

- a) Respondent failed to maintain a complete work file with records evidencing collection, verification and analysis of sales and cost data for use in his appraisal report;
- b) Respondent failed to adequately identify and report the improvements description because he did not address recent remodeling that was made to the property;
- c) Respondent did not provide a summary of his reasoning behind his highest and best use determination for the property being appraised;
- d) Respondent used inappropriate methods or techniques in his cost approach analysis, including his site value determination and cost of improvements analysis;
- e) Respondent failed to analyze and reconcile sales comparison data properly, did not make appropriate adjustments, and used improper methods and techniques;
- f) Respondent did not analyze the agreement of sale for the property;
- g) Respondent's report contained some substantial errors of omission or commission that significantly impacted the appraisal assignment;

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 Ethics Rule; USPAP Standards 1-2(a)(i) & 2-2(b)(iii); 1-3(b) & 2-2(b)(x); 1-4(b)(i) & 2-2(b)(ix); 1-4(b)(ii) & 2-2(b)(ix); 1-1(a) & 1-4(b); 1-4(a) & 2-2(b)(ix); 1-4(a); 1-5(a) & 2-2(b)(ix); 1-1(c)

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 Appraising the Tough Ones or Residential Case Studies; and,
 - a. Should Respondent elect to take the course on Appraising the Tough Ones, no exam shall be required;

- 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.

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 indicated otherwise in this Order, 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.

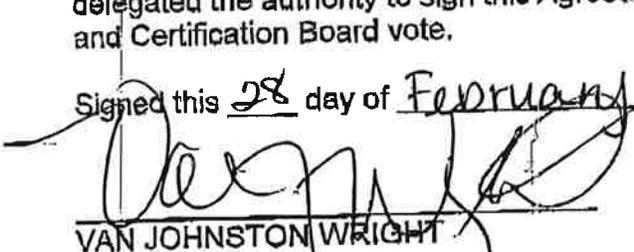
Failure to comply with any of the terms of this Final Agreed Order shall result in initiation of a contested case proceeding against Respondent and after opportunity for a hearing, possible imposition of disciplinary sanctions against Respondent.

Respondent, by signing this Agreed Final Order, neither admits nor denies 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 in the Board's newsletter and/or on the Board's web site.

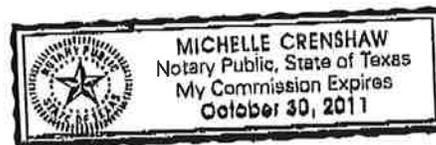
THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 28 day of February, 2008.


 VAN JOHNSTON WRIGHT

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 28 day of February, 2008, by VAN JOHNSTON WRIGHT, to certify which, witness my hand and official seal.


 Notary Public Signature



Michelle Crenshaw
Notary Public's Printed Name

Signed by the Commissioner this 28th day of February, 2008.

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

Approved by the Board and Signed this 29th day of FEBRUARY, 2008.

Larry Kokel, Chairperson
Texas Appraiser Licensing and Certification Board

LARRY KOKEL

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

VAN JOHNSTON WRIGHT
TX-1323438-R

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DOCKETED COMPLAINT NO.
06-047

FINAL ORDER

On this 20th day of February, 2009, the Board considered the above-noted matter, in which an Agreed Final Order was previously entered by the Board.

The Texas Appraiser Licensing and Certification Board, after review and due consideration of Respondent's request for modification of the previously entered Agreed Final Order, attached as Exhibit A hereto, now enters this Final Order modifying the previously entered Agreed Final Order.

NOW, THEREFORE, IT IS ORDERED by the Texas Appraiser Licensing and Certification Board that Van Johnston Wright is granted an extension of 90 days to satisfy the remedial education requirements contained in the Agreed Final Order.

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



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