

for a period of one year subject to terms and conditions. Allen's certificate was current and valid at all relevant times herein.

3. On or about November 10, 2011, the MREAC entered Findings of Fact, Conclusions of Law, and Disciplinary Order ("2011 Order") disciplining Allen's certificate for violating the June 2010 Settlement Agreement. The Order suspended Allen's certificate for 30 days followed by three years' probation.

4. The relevant terms of the probationary period in the 2011 Order, beginning December 25, 2011, are stated as follows in the Settlement Agreement:

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B. During the probationary period, Allen shall maintain a log of all appraisal assignments completed, including appraisal values. Allen shall submit a true and accurate copy of her log to the MREAC every three (3) months after the effective date of this Order. The first log shall be submitted on or before February 10, 2012. Each log, except for the final log, shall be submitted within 15 days after the end of the respective three month period. Allen shall submit the final log 30 days prior to the end of the probationary period. All logs shall comply with rule 20 CSR 2245-2.050. Upon MREAC request, Allen shall submit copies of work samples for MREAC review.

I. Allen shall comply with all provisions of §§ 339.500 through 339.549, RSMo, all federal and state drug laws, rules, and regulations; and all federal and state criminal laws. "State" here includes the state of Missouri, all other states and territories of the United States, and the ordinances of political subdivisions of any state or territory. Allen shall immediately report any violation of this provision to the Commission in writing. Allen shall also immediately report any allegation that she has violated this provision to the Commission, in writing[.]

J. Allen shall immediately submit documents showing compliance with the requirements of this Order to the Commission when requested.

K. In the event the Commission determines that Allen has violated any term or condition of this Order, the Commission may, in its discretion, after an evidentiary hearing, suspend, revoke, or otherwise lawfully discipline Allen's certification.

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O. Any failure by Allen to comply with any condition of discipline set forth herein constitutes a violation of this Order.

5. On or about February 25, 2013, the MREAC sent a letter to Allen's last registered address of 916 W. Atlantic Street, Springfield, Missouri 65803 requesting a copy of the appraisal and work files for two properties. One of the properties was located at 3253 E. Red Bud Street, Springfield, Missouri 65804 ("Red Bud property"). The MREAC requested that Allen submit the two appraisals and work files on or before March 18, 2013. On June 5, 2013, Allen submitted the appraisal of the Red Bud property to the Commission. Allen failed to submit the Red Bud work file. Allen failed to submit the other appraisal, 3127 S. Marlan Ave, Springfield, Missouri and its work file. Allen's failure to submit the required information was a violation of the 2011 Order and § 339.537, RSMo.

6. On or about June 6, 2013, the MREAC requested that Allen submit the complete work file for the Red Bud property. Allen failed to submit the work file in violation of the 2011 Order and § 339.537, RSMo.

7. Allen also failed to submit the required quarterly appraisal log due by May 25, 2013 in violation of paragraph B of the 2011 Order and § 339.537, RSMo. Allen submitted the log on or about May 29, 2013 ("May 29 log").

8. On or about June 20, 2013, the MREAC requested that Allen submit the appraisals and work files for the following properties listed in the May 29 log: 5146 Aleshire Court, Springfield, Missouri and 2002 E. Seminole, Springfield, Missouri. The MREAC requested that Allen submit the two appraisals and work files on or before July 15, 2013. Until the date of the probation violation hearing, December 10, 2013, Allen did not submit either appraisal or work file in violation of the 2011 Order and § 339.537, RSMo. Allen did

submit the appraisals and work files during the December 10, 2013 hearing, almost five months after the due date.

9. Allen also failed to submit the required quarterly appraisal log due by August 25, 2013 in violation of the 2011 Order and § 339.537, RSMo. Allen submitted the August 25, 2013 log at the December 10, 2013 hearing along with her compliance report stating she was not in compliance with the terms of the 2011 Order.

10. On or about October 10, 2013, the MREAC sent notice by regular mail and certified mail to Allen notifying her of the probation violation complaint and of the probation violation hearing in this matter set for December 10, 2013 at 2:30 p.m. at the Missouri Council of School Administrators Building, 3550 Amazonas Drive, Jefferson City, Missouri. As stated above, Allen appeared at the hearing and provided testimony and exhibits.

11. Allen's conduct, as described in paragraphs 5 through 9 above, constitute a violation of the 2011 Order, therefore constituting cause to discipline her real estate appraiser certification pursuant to the 2011 Order and § 324.042, RSMo.

12. The MREAC has jurisdiction in this proceeding, pursuant to the 2011 Order to determine whether Allen has violated the terms and conditions of 2011 Order.

13. The MREAC also has jurisdiction pursuant to § 324.042, RSMo to determine whether Allen has violated the terms and conditions of the 2011 Order. Section 324.042 states, in pertinent part:

Any board, commission, or committee within the division of professional registration may impose additional discipline when it finds after hearing that a licensee, registrant, or permittee has violated any disciplinary terms previously imposed or agreed to pursuant to settlement. The board, commission, or committee may impose as additional discipline, any discipline it would be authorized to impose in an initial disciplinary hearing.

14. Section 339.537, RSMo, states:

(1) State-certified real estate appraisers and state licensed real estate appraisers shall retain originals or true copies of contracts engaging an appraiser's services for appraisal assignments, specialized appraisal services, appraisal reports, and supporting data assembled and formulated in preparing appraisal reports, for five years. The period for retention of the records applicable to each engagement of the services of the state-certified real estate appraiser or state-licensed real estate appraiser shall run from the date of the submission of the appraisal report to the client. Upon requests by the commission, these records shall be made available by the state-certified real estate appraiser or state-licensed real estate appraiser for inspection and copying at his or her expense, by the commission on reasonable notice to the state-certified real estate appraiser or state-licensed real estate appraiser. When litigation is contemplated at any time, reports and records shall be retained for two years after final disposition.

15. The 2011 Order and § 324.042 allow the MREAC to take such disciplinary action that the MREAC deems appropriate for failure to comply with the terms of the 2011 Order.

Decision and Order

It is the decision of the MREAC that Allen has violated the terms of the 2011 Order, and that her certification is, therefore, subject to further disciplinary action.

The MREAC orders that Rhonda Allen's certification as a certified residential real estate appraiser, number 2007023327, be and is hereby **REVOKED**.

Respondent shall immediately return all indicia of licensure to the Commission.

The Commission will maintain this Order as an open and public record of the Commission as provided in Chapters 339, 610 and 324, RSMo.

SO ORDERED this 19th day of December, 2013.

**MISSOURI REAL ESTATE APPRAISERS
COMMISSION**

Vanessa Beauchamp
**Vanessa Beauchamp,
Executive Director**