

**BEFORE THE REAL ESTATE APPRAISER BOARD
STATE OF OKLAHOMA**

In the Matter of GEORGE M. JOHNSON)
and JIM L. TREAT,)
) Complaint #22-037
Respondents.)

**BOARD'S DECISION AS TO
DISCIPLINARY HEARING PANEL RECOMMENDATION**

ON THE 5th day of April, 2024, the above numbered and entitled cause came on for hearing before the Oklahoma Real Estate Appraiser Board (the "Board" or "OREAB"), following a disciplinary hearing of the above-numbered and entitled cause held on January 10, 2024. The Board was represented by a Disciplinary Hearing Panel composed of three (3) appraiser members, Darin A. Dalbom of Oklahoma City, Oklahoma, Shaun M. Hogan of Edmond, Oklahoma, and Robert D. Grace, of Edmond, Oklahoma, each of whom is a current Member of the Board's Standards and Disciplinary Procedures Committee. Robert D. Grace was elected and served as Hearing Panel Chairman at the hearing. Said panel was represented by the Board's attorney, Assistant Attorney General Bryan Neal. The case was prosecuted by the Board's Prosecutor, Stephen McCaleb. On behalf of the Board, Mr. McCaleb elected to have this matter recorded by electronic device and to rely on the electronic recording.

The Respondents, George M. Johnson of Bartlesville, Oklahoma, whose business and/or mailing address is 3091 SE Washington Blvd, Bartlesville, Oklahoma 74006 ("Respondent Johnson"), and Jim L. Treat of Tulsa, Oklahoma, whose business and/or mailing address is 2825 East 35th Place, Tulsa, Oklahoma 74105 ("Respondent Treat")(sometimes Respondent Johnson and Respondent Treat are collectively referred to as "Respondents"), each having been mailed a copy of the Notice of Disciplinary Proceedings and Appointment of Hearing Panel in Complaint No. 22-037 (the "Notice"), by first class U.S. certified mail with return receipt requested to the last-known

business, last-known mailing address, and/or last-known residential address of both Respondent Johnson and Respondent Treat, on September 28, 2023, pursuant to the Oklahoma Certified Real Estate Appraisers Act, 59 O.S. § 858-724, and the Administrative Procedures Act, 75 O.S. §§250-323, with USPS tracking information as to Respondent Johnson, 3091 SE Washington Blvd., Bartlesville, Oklahoma 74006, that the mailed Notice was delivered by representatives of the USPS to Respondent Johnson, 3091 SE Washington Blvd., Bartlesville, Oklahoma 74006, together with delivery information for Certified Mail/RRE item that the item was delivered on October 2, 2023, and with the scanned image of an individual at the Respondent Johnson's address named Sherry Cary, whose signature and printed name displayed indicating delivery to Respondent Johnson at 3091 SE Washington Blvd., Bartlesville, Oklahoma 74006, and as to Respondent Treat, with USPS tracking information that the item was sent to Respondent Treat at 2825 E 35th Place, Tulsa, Oklahoma 74105, that on October 2, 2023, no authorized recipient was available to accept delivery, that a USPS Reminder was provided to schedule redelivery on October 7, 2023, that on October 16, 2023, a member of the Board's staff emailed jimltreat@cox.net that on September 28, 2023, she sent certified packet to him containing a letter with a Notice of Disciplinary Hearing to him, that USPS delivery was attempted on October 2, 2023, but no authorized recipient was available on that date, that subsequently, USPS provided notice to schedule redelivery on October 7, 2023, that it appeared that the packet was not received or that he had not attempted to pick up the packet by October 16, 2023, and that she was providing the packet of documents to him via email and that the Board would consider him served as of October 2, 2023.

