

TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

vs.

DOCKETED COMPLAINT NO. 08-059

DEDRA KAY SATTERFIELD TX-1334002-L

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AGREED FINAL ORDER

On this the 24th day of April, 2008, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the license of Dedra Kay Satterfield (Respondent).

In order to conclude this matter Dedra Kay Satterfield neither admits nor denies the truth of the findings of fact 1 through 4, but specifically denies findings of fact 5(a) through 5(d) in their entirety and neither admits nor denies conclusion of law 1, but specifically denies conclusions of law 2 through 3 contained herein. By reason of said disputes and controversies, and because of the costs and uncertainties of litigation, the Board and Respondent desire to compromise and settle their differences concerning Respondent's purported liability. 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 Dedra Kay Satterfield is a Texas state licensed real estate appraiser, holds license number TX-1334002-L, and has been licensed by the Board during all times material to the above-noted complaint case.
2. On or about November 11, 2005, Respondent appraised real property located at 13621 Far Hills Lane, Dallas, Texas 75240 ("the property").
3. On or about December 12, 2007, the Complainant, Deloris Kraft-Longoria, filed a staff-initiated complaint with the Board, which was based upon a referral from William H. Brewster, a representative of Fannie Mae, and alleged that the appraisal report omitted material information in violation of USPAP, which impacted the credibility of the report.
4. On or about December 12, 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, 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 determination of the property's highest and best use;
- b) Respondent failed to explain and support her exclusion of the cost approach;
- c) Respondent failed to completely analyze and reconcile sales comparison data and did not always employ recognized methods and techniques in her sales comparison approach; and,
- d) Respondent's report for the property contains errors of omission as detailed above which resulted in a potentially misleading appraisal report for the property.

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 22 TEX. ADMIN. CODE §§ 155.1(a) and 153.20(a)(3): USPAP Standards Rules: 2-2(b)(ix); 1-3(b) and 2-2(b)(x); 2-2(b)(ix); and, 1-1(a).
3. Respondent violated 22 TEX. ADMIN. CODE §153.20(a)(9) by omitting material facts.

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

- a. Attend and complete a 15 classroom-hour course in USPAP;
- b. Attend and complete a 15 classroom-hour course in Residential Report Writing;
- c. Attend and complete a 15 classroom-hour course in Residential Case Studies;
- 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 licensure. It is understood and agreed that Respondent's obligation to attend the classes is subject to their reasonable availability in Dallas/Fort Worth, Texas, and Respondent shall not be required to travel beyond Dallas/Fort Worth to attend classes called for in this 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 on the Board's web site. However, Respondent and the Board agree that the findings of fact and conclusions of law set forth herein, and the Agreed Final Order itself, shall not be binding on Respondent or admissible in any judicial proceeding or civil lawsuit, except as may be necessary for enforcement of this Order by the Board itself.

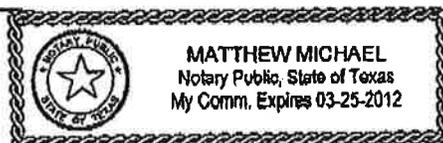
THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 28 day of February, 2009.

Debra Kay Satterfield
DEDRA KAY SATTERFIELD

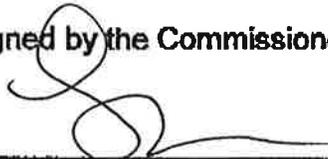
SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 28 day of February, 2009, by DEDRA KAY SATTERFIELD, to certify which, witness my hand and official seal.

Matthew R. Michael
Notary Public Signature

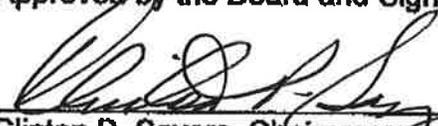


Matthew R. Michael
Notary Public's Printed Name

Signed by the Commissioner this 24th day of April, 2009.


Loretta DeHay, Interim Commissioner
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 24th day of April, 2009.


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