

Jack

vs.

DOCKETED COMPLAINT NO. 09-059

E. GREGORY WHITE
TX-1330077-R

AGREED FINAL ORDER

On this the 10th day of April, 2011, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of E. Gregory White, (Respondent). The Board makes the following findings of fact and conclusions of law and enters this Order:

In order to conclude this matter E. Gregory White 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 E. Gregory White is a state certified residential real estate appraiser who is and was certified during all times material to this complaint.
2. Respondent is subject to the jurisdiction of the Board, the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE Chapter 1103 (Vernon 2007) (the Act), the Rules of the Board, 22 TEX. ADMIN. CODE §§153, 155, 157 (West 2007) (the Rules), and the Uniform Standards of Professional Appraisal Practice (USPAP) in effect at the time of the appraisal.
3. Respondent appraised real property located at 203 Carnoustie Drive, Trophy Club, Tarrant County, Texas 76262 ("the property") on or about November 14th, 2008.
4. On or about November 18th, 2008, the Complainant, Brent Bowen, filed a complaint based on allegations that the Respondent had produced an appraisal report that did not comply with the USPAP.
5. On or about December 3rd, 2008, the Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. Chapter 2007, notified Respondent of the nature and accusations involved and Respondent was afforded an opportunity to respond to the accusations alleged by the Complainant. Respondent's response to the complaint was received.

6. 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 comply with the record keeping provisions of the Ethics Rule and failed to comply with the Competency and Scope of Work Rules;
- (b) Respondent failed to identify and report the site and improvement(s) descriptions adequately;
- (c) Respondent failed to identify and analyze the effect on use and value of existing land use regulations, economic supply and demand, and physical adaptability of the real estate and market area trends;
- (d) Respondent failed to provide a brief summary of his supporting rationale for his determination of the property's highest and best use;
- (e) Respondent failed to use an appropriate method or technique to develop a site value determination and failed to provide support for his site value determination;
- (f) Respondent failed to collect, verify, analyze and reconcile the cost new of improvements and accrued depreciations, and did not employ recognized methods and techniques in his cost approach;
- (g) Respondent failed to collect, verify, analyze and reconcile comparable sales data adequately and did not employ recognized methods and techniques correctly in his sales comparison approach;
- (h) Respondent failed to explain and support his exclusion of the cost approach;
- (i) Respondent failed to reconcile the quality and quantity of the data within the approaches used, and the applicability or suitability of the approaches; and,
- (j) Respondent's report contains substantial errors of commission or omission as detailed above which resulted in a misleading appraisal report for the property.

7. Respondent made material misrepresentations and omitted material facts in the appraisal report for the property as detailed above.

8. The parties enter into the following consent order in accordance with TEX OCC. CODE § 1103.458.

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 § 1103.451-1103.5535.

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 Ethics Rule (record keeping provisions); USPAP Competency Rule; USPAP Scope of Work Rule; USPAP Standards Rules: 1-2(e)(i) & 2-2(b)(iii); 1-3(a) & 2-2(b)(viii); 1-3(b) & 2-2(b)(ix); 1-4(b)(i) & 2-2(b)(viii); 1-4(b)(ii) & 2-2(b)(viii); 1-4(b)(iii) & 2-2(b)(viii); 1-1(a) & 1-4(b); 1-4(a) & 2-2(b)(viii); 1-1(a) & 1-4(a); 2-2(b)(viii); 1-6(a) & (b) and 2-2(b)(viii); 1-1(a); 1-1(b); 1-1(c); and, 2-1(a).

3. Respondent violated 22 TEX. ADMIN. CODE §153.20(a)(9) by making material misrepresentations and omitting 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, 7 classroom-hour course in Valuation by Comparison or a minimum, 15 classroom-hour course in Residential Case Studies;
 - i. No examination shall be required for the 7 classroom-hour course;
- c. Pay to the Board an administrative penalty of \$1,000.00;
 - i. The \$1,000.00 administrative penalty shall be fully probated under the condition that thirty (30) days of completing the above-noted courses, Respondent must: (a) submit a signed, written, dated, 2 page report outlining what he learned from the courses, and how he has applied them to his appraisal practice and (b) submit a notarized experience log and affidavit listing all real estate appraisal reports prepared by him within the thirty (30) days following completion of the coursework, from which Board staff will select and review one sample appraisal report. Upon request, Respondent must within twenty (20) days of being requested, submit a true and correct copy of his appraisal report and work file for the selected appraisal assignment; and,

- d. Comply with all future 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. Respondent is solely responsible for locating and scheduling classes to timely satisfy the terms of this agreement.

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 comply with any of the terms of this Agreed Final Order within the time allotted shall result in **IMMEDIATE SUSPENSION** of the Respondent's certification and imposition of the probated portion of the administrative penalty pursuant to notice to the Respondent from the Board indicating that the Respondent has not fulfilled the requirements of this Agreed Final Order.

ANY SUCH SUSPENSION SHALL BE EFFECTIVE WITHOUT THE NEED FOR A HEARING OR OTHER ADMINISTRATIVE DUE PROCESS UNDER THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT OR THE ADMINISTRATIVE PROCEDURE ACT, AND RESPONDENT SPECIFICALLY WAIVES ANY SUCH HEARING OR DUE PROCESS. Respondent shall be notified of any such suspension or lifting of probation by certified mail, return receipt requested, to the last known address as provided to the Board. If Respondent's certification is suspended on such a basis, the suspension shall remain in effect until such time as Respondent satisfies that portion of the Agreed Final Order which he has defaulted on and provides adequate documentation of same to the Board.

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 Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 26th day of APRIL, 2011.

E. Gregory White

E. GREGORY WHITE

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 28th day of April, 2011, by E. GREGORY WHITE, to certify which, witness my hand and official seal.

Connie Bryant

Notary Public Signature

Connie Bryant
Notary Public's Printed Name



Signed by the Standards and Enforcement Services Division this 19th day of May, 2011.

Troy Beaulieu
Troy Beaulieu, TALCB Staff Attorney

Signed by the Commissioner this 20th day of May, 2011.

Douglas Oldmixon
Douglas Oldmixon, Commissioner
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 20th day of May, 2011.

Luis De La Garza
Luis De La Garza, Chairperson
Texas Appraiser Licensing and Certification Board