On October 31, 2023, a Notice of Continued Disciplinary Hearing was filed herein due the filing of a Motion for Continuance by the Respondents on October 23, 2023, to reschedule the Hearing in this matter to January 10, 2023, at the Board's Office, which Continuance Notice was mailed certified US Mail to Respondent Johnson on October 31, 2023, at 3091 SE Washington Blvd.,

Bartlesville, Oklahoma 74006, and based on USPS Tracking History, such notice delivered to an individual named and whose scanned signature reads as “Shelly Carry” on behalf of Respondent Johnson on November 3, 2023, and as to Respondent Treat, such Continuance Notice was mailed certified US Mail to Respondent Treat at 2825 E 35th Place, Tulsa, Oklahoma 74105, on October 31, 2023, and based on USPS Tracking History, such Continuance Notice was delivered to an individual named and whose scanned signature reads as “J. Treat” as the Respondent Treat, on November 3, 2023

Respondents Johnson and Treat each appeared at the Hearing in person. Neither Respondent Johnson nor Respondent Treat was represented by an Attorney. At the verbal request of the Respondents, the hearing tables provided for both the Respondents and the Board’s Prosecutor were physically moved closer by the Board staff and Board Hearing Counsel, to the Hearing Panel Members’ tables, to assist the ability of the Respondents to hear the proceedings. The Respondents noted that they were better able to hear the proceedings once moved forward and closer to the tables of the Hearing Panel members.

Neither the Respondents Johnson and Treat nor the Board as parties to these proceedings requested that a court reporter record this matter and neither the Respondents Johnson and Treat nor the Board as parties to these proceedings submitted any proposed findings of fact or proposed conclusions of law to the Disciplinary Hearing Panel for their consideration.

The Respondents Johnson and Treat recently filed a second written motion to continue the Hearing on December 8, 2023, claiming “health issues and pending litigation”, which alleged matters were not supported, explained, or documented in the second motion, with the Second Motion for Continuance being opposed by the Board’s Prosecutor through a document entitled “Response to Respondents’ Second Motion for Continuance”, filed herein on December 20, 2023, and which second motion was denied by the Board’s Hearing Counsel, based on the lack of supporting

explanation or documentation, through a document entitled “Order Denying Respondents’ Request for Second Continuance” filed herein on December 21, 2023. It is noted that the Respondents made no comment in the Hearing as to any health issues or pending litigation as they previously alleged through their second motion for continuance.

PRELIMINARY MATTERS

The Board’s Prosecutor, Mr. McCaleb, announced that he had an Exhibit Book with two (2) exhibits that were Bates-stamped that he presented and marked as:

(1) Exhibit 1, a document entitled “Appraisal Report for Retreat at Jarrett Farm LLC 38009 US Highway 75 Ramona, OK 74061”, including an appraisal report dated April 5, 2022 (Exhibit 1, page OREAB 002), with an effective appraisal date of March 31, 2022 (Exhibit 1, page OREAB 004), for the subject property at 38009 US Highway, Ramona, Oklahoma 74061, Bates-stamped pages OREAB 001 to 125);

(2) Exhibit 2, a document entitled “Complaint Analysis, Investigative Report Of: Complaint No. 22-037”, pages OREAB 126 to 129).

The Board’s Prosecutor subsequently moved for the admission of the two (2) exhibits for the Board marked as Exhibits 1 and 2, respectively, and as there was no objection by the Respondents, the Board’s two (2) exhibits were admitted into evidence.

During the Hearing, the Board’s Prosecutor presented Exhibit 4, which were identified to be significant pages from Exhibit 1, which Exhibit 4 was admitted into evidence without objection.

Neither the Respondents nor the Board as parties to these proceedings requested that a court reporter record this matter and neither the Respondents nor the Board as parties to these proceedings submitted any proposed findings of fact or proposed conclusions of law to the Disciplinary Hearing Panel for their consideration.

WITNESS(ES) AND EVIDENCE PRESENTED

The Board's Prosecutor presented one witness in support of the case against the Respondents Johnson and Treat: (1) Stephen C. Walton, a Certified General Appraiser, licensed in Oklahoma as 11392CGA, from Tulsa, Oklahoma, who investigated the complaint related to the Appraisal and appraisal report of the Respondents Johnson and Treat for the subject property and who prepared a document entitled "Complaint Analysis, Investigative Report Of: Complaint Number 22-037", filed and admitted herein as Exhibit 2 (pages OREAB 126-129).

