

JURISDICTION

1. That the Oklahoma Real Estate Appraiser Board has jurisdiction of this cause, pursuant to the provisions of the Oklahoma Certified Real Estate Appraiser Act, 59 O.S. § 858-700 *et seq.*

2. That the proceedings were conducted in accordance with the Oklahoma Certified Real Estate Appraiser Act, 59 O.S. § 858-700 *et seq.*, and the Oklahoma Administrative Procedures Act, 75 O.S., § 301-323.

3. That Respondent Gregory L. Goodpasture is a State Certified Residential Appraiser in the State of Oklahoma, holding license number 11855CRA, and was first credentialed with the Oklahoma Real Estate Appraiser Board on July 21, 1998.

FINDINGS OF FACT

The Board adopts in full the finding of the hearing panel that the following facts were proved by clear and convincing evidence:

1. That Respondent is a State Certified Residential Appraiser in the State of Oklahoma holding certificate number 11855CRA.

2. That on or about August 8, 2009, Respondent reviewed an appraisal of a property located at 1128 South Braden Avenue, Tulsa, Oklahoma, and prepared a report of that review that was critical of the original report. Respondent's review report also developed an opinion of value of the subject property and valued the property at \$21,000.00 less than the original appraiser, or 16% of the original appraised value.

3. That the review appraisal report included errors and deviations from proper appraisal practice, including but not limited to those listed below.

4. Respondent states that comparable #3 has a detached garage, but the MLS sheet he supplies shows that the garage has been converted and is heated and plumbed, thus making it unlike the subject.

5. None of Respondent's comparables have any basement at all. Two of the comparables in the original appraisal report had similar basements, one, like the subject, with 3

unfinished rooms and one with 1 unfinished room. Respondent simply states that because he has no idea of the size or condition of the subject basement, he gives it no value at all.

6. Respondent's adjustments for square footage are different for each comparable. In the Comment Addendum Respondent states that he adjusts "based on the depreciated price/sf of comparables being adjusted minus the value of the land and after equalizing amenities". However, nowhere does the report show what the "value of the land" is nor is there an indication which amenities he equalized and the methods and techniques he applied in equalizing them. Thus, the reader is left with simply a different adjustment factor for each comparable that defies logic and bears no discernible relation to the original sale price per square foot of the comp or to anything else visible in the report. This is confusing at best and misleading at worst.

7. These errors and others resulted in Respondent producing a confusing appraisal report because there were four different signed copies of the review due to the client's requests for additional information.

CONCLUSIONS OF LAW

The Board adopts in full the Conclusions of Law recommended by the Hearing Panel:

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" by violation of Standards Rule 2-1(b), USAP 2009 Edition.

RECOMMENDED DISCIPLINE

WHEREFORE, the Board, having adopted the Findings of Fact and Conclusions of Law as set forth above, sets forth the following Final Order adopting in part the recommendation of the Hearing Panel:

1. Respondent be issued a letter of warning.

THE BOARD WISHES TO ADVISE THE RESPONDENT THAT HE HAS THIRTY (30) DAYS TO APPEAL THIS ORDER WITH THE APPROPRIATE DISTRICT COURT.

IT IS SO ORDERED this 4th day of March, 2011




SHANNON N. GABBERT, Secretary
Real Estate Appraiser Board


BRYAN D. NEAL, Assistant Attorney General
Counsel to the Board

CERTIFICATE OF MAILING

I, Christine McEntire, hereby certify that a true and correct copy of the above and foregoing Board's Decision on Disciplinary Hearing Panel Recommendation was mailed, postage prepaid by certified mail with return receipt requested on this 10 day of March, 2011 to:

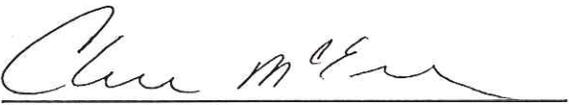
Gregory L. Goodpasture
P.O. Box 83
Terlton, Oklahoma 74081

7009 2820 0001 5683 9639

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

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Christine McEntire