

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

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vs.

DOCKETED COMPLAINT NO.
07-180

BRIAN TODD YOUNG
TX-1330163-R

AGREED FINAL ORDER

On this the 8th day of May, 2008, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of Brian Todd Young (Respondent).

In order to conclude this matter, Brian Todd Young 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 Brian Todd Young is a Texas state certified residential real estate appraiser, holds certification number TX-1330163-R, and has been certified by the Board during all times material to the above-noted complaint case.
2. On or about November 28th, 2006, Respondent appraised real property located at 2255 Braeswood Park Drive, #195, Houston, Texas ("the property").
3. On or about February 21st, 2008, the Complainant, Deloris Kraft-Longoria, filed a staff-initiated complaint with the Board. The complaint was based upon information submitted by Kubera Williams. Kubera Williams alleged that Respondent had produced a real estate appraisal report with respect to the property that was inflated.
4. On or about September 26th, 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 did not provide a summary of his reasoning behind his highest and best use determination for the property being appraised;

- b) Respondent failed to describe the property's improvements adequately by reporting it had two bathrooms when it only had one and describing the condition as average when it actually had significant updating;
- c) Respondent failed to analyze and reconcile sales comparison data properly, failed to select appropriate comparable sales that were available in the same condominium unit, and did not make appropriate adjustments for things such as seller concessions, and quality of construction;
- d) Respondent communicated a misleading appraisal report for the property;
- e) Respondent's report for the property contained substantial errors of commission or omission with respect to the sales comparison approach 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: 1-2(e)(i) & 2-2(b)(iii); 1-4(a) & 2-2(b)(viii); 1-3(b) & 2-2(b)(x); and, 2-1(a).
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, at a minimum, a 15 classroom-hour course in Residential Case Studies;
- b. Attend and complete, at a minimum, a 15 classroom-hour course in report writing;
- 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 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

on the exam given in each class. None of these required classes will count toward Respondent's continuing education requirements for certification.

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 30 day of April, 2008.

Brian Todd Young
BRIAN TODD YOUNG

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 30th day of April, 2008, by BRIAN TODD YOUNG, to certify which, witness my hand and official seal.

Paul R Nitz
Notary Public Signature

Paul R Nitz
Notary Public's Printed Name



Signed by the Commissioner this 7th day of MAY, 2008.

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

Approved by the Board and Signed this 8th day of MAY, 2008.

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