Stephen C. Walton Testimony (Summary)

Stephen C. Walton, 11392CGA, upon being duly sworn in, testified that he has been a Certified General Appraiser in Oklahoma for 28 years, that he has been in the appraisal business for 35 years overall, and that he is primarily a Commercial Appraiser. According to Mr. Walton, he has appraised the subject property [Retreat at Jarrett Farm LLC., 38009 US Highway 75, Ramona, Oklahoma 74061] himself twice, that that he looked at the appraisal report for the subject property to see if the appraisal report made sense, that he does not know if the appraisal report for the subject property was written by the Respondent Johnson or the Respondent Treat, that in looking into the Appraisal and appraisal report he was only paid for his mileage by the Board, that he received no other payment for looking into the Appraisal or appraisal report, that he received a copy of the Board Exhibit 1 (appraisal report, pages OREAB 001 to 125), the grievance filed in this matter, the grievance response of the Respondents Johnson and Treat, and that in conducting his investigation into the complaint, he received no direction from anyone.

In a nutshell, according to Mr. Walton, there were two parts of the Appraisal of the subject property [Retreat at Jarrett Farm LLC., 38009 US Highway 75, Ramona, Oklahoma 74061] which Appraisal was not compliant with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), that within the appraisal report, there were areas of deficiencies, that the

subject was under contract at that time, that the appraisal report contained no analysis of the subject property's sales history, that the comparable sales discussion analysis in the appraisal report provided for no adjustments and that there was no analysis of the information.

Mr. Walton noted that the subject property included six (6) cabins and the Main House, that the Income Approach was used in the appraisal report, that there were no details on expenses such as who pays the expenses, that as to the income analysis there was no adjustments, that there was no support for capitalization, that the scope of work was to be found in the engagement letter, that he used to be on the Board of the OREAB, that the Board's Probable Cause Committee (PCC) looks into grievances to see if there is any merit for the grievance, that the PCC Report is sent to the Board for approval of a grievance to ripen into or become a complaint, that in connection with his investigation into the complaint, he did not do a USPAP Standard 3 Review, that his complaint analysis is Exhibit 2 herein, and that Exhibit 4, as admitted herein, for ease of reference, consists of significant pages of Exhibit 1.

As to Exhibit 4 [with excerpts all from Exhibit 1], Mr. Walton noted that page OREAB 013 of Exhibit 4, contains no analysis of the current contract for sale, such as what are the terms of the current contract, is the current contract an arms-length transaction, that USPAP requires contracts of sale to be analyzed, that the transfer of the subject property is not a typical property to be transferred, and that three properties [the main house, the six rental cabins, and the unimproved property] were added together.

As to Exhibit 4 [excerpt from Exhibit 1 with highlighted provisions in yellow], page OREAB 085 (*See* Exhibit 1), the Sales Comparison Approach, Mr. Walton said he does not know where adjustments were made at all, that as to Exhibit 4, page 94, Mr. Walton noted that the reader of the appraisal report is unable to understand if any adjustments were applied, that as to Exhibit 4, page OREAB 095, Mr. Walton noted there is provision for Deferred Maintenance and Renovation, that as

to Deferred Maintenance there is a need for immediate repair to the subject property, and that he does not know what the \$225,000 amount listed means.

As to Exhibit 4, page OREAB 103 (*See* Exhibit 1), Mr. Walton indicated that the Income Approach in the appraisal report broke out the five (5) cabins in multifamily settings, that he does not know from the appraisal report who pays expenses, from the appraisal report, that he does not know the basis of the stated cabin rental rate.

As to Exhibit 4, page OREAB 104, Steve Walton noted that while Property Taxes are listed in the appraisal report in the amount of \$1,500.00, that he does not know the meaning of the letters in the acronym “SPEX” as provided in the appraisal report, and that the Respondents John and Treat indicate that the buyer of the subject property is a tax-exempt entity with no disclosure of the buyer’s identity.

In conclusion, Mr. Walton noted that he found deficiencies in the Respondents’ appraisal report (Exhibit 1).

At this point in the Hearing, the Board’s Prosecutor said that the State rests.

