BEFORE THE MISSISSIPPI REAL ESTATE APPRAISAL BOARD

IN THE MATTER OF THE LICENSURE OF
JOHN NICK CRUTCHER, LICENSE NO. RA-845 FILE NO. 11-2511

STIPULATION AND CONSENT ORDER

WHEREAS, JOHN NICK CRUTCHER (hereinafter "Respondent") is a registered appraiser in the State of Mississippi, holding License No. RA-845 issued by the Mississippi Real Estate Appraisal Board (hereinafter "the Board");

WHEREAS, the Board is empowered pursuant to the Mississippi Real Estate Appraiser Licensing and Certification Act, Sections 73-34-1, *et seq.*, Miss. Code Ann., to establish standards of conduct and ethics, promulgate rules, institute proceedings, and impose disciplinary action to effectively regulate the practice of real estate appraisal in the State of Mississippi;

WHEREAS, the Board has jurisdiction over the parties and subject matter herein;

WHEREAS, on or about November 25, 2025, the Board received a written complaint from Mike and Tommy Rogers concerning three (3) appraisal(s) completed by Respondent at the instance of the West Jasper School District of 16th Section lands subject to two (2) farm residential long-term leases for the purpose of determining the annual fair market rental values;

WHEREAS, an investigation undertaken by a third-party independent investigator established facts, if proven as true by a preponderance of the evidence at hearing, establish violations of statute and rules applicable to the practice of appraisal including, but not limited to, Ethics Rule, Competency Rule, Scope of Work Rule, and Standard Rules 1-2, 1-3, 1-4, 1-6, and 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP);

WHEREAS, the Board voted, upon the recommendation of the independent investigator, to initiate a formal complaint against Respondent; and

WHEREAS, the parties have agreed to enter into this Stipulation and Consent Order to avoid further administrative action.

IT IS, THEREFORE, STIPULATED and AGREED as follows:

1. Respondent enters into this Consent Order freely, willingly, and voluntarily, with full knowledge and understanding that by this Order, Respondent waives his right to defend against the allegations of the complaint before the Board during an administrative hearing.
2. Respondent waives any further hearing or appeal to the Board or any court of competent jurisdiction regarding this Consent Order and the action required herein.
3. Respondent has full knowledge and understanding of his right to seek legal counsel and representation in this matter.
4. Respondent shall successfully complete educational courses regarding "Advanced Residential Report Writing and Case Studies" for 15 hours; "Missing Explanations" for 4 hours; and "Ethics, Competency and Neglect" for 4 hours for a total of twenty-three (23) total hours. Each class shall be subject to the Board's pre-approval and require presentation of proof of Respondent's successful completion.
5. Respondent shall complete all courses within a classroom setting, if available, and pass any accompanying examination, if applicable, within one hundred and eighty (180) days of the effective date of this Order.
6. These educational courses shall be completed in addition to the twenty-eight (28) hours of continuing education required for renewal of Respondent's license.
7. Respondent does hereby fully, completely, and finally release the Board and its members, officers, directors, agents, servants and/or employees from any and all claims, charges, demands, damages, costs, expenses, actions, and causes of action of every kind and whatsoever nature which Respondent may

now or hereafter have which are in any manner whatsoever related to or arising out of this Consent Order between Respondent and the Board.

8. This Order constitutes disciplinary action pursuant to Section 73-34-35, Miss. Code Ann., and any violation of this Order may be immediate cause for further action by the Board.
9. The parties agree that this Order contains the entire agreement of the parties, there being no other agreement of any kind, verbal or otherwise, which varies the terms of this Order.
10. This action and Order may be shared with other licensing boards and may be reported to the appropriate entities as required or authorized by statute and/or federal law.
11. Upon approval of the Board, this document is a public record and shall be recorded as a Final Order of the Board.

DATED, this the 24 day of September, 2026.

JOHN NICK CRUTCHER, RESPONDENT

STATE OF MISSISSIPPI
COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for said county and state, on this the 24 day of September, 2026 within my jurisdiction, the within named JOHN NICK CRUTCHER, who acknowledged that he executed the above and foregoing instrument.

STATE OF MISSISSIPPI T. JOHNSON NOTARY PUBLIC Lamar County Commission Expires October 16, 2026 COMMISSION NUMBER 336276

NOTARY PUBLIC

APPROVED and ACCEPTED, this the 24 day of September, 2026.

October 7th 2026

FOR THE BOARD:

DAVID GRIFFITH, President

