



Mississippi Real Estate Appraiser Licensing and Certification Board

ADMINISTRATOR
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BEFORE THE MISSISSIPPI REAL ESTATE APPRAISER
LICENSING AND CERTIFICATION BOARD

MS APPRAISAL BOARD

IN THE MATTER OF THE LICENSURE OF
PHILLIP THAMES

FILE NO. 27-2212

CONSENT ORDER

WHEREAS, Phillip Thames (hereinafter "Respondent") is a registered appraiser in the State of Mississippi, holding License No. LA-1732 issued by the Mississippi Real Estate Appraiser Licensing and Certification Board (hereinafter "the Board"); and

WHEREAS, the Board is empowered pursuant to Mississippi law 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 pursuant to the Real Estate Appraiser Licensing and Certification Act, Miss. Code Ann. §§ 73-34-1, et seq.; and

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

WHEREAS, the Board received a complaint arising from alleged errors and inconsistencies in one (1) appraisal report prepared by Respondent; and

WHEREAS, having completed its investigation of the allegations of the complaint, the Board charged Respondent with violations of Miss. Code Ann. §§ 73-34-35(1)(l) and 73-34-37, the 2020-2023 Uniform Standards of Professional Appraisal Practice (USPAP) Record Keeping Rule, Competency Rule, Scope of Work Rule (*Scope of Work Acceptability and Disclosure Obligations*), and Standards Rules 1-1 and 1-2.

WHEREAS, Respondent admits the Board's charges against him, and has agreed to enter into this Consent Order for the purpose of avoiding further administrative action.

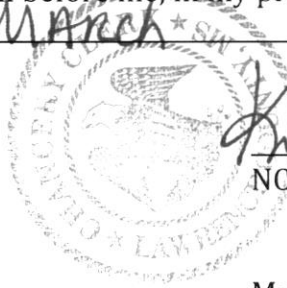
IT IS, THEREFORE, STIPULATED and AGREED as follows:

1. This Consent Order is entered into freely, willingly, and voluntarily by all parties, and further, such Consent Order is entered into in lieu of having a full administrative hearing before the Board.
2. Respondent shall successfully complete thirty (30) hours or more educational USPAP classes or courses pertaining to residential appraisal site valuation and cost approach, residential market analysis and highest and best use. Each class or course shall be subject to the Board's pre-approval and proof of Respondent's successful completion shall be provided to the Board.
3. Respondent shall, on a monthly basis, provide his appraisal record log report to the Board for a period of six (6) months, to begin on or about April 1, 2023.
4. 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.
5. This Consent Order constitutes disciplinary action pursuant to Miss. Code Ann. § 73-34-35, and any violation of this Order may be immediate cause for further action by the Board.
6. Upon approval of the Board, this document is a public record and shall be recorded as a Final Order of the Board.

EXECUTED, this the 3 day of March, 2023.


PHILLIP THAMES, RESPONDENT

Subscribed to and sworn before me, in my presence, this Consent Order by Phillip Thames, this the 31st day of MARCH, 2023.



Phillip Thames
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES JANUARY 1, 2024

APPROVED and ACCEPTED, this the 23 day of March, 2023.

FOR THE BOARD:

Brad Feltenstein
BRAD FELTENSTEIN, Board President

E.C. Neelly IV 03/13/2023
E.C. NEELLY IV, Chief Deputy