Respondents’ Defense

The Respondents Johnson and Treat presented a spiral bound twenty-eight (28) page exhibit booklet entitled “Cast” which identified three individuals by name including a David Stewart, as the person whom the Respondents identified as the person who filed the Complaint (Grievance) and whom was the Buyer of the subject property, a Trevor Dorsey, an Equity Bank Loan Officer [Kansas], and a Vy Nguyen, who the Respondents’ represented was a bank appraisal officer [Kansas]. The Respondents moved for admission of their 28-page exhibit booklet into the record. Upon examining the Respondents’ twenty-eight (28) page exhibit booklet, the Board’s Prosecutor objected to the portion thereof beginning on page marked seven (7) through page marked twenty-eight (28), which consisted of a series of emails from and to individuals not present in the Hearing room to verify their

email communications or available to testify. The Hearing Board Counsel sustained the stated objection of the Board's Prosecutor, struck pages 7 through 28 of the Respondents Johnson and Treat's 28-page spiral bound exhibit booklet, and admitted only pages 1 through 6 into the record.

It is noted that Respondent Treat at one point attempted to verbally attack the "manhood" of the Board's Prosecutor and to address him directly through such verbal assault rather than address his comments and questions to the Board Hearing Counsel, which verbal assault was promptly interrupted and stopped by the Board Hearing Counsel.

As to the existence of a then-current contract for the subject property, the Respondents Johnson and Treat indicated that if there was a then-current contract they both saw it, that spoke with the real estate broker at that time, neither Respondent knew the listing price, and that as to the rental values given (Exhibit 1, page OREAB 103, provided as "Comparable Rentals"), one set are those rental rates provided by a friend of theirs who has rental units, and as to the other rental rates, they are simply Respondent Treat's opinions.

The Respondents, George M. Johnson, and Jim L. Treat, individually and independently of each other, filed Applications for Oral Argument and appeared before the Board to provide oral argument. Mr. Johnson was represented by counsel, Rick Tucker.

JURISDICTION

1. The OREAB has the duty to carry out the provisions of the Oklahoma Certified Real Estate Appraisers Act as set forth at Title 59 of the Oklahoma Statutes, §§858-701, *et seq.* and to establish administrative procedures for disciplinary proceedings conducted pursuant to the provisions of the Oklahoma Certified Real Estate Appraisers Act.

2. The OREAB has promulgated rules and regulations to implement through the provisions of the Oklahoma Certified Real Estate Appraisers Act, in regard to disciplinary

proceedings as set forth at the Oklahoma Administrative Code, §§600:15-1-1 thru 600:15-1-22, including administrative hearings.

3. The Respondent, GEORGE M. JOHNSON, was a certified general appraiser in the State of Oklahoma, holding certificate number 10061CGA and was first licensed with the Oklahoma Real Estate Appraiser Board on September 25, 1991, and the Respondent, JIM L. TREAT, is a certified residential appraiser in the State of Oklahoma, holding certificate number 12451CRA and was first licensed with the Oklahoma Real Estate Appraiser Board on May 1, 2001.

FINDINGS OF FACT

The Board hereby adopts in full the Findings of Fact of the Disciplinary Hearing Panel as follows:

1. The Respondent, GEORGE M. JOHNSON, is a certified general appraiser in the State of Oklahoma, holding certificate number 10061CGA and was first licensed with the Oklahoma Real Estate Appraiser Board on September 25, 1991, and the Respondent, JIM L. TREAT, is a certified residential appraiser in the State of Oklahoma, holding certificate number 12451CRA, and was first licensed with the Oklahoma Real Estate Appraiser Board on May 1, 2001.

2. In March of 2022, the Respondents were hired to complete an appraisal (the “Appraisal”) and an appraisal report (the “appraisal report”) for a property located at Retreat at Jarrett Farm, 38009 US Highway 75, Ramona, OK 74061 (the “Subject” or “subject property”). The Respondents completed the Appraisal with an effective date of March 31, 2022 (Exhibit 1, page OREAB 004), and the appraisal report dated April 5, 2022 (Exhibit 1, page OREAB 002). The Appraisal and appraisal report were purportedly performed in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice (“USPAP”) [Exhibit 1, pages OREAB, 004, 009, 011, and 015].

3. The Respondents committed a series of errors in the appraisal report which led to a misleading and non-credible report. These errors include, but are not limited to, the following in paragraphs 4-12.

