



accusations in the complaint. Respondent's response to the complaint was received by the Board. .

3. Respondent did not maintain an adequate work file in support of his analysis and conclusions in the appraisal report.

4. Respondent did not collect, verify, analyze and reconcile comparable sales data adequately or employ recognized methods and techniques in his sales comparison approach.

### CONCLUSIONS OF LAW

1. The Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, Tex.Occ.Code §1103 et.seq.

2. Respondent violated the following provisions of USPAP as prohibited by 22 TEX. ADMIN. CODE §§ 155.1(a) and 153.20(a)(3): Record Keeping Provisions and USPAP Standards Rules 1-4(a) & 2-2(b)(ix); and, 1-1(a) & 1-4(c).

3. Based upon the findings of fact and conclusions of law, the Board ORDERS and the Respondent agrees to:

- a. Attend and complete a minimum 15 classroom hour course in USPAP;
- b. Attend and complete a minimum 15 classroom hour course in Residential Case Studies; and,
- c. Comply with all provisions of the Act, the Rules of the Board, and USPAP in the future, or be subjected to further disciplinary action.

Respondent agrees that all classes required by this Agreed Final Order must be classes approved by the Board and must be completed within twelve months of the date of this Order and documentation of attendance and successful completion of the educational requirements of this Order shall be delivered to the Board on or before the end of the twelve month period indicated. None of the classes or seminars required by this Order may be taken through

correspondence courses. All classes must be in-class, have an exam, and Respondent must have a passing grade on the exam given in each class. None of these required classes will count toward Respondent's continuing education requirements for certification.

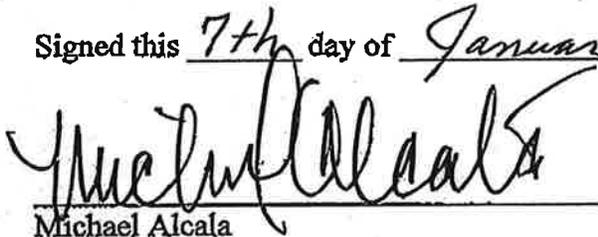
Failure to timely comply with any of the terms of this Final Agreed Order shall result in initiation of a contested case proceeding against Respondent and after opportunity for a hearing, possible imposition of disciplinary sanctions against Respondent as provided for by TEX. OCC. CODE § 1103.518.

Respondent by signing this Agreed Final Order, does not admit that the findings of fact and conclusions of law herein set forth are correct; however, Respondent consents to the entry of this Agreed order to avoid the expense of litigation and to reach an expeditious resolution of this matter. Respondent also agrees to satisfactorily comply with the mandates of this Agreed Final Order in a timely manner.

Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published on the Board's web site.

The date of this Agreed Final Order shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Consent Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 7th day of January 2009.

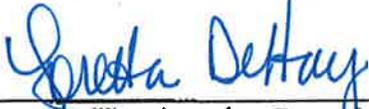
  
Michael Alcala



Brent A. Biggs  
ATTORNEY FOR RESPONDENT

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Signed by the Commissioner this 20th day of February, 2009.



Loretta DeHay, Interim Commissioner  
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 20th day of February, 2009.



Clinton P. Sayers, Chairperson  
Texas Appraiser Licensing and Certification Board