

**OKLAHOMA REAL ESTATE APPRAISER BOARD  
STATE OF OKLAHOMA**

In the Matter of Judy K. Oliver	)	
	)	Case No.02-0737-DIS
	)	Complaint No. 02-037
Respondent.	)	

**CONSENT ORDER**

This matter comes on for hearing before the Oklahoma Real Estate Appraiser Board (Board) on December 6, 2002. The Board appears by and through its attorney, Assistant Attorney General Annette H. Prince, and Respondent, Judy K. Oliver, appears not despite notice of hearing.

The Board and Respondent hereby agree to the following Agreed Findings of Fact, Agreed Conclusions of Law, and Final Consent Order. The Respondent has been advised of the right to contest the allegations against Respondent, to cross-examine witnesses, and to present witnesses and evidence in Respondent's defense. The Respondent hereby knowingly and voluntarily waives these rights.

**AGREED FINDINGS OF FACT**

The Board and Respondent consent to the following Agreed Findings of Fact in settlement of this matter:

1. That Respondent is a State Licensed Real Estate Appraiser in the State of Oklahoma, license number 12115;
2. That the Board has jurisdiction over this cause, pursuant to the provisions of the Oklahoma Real Estate Appraiser Act (Act), 59 O.S. § 858-700, et seq.;
3. That the proceedings were conducted in accordance with the Act and the Oklahoma Administrative Procedures Act, 75 O.S. 2001, §§ 301-323;
4. That Complaint No. 02-037 was received by the Board alleging certain violations of appraisal principles, practices, and standards with respect to the report of an appraisal of a parcel of real property situated at 12400 Kingsbrook Road, Oklahoma City, Oklahoma, which was signed by the Respondent on November 21, 2001; and
5. That the allegations against Respondent, subject to proof, constitute violations of the Board's statutes and rules, which would subject Respondent to Board discipline.

**AGREED CONCLUSIONS OF LAW**

The Board and Respondent consent to the following Agreed Conclusions of Law in settlement of this matter:

1. That the Board has jurisdiction over this matter pursuant to 59 O.S. § 858-700, et seq.;

2. 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 Respondent's license, or otherwise reprimand Respondent pursuant to the Act and the rules promulgated by the Board;
3. That the allegations against Respondent, subject to proof, are violations of the Board's statutes and rules which would subject Respondent to Board discipline; and
4. That any finding of fact which is properly a conclusion of law is incorporated by reference.

### **FINAL CONSENT ORDER**

Based on the foregoing, the Board and Respondent consent to the issuance of the following Order in settlement of this matter:

1. That Respondent waives any administrative appeals of this order, which shall constitute a final decision effective upon filing with the Board;
2. That Respondent shall complete the following corrective education courses, which may not be applied as a portion of Respondent's continuing education requirement, and furnish a copy of each of the course completion certificates to the Board office on or before June 6th, 2003:
  - a. The fifteen (15) hour National Uniform Standards of Professional Appraisal Practice Course including a proctored final examination, and
  - b. A thirty (30) hour course in Appraisal Principles covering the course material found in the 1.1 Principles of Real Estate Appraisal Course conducted by NAIFA, including a proctored final examination; and
3. That Respondent shall take the corrective education courses required by paragraph 2 above from a Board-approved course provider other than the provider from whom her original qualifying instruction was obtained; and
4. That Respondent shall have her next 100 appraisal reports supervised by a Certified General or Certified Residential Real Estate Appraiser, with such supervision to be accomplished in accordance with the provisions of the rules of the Board promulgated in the Oklahoma Administrative Code, OAC 600:10-1-16.

**IT IS SO ORDERED** on this 6th day of December, 2002.

APPROVED BY:

  
\_\_\_\_\_  
**JUDY K. OLIVER, RESPONDENT**

  
\_\_\_\_\_  
Date

*Carroll Fisher*

CARROLL FISHER, CHAIRMAN  
Real Estate Appraiser Board

\_\_\_\_\_  
Date

*Annette H. Prince*

ANNETTE H. PRINCE,  
Assistant Attorney General

*3/11/03*

\_\_\_\_\_  
Date

**CERTIFICATE OF MAILING**

On this 13<sup>TH</sup> day of MARCH, 2003, a true and correct copy of the above and foregoing Order was mailed, certified with return receipt requested, to:

Respondent:  
Judy K. Oliver  
632 Smalley Drive  
Norman, Oklahoma 73071

Certified Receipt Number:  
**7001 0320 0004 0184 6411**

and a true and correct copy off the above and foregoing order was mailed by regular mail to:

Complainant:  
Dale R. Putnam  
4010 NW 62nd Street  
Oklahoma City, Oklahoma 73112



**GEORGE R. STIRMAN III**, Secretary  
Oklahoma Real Estate Appraiser Board