



5. Respondent incorrectly reported that the subject property had four (4) bedrooms when it has five (5).

6. Respondent incorrectly reported that the subject property had three (3) bathrooms when it has four and a half (4 1/2).

7. Respondent incorrectly reported that the subject property had well water when its water is provided by public water.

8. Respondent incorrectly reported that the subject property had drop down stairs from the attic, rather than actual stairs, and therefore failed to adjust for it in the sales comparison approach.

9. Respondent failed to report that the attic had a plywood floor, and therefore failed to adjust for it in the sales comparison approach.

#### 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) Standard 1 (as to correctly completing the research regarding the square footage), Standards Rules 1, 1-1, and 1-4 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."

**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:

- TWENTY (20) HOURS – 656: Mastering Unique and Complex Property Appraisal: 1311.
2. Respondent pay an administrative fine in the amount of Five Hundred Dollars (\$500). Said fine is pursuant to 59 O.S. §858-723 and shall be paid in accordance with said section.

**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.

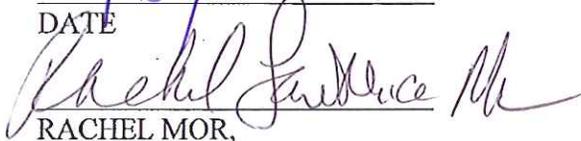
RESPONDENT:



\_\_\_\_\_  
CASSIE EVERETT

11/8/12

\_\_\_\_\_  
DATE



\_\_\_\_\_  
RACHEL MOR,  
Counsel for Respondent

12/6/2012

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

12-7-12  
DATE

IT IS SO ORDERED on this 7<sup>th</sup> day of December, 2012.

  
REBECCA KEESEE, Secretary  
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, Rebecca Keesee, hereby certify that on the 14<sup>th</sup> day of December, 2012 a true and correct copy of the above and foregoing Consent Order for Respondent Cassie A. Everett was placed in the U.S. Mail by certified mail, return receipt requested to:

**Rachel Lawrence Mor**  
3037 N.W. 63<sup>rd</sup> Street, Suite 205  
Oklahoma City, Oklahoma 73116

**7006 2760 0005 6607 3458**

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

**Cassie A. Everett**  
6101 E. 104<sup>th</sup>  
Perkins, OK 74059

**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