

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

JENNIFER LYNN JAMES
TX-1335568-R

§
§
§
§
§
§
§
§

DOCKETED COMPLAINT NO.
07-154

AGREED FINAL ORDER

On this the 15th day of August, 2008, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of Jennifer Lynn James (Respondent).

In order to conclude this matter, Jennifer Lynn James 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, Jennifer Lynn James, is a Texas state certified residential real estate appraiser, holds certification number TX-1335568-R, and has been certified or licensed by the Board during all times material to the above-noted complaint case.
2. On or about May 11th, 2006, Respondent appraised real property located at 11869 Chaucer Drive, Frisco, Texas 75035 ("the property").
3. On or about May 30th, 2007, the Complainant, Peter G. Kopperman, Vice President of Single-family Mortgage Business for FannieMae, filed a complaint with the Board. The complaint alleged that the appraisal report had potential violations of the Uniform Standards of Professional Appraisal Practice ("USPAP").
4. On or about June 19th, 2007 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. Respondent violated TEX. OCC. CODE § 1103.405 and 22 TEX. ADMIN. CODE §§ 153.20(a)(3) and 155.1(a) by the following acts or omissions which did not conform to USPAP in effect at the time of the appraisal report for the property.

- a) Respondent failed to provide a brief summary of her rationale for her determination of the property's highest and best use;
- b) Respondent used inappropriate methods or techniques in her cost approach analysis of site value;
- c) Respondent used inappropriate methods or techniques in her sales comparison approach analysis and failed to identify, analyze and report comparable sales data adequately by not selecting appropriate comparable sales;
- d) Respondent's report contained substantial errors of commission or omission with respect to the sales comparison, and cost approach analyses as noted above.

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 § 1103 et. seq.
2. Respondent violated the following provisions of USPAP as prohibited by TEX. OCC. CODE § 1103.405 and 22 TEX. ADMIN. CODE §§ 155.1(a) and 153.20(a)(3): USPAP Standards Rules: 1-3(b) & 2-2(b)(ix), 1-4(b)(i) & 2-2(b)(viii), 1-4(a) & 2-2(b)(viii), 1-1(a) & 1-4(a), 1-1(b).
3. Respondent violated 22 TEX. ADMIN. CODE §153.20(a)(9) by making material misrepresentations and omissions of material facts.

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

- a. Attend and complete a minimum, 15 classroom-hour course in USPAP;
- b. Attend and complete a minimum, 15 classroom-hour course in the Sales Comparison Approach;
- c. Pay to the Board an administrative penalty of \$500.00; and,
- d. Comply with all provisions of the Act, the Rules of the Board, and USPAP in the future, or be subjected to further disciplinary action.

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. Unless otherwise noted above, 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.

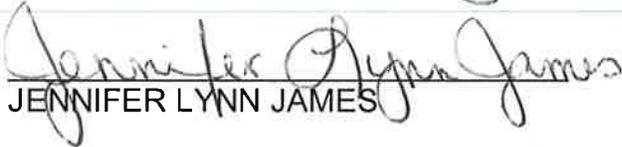
Payment of the **ADMINISTRATIVE PENALTY** must be by certified funds, and must be tendered within **TWENTY DAYS** of the date of this Agreed Final Order.

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 5th day of August, 2008.

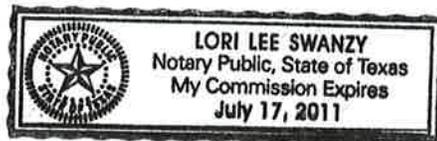

JENNIFER LYNN JAMES

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 5th day of August, 2008, by JENNIFER LYNN JAMES, to certify which, witness my hand and official seal.

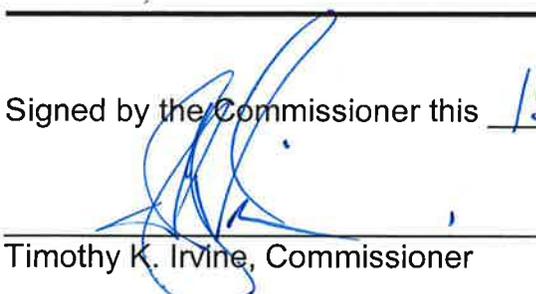
Notary Public Signature


LORI SWANZY

Notary Public's Printed Name



Signed by the Commissioner this 15th day of AUGUST, 2008.


Timothy K. Irvine, Commissioner

Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 15th day of AUGUST, 2008.



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