

**BEFORE THE MISSISSIPPI REAL ESTATE APPRAISER
LICENSING AND CERTIFICATION BOARD**

**MISSISSIPPI REAL ESTATE APPRAISER
LICENSING AND CERTIFICATION BOARD**

COMPLAINANT

VS.

CASE NO.: 12-1606

**JAMES P. MURDAUGH, APPRAISER
LICENSE NO.: TG-3241**

RESPONDENT

ORDER

THIS CAUSE came before the Mississippi Real Estate Appraiser Licensing and Certification Board (sometimes hereinafter "Board"), pursuant to authority of §§73-34-1, *et seq.*, Miss. Code Ann. (1972), as amended. The Board conducted a hearing on the formal complaint brought against James P. Murdaugh, Appraiser, (sometimes hereinafter "Respondent" or "Murdaugh"), License No.: TG-3241, at its offices in Jackson, Hinds County, Mississippi, on April 26, 2017 beginning at 10:00 a.m. The Respondent, James P. Murdaugh was present. The Board recognized its quorum and opened the hearing. The hearing was conducted with witnesses being sworn, documentary evidence being admitted as exhibits, the right to cross examination of witnesses and the verbatim transcript of the hearing being taken by an official court reporter. The Board makes its Findings of Fact, Conclusions of Law and issues its Disciplinary Order as set forth hereinafter based upon evidence that was clear and convincing.

FINDINGS OF FACT

I.

The Mississippi Real Estate Appraiser Licensing and Certification Board is charged by law with the regulation of the practice of real estate appraisal in Mississippi including matters relating

to real estate appraiser standards, qualifications and licensing, and disciplinary functions pursuant to §§73-34-1, *et seq.*, Miss. Code Ann. (1972), as amended. The Board, pursuant to this authority, has full, complete and proper jurisdiction over the parties and subject matter herein.

II.

Respondent, James P. Murdaugh is an adult resident citizen of Tennessee whose last known address of record with the Board is 9 Westwind Dr., Jackson, Tennessee 39305 (residence) and 38 Old Hickory Cove, Suite B-115, Jackson, Tennessee 38305 (business). Upon sworn application to the Board, Respondent Murdaugh was issued a Temporary Mississippi Certified General Appraiser credential on or about June 10, 2015, No. TG-3241 and, as such, he is subject to all of the provisions, rules, regulations and statutes governing the appraisal of real property and licensing of real estate appraisers under Mississippi law.

III.

On or about June 9, 2015, the Board received from Respondent James P. Murdaugh an executed *Application for Temporary License/Certification Privilege Non-Resident Real Estate Appraiser* (sometimes hereinafter "Application"). Acting upon the information submitted in the sworn Application, the Board issued a temporary credential to Murdaugh valid for the period of June 10, 2015 through October 4, 2015.

IV.

The information Murdaugh submitted, under oath, in his Application for a temporary Mississippi license/credential included, as required, a description of the appraisal assignment to be performed and the identification of the property/properties to be appraised. Respondent Murdaugh's sworn application reflected information of the property Murdaugh intended to appraise as a "Condo Unit" located on Hawthorn Drive in "Oxford, Mississippi."