

RECEIVED

DEC 29 2006

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

§
§
§
§
§
§
§
§

DOCKETED COMPLAINT NO.
06-143

STEVEN RAY SNOWDEN
TX-1334637-L

FINAL ORDER

In accordance with the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq. ("the Act"), the Texas Appraiser Licensing and Certification Board ("TALCB") has filed a First Amended Statement of Charges against Steven Ray Snowden, based upon his failure to cooperate with TALCB's investigation and respond and provide documentation related to the above-noted complaint and his failure to deliver agreed upon appraisal services despite accepting payment for such work. James Fletcher, TALCB Administrative Law Judge ("ALJ") now enters this final order in accordance with 22 TEX. ADMIN. CODE § 157.15 and TEX. OCC. CODE §§ 1103.508(b) and 1103.518.

I. DISCUSSION

1. Petitioner properly served Respondent with a First Amended Statement of Charges and Notice of Hearing in accordance with Tex. Occ. Code §§ 1103.502-1103.503 and 22 TEX. ADMIN. CODE § 157.9. The allegations related to violations of TALCB's rules.
2. Based upon Respondent's failure to appear and answer Petitioner's allegations and Petitioner having established jurisdiction and sufficient evidence of notice to Respondent, the ALJ rendered a default judgment against Respondent and hereby enters the foregoing order.

II. FINDINGS OF FACT

3. On Monday, December 11th, 2006 at 9:00 a.m. ALJ James Fletcher convened the hearing on this matter in Austin, Texas at the offices of the Texas Appraiser Licensing and Certification Board located at 1101 Camino La Costa, Austin, Texas 78752. The hearing concluded, and the record closed on that same day.
4. Petitioner, the Enforcement Division of TALCB was represented by Troy Beaulieu who appeared on behalf of TALCB and announced ready.
5. Steven Ray Snowden ("Respondent") failed to appear and failed to answer the allegations Petitioner asserts in the First Amended Statement of Charges, nor has he filed any responsive pleading whatsoever.
6. Respondent held and currently holds license number TX-1334637-L as a Texas state licensed real estate appraiser during all times material to Petitioner's allegations.
7. On or about May 30th, 2006, and in accordance with TEX. OCC. CODE § 1103.451, TALCB received a consumer complaint against Respondent from LaQuetta Smith of Global Financial Mortgage Corporation, Respondent's client for the below-noted appraisal assignment.
8. The complaint related to real property appraisals that were to be performed by Respondent on the following properties: 4414 Autumn Mist Ct., Katy, Texas 77450; 21810 Cross Glen Ct., Spring, Texas 77373; 2015 Forest Mountain Ct., Kingwood, Texas 77345; 2931 Stetson Drive., Houston, Texas 77043; 12123 Creek Hurst Drive, Houston, Texas 77099;

- 5227 Kelling Street, Houston, Texas 77045; and, 6710 Heritage Haven Ct., Richmond, Texas 77469. The complaint alleges that Respondent did not perform the agreed upon appraisals even though he was paid over \$2,000.00 to do so.
9. On June 5th, 2006, Petitioner notified Respondent of the complaint and provided him with the opportunity to respond to the allegations and requested that Respondent provide certain documentation to Petitioner.
 10. After Respondent did not provide the requested documentation (i.e. Respondent's work files, his appraisal reports, his written response to the complaint and a listing of his appraisal coursework), additional notices were forwarded to his attention and this documentation was again requested.
 11. Respondent has failed to provide the requested documentation and Petitioner never received any response to the request for information from Respondent.
 12. Respondent did not perform the agreed upon appraisals noted above, even though he was paid over \$2,000.00 to do so. Respondent has not refunded any of the money his client paid him.
 13. Petitioner forwarded a Notice of Hearing along with a copy of the First Amended Statement of Charges to Respondent by certified mail in accordance with TEX. OCC. CODE §§ 1103.502-1103.503 and 22 TEX. ADMIN. CODE § 157.9.

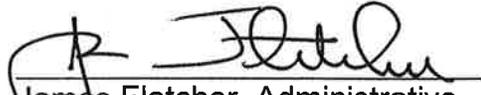
III. CONCLUSIONS OF LAW

14. TALCB has jurisdiction of this case under the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103.451-1103.5545.
15. Petitioner provided Respondent the requisite notice of hearing and statement of charges under Tex. Occ. Code §§ 1103.502-1103.503 and 22 TEX. ADMIN. CODE § 157.9.
16. Respondent has disregarded or violated a provision of the Act or the rules promulgated by TALCB by failing to answer inquiries and provide certain documents related to the foregoing complaint within 20 days of notice despite written requests that he promptly do so as required by 22 TEX. ADMIN. CODE § 153.22.
17. Respondent has accepted payment for appraiser services and failed to deliver the agreed service in the agreed upon manner in violation of 22 TEX. ADMIN. CODE § 153.20(a)(5).
18. In addition Respondent has also violated 22 TEX. ADMIN. CODE § 153.20(a)(6) by not refunding the payment received for his appraiser services even though he failed to deliver the appraiser service in the agreed upon manner.

IV. ORDER

19. Based upon the foregoing findings of fact and conclusions of law, Respondent Steven Ray Snowden's license (TX-1334637-L) as a Texas state licensed real estate appraiser is hereby revoked. This revocation shall take effect (50) fifty days after the date of entry of this order.

20. All other relief not specifically granted in this order is denied. This order is final for purposes of appeal.


James Fletcher, Administrative
Law Judge for the Texas
Appraiser Licensing and
Certification Board

Signed this 29th day of December, 2006