4. USPAP Standards Rule 1-5(a) and USPAP Standards Rule 2-2(a)(x)(3): analyze and report all agreements of sale, options, and listings of the subject property current as of the effective date of the Appraisal (Exhibit 1, page OREAB 004).

5. The Respondents disclose on page 13 of the appraisal report (Exhibit 1, page OREAB 013) the subject property “is currently offered for sale” and indicate on page 4 of the appraisal report (Exhibit 1, page OREAB 004) “It is estimated the subject property has been on the market for less than 6 months. This information is not verified.” (See Exhibit 1, appraisal report, page OREAB 004). In neither area of the appraisal report dealing with USPAP requirements as to an analysis of agreements of sale, options, and listings of the subject property (Exhibit 1) is the current listing analyzed as required by the USPAP Standards (USPAP Standards Rule 1-5(a) and USPAP Standards Rule 2-2(a)(x)(3)). The appraisal report does not analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the Appraisal (Exhibit 1, appraisal report, page OREAB 004).

6. The Respondents disclose on page 13 of the appraisal report (Exhibit 1, page OREAB 013) the subject property (Retreat at Jarrett Farm, 38009 US Highway 75, Ramona, OK 74061) “is currently under contract”, but there is no analysis of the sale contract as required by the USPAP Standard (USPAP Standards Rule 1-5(a) and USPAP Standards Rule 2-2(a)(x)(3)).

7. USPAP Standards Rule 1-4(e): When analyzing the assemblage of the various estates or component parts of a property, an appraiser must analyze the effect on value, if any, of the assemblage. While an appraiser must refrain from valuing the whole solely by adding together the individual values of the various estates or component parts, the Respondents did not refrain from

valuing the whole solely as they did value the whole on page 109 of the appraisal report without sufficient support (Exhibit 1, appraisal report, page OREAB 109).

8. There is no discussion within the appraisal report as to whether summing the component parts impacts the whole property value.

9. USPAP Standards Rule 2-1(b): contain sufficient information to enable the intended user(s) of the appraisal report to understand the appraisal report (Exhibit 1). Within the Sales Comparison Approach of the appraisal report (Exhibit 1, appraisal report, pages OREAB 085, 94, and 95), there is insufficient explanation for the reader to understand the adjustments applied and whether additional adjustments for elements discussed on page 77 of the appraisal report were considered (Exhibit 1, page OREAB 077).

10. Within the Sales Comparison Approach of the appraisal report page 95 (Exhibit 1, appraisal report, page OREAB 095) there is no explanation of the basis for the \$225,000 deduction for “Deferred Maintenance and Renovation”.

11. Within the Income Approach of the appraisal report page 103 (Exhibit 1, appraisal report, page OREAB 103) there is insufficient data and analysis provided from which the reader can determine whether the appraisal report findings and conclusions for market Rent and Vacancy and Collection Loss are supportable.

12. Within the Income Approach of the appraisal report page 104 (Exhibit 1, appraisal report, page OREAB 104), there is no basis provided for the projected Property Taxes expense of \$2,500.00. This amount does not correlate with the estimated Market Value of \$300,000 for the rental unit component of the appraisal report page 109 (Exhibit 1, appraisal report, page OREAB 109).

CONCLUSIONS OF LAW

The Board hereby adopts the Conclusions of Law of the Disciplinary Hearing Panel, as follows:

1. The Respondents Johnson and Treat have each violated 59 O.S. §858-723(C)(6) through 59 O.S. §858-726, in that the Respondents Johnson and Treat have each violated:

A) The Competency Rule of the Uniform Standards of Professional Appraisal Practice (USPAP);

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Johnson and Treat have each violated the Competency Rule of the Uniform Standards of Professional Appraisal Practice that “*An appraiser must: (1) be competent to perform the assignment; (2) acquire the necessary competency to perform the assignment; or (3) decline or withdraw from the assignment. In all cases, the appraiser must perform competently when completing the assignment...an appraiser must not render appraisal services in a careless or negligent manner. This Rule requires an appraiser to use due diligence and due care.*”

B) The Scope of Work Rule of the Uniform Standards of Professional Appraisal Practice;

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 9, and 12, supports the Conclusion of Law that the Respondents Johnson and Treat have each violated the Scope of Work Rule of the Uniform Standards of Professional Appraisal Practice in pertinent part, that “*for each appraisal...an appraiser must: 1. Identify the problem to be solved; 2. determine and perform the scope of work necessary to develop credible assignment results; and 3. disclose the scope of work in the report*”.

