

BEFORE THE MISSOURI  
STATE REAL ESTATE APPRAISERS COMMISSION

MISSOURI REAL ESTATE APPRAISERS )	)	
COMMISSION,	)	
	)	
Petitioner,	)	
	)	
v.	)	No. 11-2237 RA
	)	
STEPHANIE DONNELL,	)	
	)	
Respondent.	)	

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND DISCIPLINARY ORDER**

I.

**Statement of the Case**

On or about January 5, 2012, the Administrative Hearing Commission entered its Default Decision, pursuant to § 621.100.2, RSMo Cum Supp 2011, in the case of *Missouri Real Estate Appraisers Commission v. Stephanie Donnell*, Case No. 11-2237 RA. The Administrative Hearing Commission certified the records of its proceedings and its Default Decision in *Missouri Real Estate Appraisers Commission v. Stephanie Donnell*, Case No. 11-2237 RA, to the Missouri Real Estate Appraiser Commission (the "MREAC") on approximately February 10, 2012. In its Default Decision, the Administrative Hearing Commission found that Respondent Donnell's license as a state licensed real estate appraiser was subject to disciplinary action by the MREAC pursuant to § 339.532.2 (10), RSMo 2011 Cum Supp.

The MREAC has received and reviewed the record of the proceedings before the Administrative Hearing Commission and the Default Decision. The Default Decision of the Administrative Hearing Commission is hereby adopted and incorporated herein by reference.

Pursuant to notice and § 621.110 and § 339.532.3, RSMo, the MREAC held a hearing on May 15, 2012, at approximately 10:06 a.m. at the Missouri Council of School Administrators Building, 3530 Amazonas Drive, Jefferson City, Missouri, for the purpose of determining the appropriate disciplinary action against Respondent's license. The MREAC was represented by Assistant Attorney General Ross Brown. Respondent was not present for the hearing and was not represented by counsel. After being present and considering all of the evidence presented during the hearing, the MREAC issues the following Findings of Facts, Conclusions of Law and Order.

## II.

### **Findings of Fact**

1. Respondent Stephanie Donnell holds a license as a state licensed real estate appraiser from the MREAC (license # 2002003003). Respondent Donnell's license is current and active.
2. The MREAC hereby adopts and incorporates herein the Default Decision of the Administrative Hearing Commission and the record in *Missouri Real Estate Appraisers Commission v. Stephanie Donnell*, Case No. 11-2237 RA.
3. In its January 5, 2012, Default Decision, the Administrative Hearing Commission found the MREAC has grounds to discipline Respondent's license pursuant to § 339.532.2(10), RSMo 2011 Cum Supp.
4. As set out the MREAC's complaint filed before the Administrative Hearing Commission on November 14, 2011 which was before the Administrative Hearing Commission in issuing its Default Decision, Respondent failed to respond to the MREAC when she was randomly selected for an audit of her required continuing education. Respondent received two

letters from the MREAC, the first on July 27, 2010 and the second on September 3, 2010 requesting that she submit all her continuing course completion certificates for the 2008-2010 renewal period. The letters also stated that failure to respond could be cause for discipline against her license. Respondent failed to respond to either letter. Respondent's failure to respond constituted cause to discipline her license pursuant to § 339.532.2(10), RSMo 2011 Cum Supp.

5. The MREAC set this matter for disciplinary hearing and served notice of the disciplinary hearing upon Respondent in a proper and timely fashion.

### III.

#### CONCLUSIONS OF LAW

6. The MREAC has jurisdiction over this proceeding pursuant to § 621.110 and § 339.532.3, RSMo.

7. The MREAC expressly adopts and incorporates by reference the Default Decision of the Administrative Hearing Commission and the record in *Missouri Real Estate Appraisers Commission v. Stephanie Donnell*, Case No. 11-2237 RA, finding cause to discipline Respondent's license as a licensed real estate appraiser pursuant to § 339.532.2(10), RSMo 2011 Cum Supp.

8. As a result of the foregoing, and as identified in the Default Decision of the Administrative Hearing Commission, Respondent's state license as a real estate appraiser is subject to disciplinary action by the MREAC, pursuant to § 339.532.2(10), RSMo 2011 Cum Supp.

9. The MREAC has determined that this Order is necessary to ensure the protection of the public.

IV.

**Order**

10. Having fully considered all the evidence before the MREAC, and giving full weight to the Decision of the Administrative Hearing Commission, it is the **ORDER** of the MREAC, that Respondent Donnell's state license as a real estate appraiser is hereby **REVOKED**. Licensee shall return all indicia of licensure to the MREAC immediately.

11. The MREAC will maintain this Order as an open record of the MREAC as provided in Chapters 324, 339, and 610, RSMo, 2011 Cum Supp.

SO ORDERED, THIS 17<sup>th</sup> day of May, 2012.

**MISSOURI REAL ESTATE  
APPRAISERS COMMISSION**



Vanessa Beauchamp,  
Executive Director  
Missouri Real Estate Appraisers Commission