

2. That the proceedings were conducted in accordance with the Oklahoma 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 Curtis L. Roberts is a Certified Residential Real Estate Appraiser in the State of Oklahoma, holding certificate number 10239CRA and was first credentialed with the Oklahoma Real Estate Appraiser Board on December 23, 1991.

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 on or about April 25, 2006, Respondent prepared and signed an appraisal report for the property located at 3102 S. Madison Avenue in Tulsa, Oklahoma.

2. That the report does not mention that the property is adjacent to a major city thoroughfare, East 31st Street, with its heavy traffic and impact on access to the rear parking for the property.

3. That the comparables Respondent chose are all larger than the subject, are all in superior neighborhoods, all have superior amenities such as garages and basements and superior site characteristics.

4. That the sale prices in the neighborhoods of the comparables are historically higher than in the neighborhood of the subject.

5. That these and other errors and omissions resulted in Respondent's report ascribing an inflated valuation to the subject property.

CONCLUSIONS OF LAW

The Board adopts in full the conclusion of the Hearing Panel that said conduct by the Respondent is in violation of:

1. 59 O.S. § 858-723(C)(7), (8) and (9).
2. 59 O.S. §858-723(C)(6) by violation of:
 - a. Conduct Section, Ethics Rule, USPAP 2006 Edition.
 - b. Standard 1 and Standards Rules 1-1(a), 1-1(b), 1-2(e), 1-4(a).
 - c. Standard 2 and Standards Rules 2-1(a).

FINAL ORDER

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

1. Respondent successfully completes corrective education as follows:
 - The **FIFTEEN (15) HOUR** course identified as Course 614, Residential Report Writing and Case Studies;
 - The **THIRTY (30) HOUR** course identified as Course 613, Residential Sales Comparison and Income Approaches; and
 - **The FIFTEEN (15) HOUR** National USPAP Course.

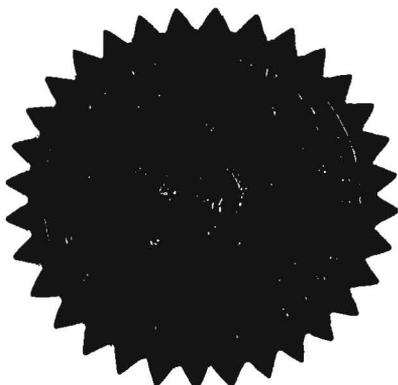
All courses must be completed with copies of the certificates of course completion transmitted to the administrative office of the Board within **ONE (1) YEAR** from the date of any Board order accepting this recommendation. The courses must be tested, must be provided by one of the

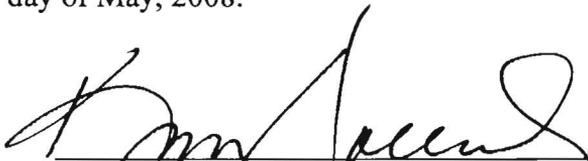
sponsoring organizations of the Appraisal Foundation, and must be live courses, attended in-person by Respondent (not distance and/or correspondence courses).

B. Respondent is placed on notice that random samples of reports may be requested and shall be provided by Respondent within **FIVE (5) DAYS** of the request for review by the Board.

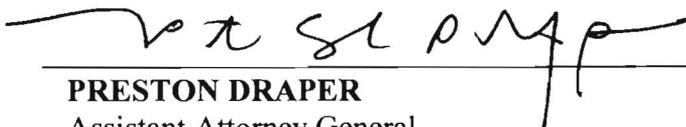
THE BOARD WISHES TO ADVISE THE RESPONDENT THAT HE HAS THIRTY (30) DAYS TO APPEAL THIS ORDER WITH THE APPROPRIATE DISTRICT COURT.

IT IS SO ORDERED this 9 day of May, 2008.





KIM HOLLAND, Chairperson
Real Estate Appraiser Board



PRESTON DRAPER
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 9 day of May, 2008 to:

Curtis Roberts
12018 S. Elm, #111
Jenks, Oklahoma 74037

CERTIFIED MAIL RECEIPT NO.
7002 2410 0001 7592 7779

Robert J. Nichols, Esq.
601 South Boulder, Suite 400
Tulsa, Oklahoma 74119

7002 2410 0001 7592 7786

and that copies were mailed to:

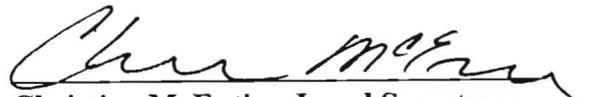
William F. Stephens, Jr., Hearing Panel Member
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Christine McEntire, Legal Secretary
Real Estate Appraiser Board