C) Standard 1, Standards Rules 1-2, 1-4, 1-5, and Standards Rule 2-1, and 2-2 of the Uniform Standards of Professional Appraisal Practice. These include the subsections of the referenced rules.

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Johnson and Treat have violated Standard 1, Standards Rule 1-2, 1-4, 1-5, and Standards Rule 2-1, and 2-2 of USPAP.]

2. The Respondents Johnson and Treat have each violated 59 O.S. §858-723(C)(6): “Violation of any of the standards for the development or communication of real estate appraisals as provided in the Oklahoma Certified Real Estate Appraisers Act.”

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Johnson and Treat have each violated standards for the development or communication of real estate appraisals as provided in the Oklahoma Certified Real Estate Appraisers Act.]

3. The Respondents Johnson and Treat have each violated 59 O.S. §858-723(C)(7) in that Respondents Johnson and Treat have each failed or refused without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal report, or communicating an appraisal.

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Johnson and Treat have each violated 59 O.S. §858-723 (C)(7) by failing or refusing without good cause to exercise reasonable in developing an appraisal, preparing an appraisal report, or in communicating an appraisal.]

4. The Respondents Johnson and Treat have each violated 59 O.S. §858-723(C)(8):

“Negligence or incompetence in developing an appraisal, in preparing an appraisal report, or in communicating an appraisal.”

{Findings of Fact No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Johnson and Treat have each violated 59 O.S. §858-723(C)(8) through their negligence or incompetence in developing an appraisal, preparing an appraisal report, or in communicating an appraisal.]

5. The Respondents Johnson and Treat have each violated 59 O.S. §858-723(C)(9):
“Willfully disregarding or violating any of the provisions of the Oklahoma Certified Real Estate Appraisers Act.”

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Johnson and Treat have each violated 59 O.S. §858-723(C)(9) by willfully disregarding or violating any of the provisions of the Oklahoma Certified Real Estate Appraisers Act.”

FINAL ORDER

Having adopted in full the Findings of Fact and Conclusions of Law of the Disciplinary Hearing Panel, the Board hereby issues its Final Order as follows:

1. The Respondents George M. Johnson and Jim L. Treat shall each be placed on **PROBATION** for a period of **ONE (1) YEAR** beginning immediately upon the date that the period of **NINETY (90) DAYS** in which corrective education is ordered hereinbelow to be completed shall end plus a period of thirty (30) days after the Respondents George M. Johnson and/or Jim L. Treat, respectively, are each notified of the final agency order either personally or by certified mail, return receipt requested. During the period of probation, Respondents George M. Johnson and/or Jim L. Treat, shall each provide an appraisal log on REA Form 3 to the administrative office of the Board no later than the fifth working day of each month detailing all

appraisal activity of Respondents George M. Johnson and/or Jim L. Treat, respectively, during the preceding month. The Board may select and require samples of work product from either or both these respective appraisal logs to be sent for review, to include for review the appropriate work file(s) of the Respondents George M. Johnson and/or Jim L. Treat, respectively.

2. The Respondents George M. Johnson and Jim L. Treat shall each successfully complete corrective education as follows:

The **SEVEN (7) HOUR** Course Number 700: National USPAP Update Course.

The **THIRTY (30) HOUR** Course Number 632: Sales Comparison Approach for General Appraisers.

The courses for each named respondent must all be completed with copies of certificates of course completion transmitted to the administrative office of the Board within **NINETY (90) DAYS** from the date of the Board Order plus a period of thirty (30) days after the Respondents George M. Johnson and/or Jim L. Treat, respectively, are each notified of the final agency order either personally or by certified mail, return receipt requested. With respect to Respondent, Jim L. Treat, the courses must be tested and may be an on-line course(s). The courses shall **not** be counted toward continuing education credit. With respect to Respondent, George M. Johnson, the courses do not need to be tested and may be an online course(s). The courses shall **not** be counted toward continuing education credit.

