



appraisal date, with sales ranging from \$270,000 to \$445,000 with a predominant value of \$380,000.

5. The Lot size reported by Respondent is 109' x 135'. This is incorrect. The correct Lot size is 109' x 109'.

6. Respondent reported that the *Specific Zoning Classification* was "single family resident"; the correct is "A", for Single Family Dwelling District.

7. The subject property was built in 2003, with the appraisal's effective date reported as September 30, 2010. Respondent, in the improvements section, reports an effective age of 2 years. The reported effective age is not supported with any commentary.

8. The subject property sold one year earlier, September 25, 2009, for \$450,000. The appraised value of the subject property by Respondent was \$510,000, with no explanation for the increase. Statistically values increased 1.3% over the year in the neighborhood, not the 14% indicated. All sales used by the appraiser are in other neighborhoods with, no explanation why Respondent ignored the 23 sales in the subject neighborhood.

9. Comparable number 1 is located in the Oak Tree addition (not Oaktree park) and backs to the golf course, a far superior location. Comparable one also has a swimming pool that was not mentioned or adjusted for in the appraisal.

10. Comparable 2 is located in the Faircloud addition. It also has a swimming pool that was omitted from the report.

11. Comparable 3 is located in the Fairfax addition and backs to the golf course, a far superior location.

12. The Respondent reports that she took neighborhood information from area 114 in the Oklahoma City MLS. The subject neighborhood is in 112.

13. In her Cost Approach, Respondent reports that her support for opinion of site value was "land value is estimated from county assessor records and recent sales of land in the market area." No supporting data is included in the appraisal. This is neither support nor a recognized valuation method.

14. The subject site lot sold for \$50,000 in 2002. Respondent's comparable 3 lot sold for \$75,000 in 2003. Respondent failed to make any adjustment based upon this data.

15. Respondent's appraisal was developed and reported in a careless and misleading manner.

#### **AGREED CONCLUSIONS OF LAW**

1. That Respondent has violated 59 O.S. § 858-723(C)(6) through 59 O.S. §858-726, in that Respondents violated:

A) The Ethics Rule and the Conduct Section of the Uniform Standards of Professional Appraisal Practice Ethics Rule;

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

C) Standard 1, Standards Rules 1-1, 1-2, 1-3, 1-4, 1-5 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. That Respondent 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."

3. That Respondent 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."

4. That Respondent has violated 59 O.S. § 858-723(C)(9): "Willfully disregarding or violating any of the provisions of the Oklahoma Certified Real Estate Appraisers Act."

5. That Respondent has violated 59 O.S. § 858-723(C)(13), in that Respondent violated 59 O.S. § 858-732(A)(1): "An appraiser must perform ethically and competently and not engage in conduct that is unlawful, unethical or improper. An appraiser who could reasonably be perceived to act as a disinterested third party in rendering an unbiased real property valuation must perform assignments with impartiality, objectivity and independence and without accommodation of personal interests."

6. That Respondent has violated 59 O.S. § 858-723(C)(5): "An act or omission involving dishonesty, fraud, or misrepresentation with the intent to substantially benefit the certificate holder or another person or with the intent to substantially injure another person."

#### **CONSENT AGREEMENT**

The Respondent, by affixing her 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 her; 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 her 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 her 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 her 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 successfully completes corrective education as follows:

- a) 611: Residential Market Analysis and Highest and Best Use;
- b) 612: Residential Site Valuation and Cost Approach;
- c) 613: Residential Sales Comparison and Income Approach; and
- d) 614: Residential Report Writing and Case Studies;

Respondent shall file course completion certificates from all four courses with the offices of the Board no later than December 31, 2014. Failure to do so will result in a suspension effective January 1, 2015 and will last until the coursed completion certificates are received;

and

2. Respondent shall pay an administrative fine in the amount of One Thousand Dollars (\$1,000). Said fine is to be paid no later than August 5, 2014.

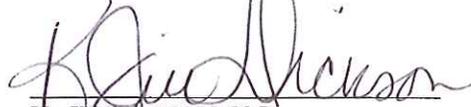
### **DISCLOSURE**

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**

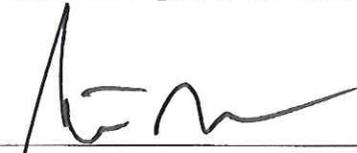
In the event the Respondent fails to comply with any of the terms and conditions of this Consent Order, Respondent will be suspended immediately until said terms and conditions are met.

RESPONDENT:

  
K. JILL DICKSON

**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  
3625 NW 56<sup>th</sup> Street, Suite 100  
Oklahoma City, Oklahoma 73112

1-29-14  
DATE

IT IS SO ORDERED on this 12<sup>th</sup> day of February, 2014.



  
ERIC SCHOEN, Board Secretary  
Oklahoma Real Estate Appraiser Board

**OKLAHOMA REAL ESTATE  
APPRAISER BOARD**

By:



**BRYAN NEAL**, OBA #6590

Assistant Attorney General

Attorney for the Board

313 NE 21<sup>st</sup> Street

Oklahoma City, Oklahoma 731052

**CERTIFICATE OF MAILING**

I, Rebecca Keesee, hereby certify that on the 18<sup>th</sup> day of February, 2014 a true and correct copy of the above and foregoing Consent Order for Respondent K. Jill Dickson was placed in the U.S. Mail, with postage pre-paid, by certified mail, return receipt requested to:

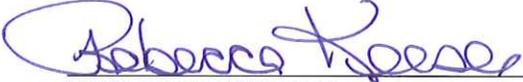
**K. Jill Dickson**  
11613 S.W. 3<sup>rd</sup> Street  
Yukon, OK 73099

**7012 2210 0000 8959 7364**

and that copies were forwarded by first class mail to the following:

**Bryan Neal, Assistant Attorney General**  
OFFICE OF THE ATTORNEY GENERAL  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, OK 73105

**Stephen L. McCaleb**  
DERRYBERRY & NAIFEH  
4800 N. Lincoln Boulevard  
Oklahoma City, OK 73105

  
REBECCA KEESEE