

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

LEA MARIE COSTA
TX-1328403-L

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DOCKETED COMPLAINT NO. 07-001

AGREED FINAL ORDER

On this the 17th day of October, 2008, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the license of Lea Marie Costa (Respondent). The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

In order to conclude this matter, Lea Marie Costa, neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

FINDINGS OF FACT

1. Respondent Lea Marie Costa was a Texas state licensed real estate appraiser, previously held license number TX-1328403-L, and was licensed by the Board during all times material to the above-noted complaint case.
2. On or about November 15, 2004, Respondent appraised real property located at 2325 Aspermont Drive, Frisco, Texas ("the property")
3. A complaint was filed against Respondent asserting that the Respondent had produced an appraisal report for the property that was deficient and did not conform to the Uniform Standards of Professional Appraisal Practice.
4. The Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. CHPT. 2001, and TEX. OCC. CODE CHPT. 1103, notified Respondent of the nature of the accusations involved and Respondent was afforded an opportunity to respond to the accusations in the complaint. Respondent's response to the complaint was received.
5. Since the time of this complaint, Respondent's state license as a real estate appraiser has expired and Respondent no longer desires to hold a license, certification, authorization or registration issued by the Board. Respondent acknowledges that her state

license has lapsed and she is hereby agreeing not to seek renewal of the license, nor to apply for any authorization, license, certification or registration with the Board in the future.

CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE CHPT. 1103.
2. Respondent and the Board are hereby entering into an agreed final order in accordance with TEX. OCC. CODE §1103.458.

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that the Respondent:

Shall not seek renewal of her license, nor apply to the Board for any authorization, license, certification or registration in the future.

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, 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 in the Board's newsletter and/or on the Board's web site.

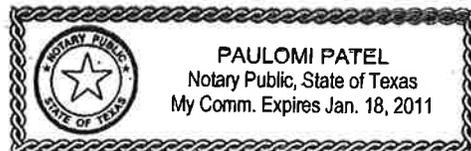
THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 7th day of October, 2008.

Lea Marie Costa
LEA MARIE COSTA

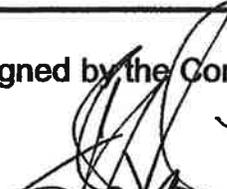
SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 7th day of October, 2008, by LEA MARIE COSTA, to certify which, witness my hand and official seal

Notary Public Signature



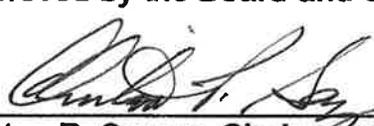
Paulomi Patel
Notary Public's Printed Name

Signed by the Commissioner this 17TH day of OCTOBER, 2008.



Timothy K. Irvine, Commissioner
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 17TH day of OCTOBER, 2008.



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