agents, employees, representatives or attorneys. No modification of, or amendment to this Consent order shall be valid unless it is in writing and signed by the parties hereto. In the event any portion of this Consent Order shall be declared invalid or unenforceable as a matter of law, the remainder of the Consent Order shall remain in full force and effect.

21. This Consent Order is intended by the parties to be an integrated writing representing the complete, final and exclusive embodiment of their agreement. It supersedes all prior or contemporaneous agreements, understandings, discussions, negotiations and commitments, written or oral. This Consent Order may not be altered, amended, modified, supplemented, or otherwise changed, except by a writing executed by an authored representative of each of the parties.

22. The undersigned Respondent agrees that presentation of this Consent Order to the Board without the undersigned Respondent being present shall not constitute an improper *ex parte* communication between the Board and its attorney.

23. The Parties represent and warrant to one another that each party has authority to enter into this binding Consent Order. The Board represents and warrants the undersigned have full authority to execute this Consent Order on behalf of the Board and bind the Board to the terms set forth herein.

24. The parties acknowledge they understand the provisions of this Consent Order.

**ORDER**

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

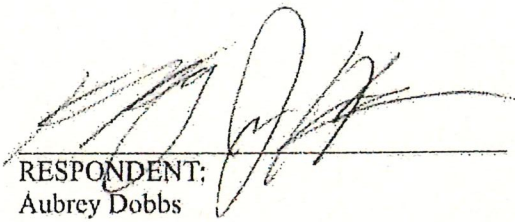
25. An administrative fine in the amount of Five Hundred Dollars (\$500.00) is to be paid by the Respondent in accordance with 59 O.S. § 858-723(B)(2). This fine shall be paid within thirty (30) days of the Consent Order being signed by the Board.

26. Failure to comply with the preceding paragraphs in a timely manner will result in an instant suspension of the Respondent's license. For good cause, an extension may be granted by the Board. An application for an Extension of Time should be filed at least five (5) business days in advance of the Board meeting so it can be placed on the meeting agenda in advance of the deadline to comply with this Consent Order.

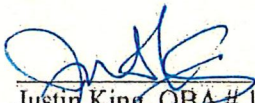
**DISCLOSURE**

Pursuant to the Oklahoma Open Records Act, Title 51 Oklahoma Statutes, Sections 245-A.1 through 24-A.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.

APPROVED:

  
RESPONDENT:  
Aubrey Dobbs

2/28/2026  
DATE:

  
Justin King, OBA # 18755  
KING LAW FIRM  
245 N.E. 53<sup>rd</sup> Street  
Oklahoma City, OK 73105  
Counsel for the Respondent, Aubrey Dobbs

3/2/26  
DATE:

**CERTIFICATION OF BOARD PROSECUTING ATTORNEY**

I believe this Consent Order to be in the best interest of the Oklahoma Real Estate Appraiser Board and the State of Oklahoma regarding the violations outlined in the foregoing Consent Order.

*Ty Mowdy*

D. Ty Mowdy, OBA No. 34733  
Assistant Attorney General  
Oklahoma Office of the Attorney General  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, Oklahoma 73105  
Email: ty.mowdy@oag.ok.gov  
*Counsel for the Oklahoma Real Estate Appraiser Board*

*3/6/2024*

DATE:

IT IS SO ORDERED on this 6<sup>th</sup> day of March, 2026

*Jenelle LePoint*

Jenelle LePoint, Board Secretary  
Oklahoma Real Estate Appraiser Board



*Bryan Neal*

Bryan Neal, OBA No. 6590  
Assistant Attorney General  
Oklahoma Office of the Attorney General  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, Oklahoma 73105

**CERTIFICATE OF MAILING**

I, Kelly Ann Reynolds, hereby certify that on the 6th day of March 2026, a true and correct copy of the above and foregoing Consent Order was placed in the U.S. Mail, with postage pre-paid by Certified Mail to:

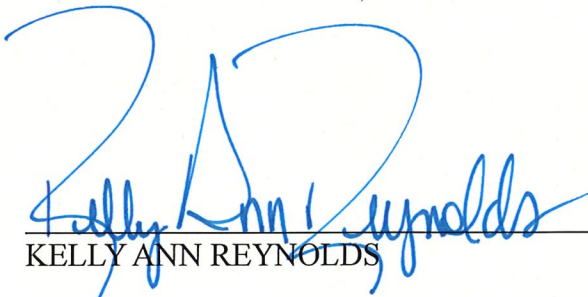
Aubrey Dobbs  
c/o Justin T. King  
KING LAW FIRM  
24 NE 53<sup>rd</sup> St  
Oklahoma City, OK 73105

9214 8902 0982 7500 0766 83

by First Class Mail to:

Bryan Neal, Assistant Attorney General  
OFFICE OF THE ATTORNEY GENERAL  
313 NE 21<sup>st</sup> St  
Oklahoma City, OK 73105

D. Ty Mowdy, Esq.  
OFFICE OF THE ATTORNEY GENERAL  
313 NE 21<sup>st</sup> St  
Oklahoma City, OK 73105

  
KELLY ANN REYNOLDS