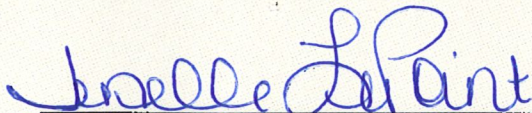
3. The Respondents George M. Johnson and/or Jim L. Treat shall each pay a sum equal to one-half (1/2) [collectively for 100%] of all costs of prosecution expended by the Board for legal fees and travel costs incurred in the matter of Complaint #22-037, not to exceed the aggregate sum of \$4,000.00. The Board staff will provide a statement(s) of all of the costs [not to exceed the total sum of \$4,000.00] incurred by the Board as to the complaint, to Respondents George M. Johnson (50%) and/or Jim L. Treat (50%) [collectively for 100% not to exceed \$4,000.00], with the final order. Costs not to exceed \$4,000.00, shall be fully paid collectively by Respondents George M. Johnson (50%) and/or Jim L. Treat (50%), within thirty (30) days from the date of any final order of the Board, plus a period of thirty (30) days after Respondents George M. Johnson and/or Jim L.

Treat, respectively, are each notified of the final agency order each either personally or by certified mail, return receipt requested.

4. Failure by either or both Respondent George M. Johnson and/or Respondent Jim L. Treat, respectively, to comply with any requirement of this order shall result in the appraisal credential or either or both Respondent George M. Johnson and/or Respondent Jim L. Treat, respectively, being suspended instanter, with suspension notification forwarded immediately either to Respondent George M. Johnson and/or Respondent Jim L. Treat, respectively, either personally or by Certified U. S. mail, return receipt requested.

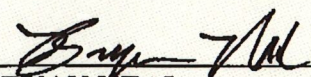
THE BOARD WISHES TO ADVISE THE RESPONDENTS THAT THEY HAVE 30 DAYS FROM THE DATE THEY ARE FIRST NOTIFIED OF THIS ORDER, EITHER PERSONALLY, OR BY CERTIFIED U.S. MAIL, RETURN RECEIPT REQUESTED, TO APPEAL THIS ORDER WITH THE APPROPRIATE DISTRICT COURT.

IT IS SO ORDERED on this 5th day of April, 2024.



JENELLE LEPOINT, Administrative Officer
Real Estate Appraiser Board

4-5-2024
Date



BRYAN NEAL
Assistant Attorney General and
Attorney for the Board

4/5/2024
Date



CERTIFICATE OF MAILING

I, Kelly Ann Reynolds, hereby certify that on the 9th day of July 2024, a true and correct copy of the above and foregoing Board's Decision as to Hearing Panel Recommendation was placed in the U.S. Mail, with postage pre-paid by Certified Mail to:

Rick Tucker, Esq.

117 W 5th St
500 Professional Bldg
PO Box 1066
Bartlesville, OK 74005

9214 8902 0982 7500 0639 97

Jim L. Treat

2825 East 35th Place
Tulsa, OK 74105

9214 8902 0982 7500 0640 00

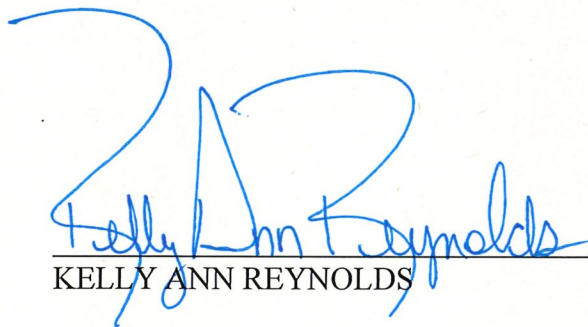
by First Class Mail to:

Bryan Neal, Assistant Attorney General

OFFICE OF THE ATTORNEY GENERAL
313 NE 21st St
Oklahoma City, OK 73105

Stephen L. McCaleb

ODOM & SPARKS, PLLC
2500 McGee Dr, Ste 140
Norman, OK 73072



KELLY ANN REYNOLDS