



**REAL ESTATE APPRAISER
APPLICATION ADVISORY COMMITTEE MEETING
Room 121A, 1400 East Washington Avenue, Madison
Contact: Tom Ryan (608) 266-2112
January 20, 2015**

The following agenda describes the issues that the Committee plans to consider at the meeting. At the time of the meeting, items may be removed from the agenda. Please consult the meeting minutes for a record of the actions of the Committee.

AGENDA

10:00 A.M.

OPEN SESSION – CALL TO ORDER – ROLL CALL

- A) Adoption of Agenda (1-2)**
- B) Approval of Minutes of December 2, 2014 (3-5)**
- C) Administrative Updates**
 - 1) Appointments/Reappointments/Confirmations
 - 2) Staff Updates
 - 3) Election of Officers **(6)**
 - a) Chair
 - b) Vice Chair
 - c) Secretary
 - 4) Appointment of Liaisons, Alternates, and Delegated Authority **(6)**
 - a) Credentialing Liaison
- D) Appraisal Review Worksheets – APPEARANCE – Amber Cardenas, Paralegal Business Credentialing (7-15)**
- E) Dragan Radjenovic – Committee Consideration (16-17)**
- F) Review and Consideration of Applicants’ Appraisal Experience and Appraisal Reports, or Any Reports Mailed or Received after Preparation of the Agenda (18-19)**
 - 1) Thomas Hittman Jr.
 - 2) Melissa Swamp
- G) Items Added After Preparation of Agenda**
 - 1) Introductions, Announcements and Recognition
 - 2) Administrative Updates
 - 3) Credentialing Matters
 - 4) Practice Matters

- 5) Legislation/Administrative Rule Matters
- 6) Liaison Report(s)
- 7) Informational Item(s)
- 8) Appearances from Requests Received or Renewed
- 9) Speaking Engagement(s), Travel, or Public Relation Request(s)

H) Public Comments

ADJOURNMENT

**REAL ESTATE APPRAISERS
APPLICATION ADVISORY COMMITTEE
WEB/VIRTUAL MEETING MINUTES
December 2, 2014**

PRESENT: Frank Hopp, Thomas Kneesel, Peter Moegenburg

EXCUSED: Marla Britton, David Wagner

STAFF: Tom Ryan, Executive Director; and Taylor Thompson, Bureau Assistant

CALL TO ORDER

Frank Hopp, Vice Chair, called the meeting to order at 10:02 A.M. Three (3) members were present.

ADOPTION OF AGENDA

MOTION: Peter Moegenburg moved, seconded by Thomas Kneesel, to adopt the agenda as published. Motion carried unanimously.

APPROVAL OF MINUTES

MOTION: Peter Moegenburg moved, seconded by Frank Hopp, to approve the minutes of October 22, 2014 as published. Motion carried unanimously.

APPRAISER WORKSHEET SUBMISSION PROCESS

MOTION: Frank Hopp moved, seconded by Peter Moegenburg, to expect appraisal review worksheets will be completed and returned to the department within 10 working days of the Committee meetings. Motion carried unanimously.

**REVIEW AND CONSIDERATION OF APPLICANTS' APPRAISAL EXPERIENCE AND
APPRAISAL REPORTS, OR ANY RECEIVED AFTER PREPARATION OF THE AGENDA**

JAMES BOJAR

MOTION: Thomas Kneesel moved, seconded by Frank Hopp, to recommend approval of the appraisal reports, as being in compliance with USPAP requirements. Motion carried unanimously.

SANDRA BRANCEL

MOTION: Frank Hopp moved, seconded by Peter Moegenburg, to table this matter. Motion carried unanimously.

ABBY CAIN

MOTION: Frank Hopp moved, seconded by Peter Moegenburg, to table this matter. Motion carried unanimously.

FELIX CASTRO

MOTION: Frank Hopp moved, seconded by Thomas Kneesel, to recommend approval of the appraisal reports, as being in compliance with USPAP requirements. Motion carried. *Peter Moegenburg abstained from deliberation and voting.*

SHARA DAHLK

MOTION: Thomas Kneesel moved, seconded by Frank Hopp, to recommend approval of the appraisal reports with coaching comments, as being in compliance with USPAP requirements. Motion carried unanimously.

GEOFF LASCO

MOTION: Thomas Kneesel moved, seconded by Peter Moegenburg, to table this matter until two signed reports are received. Motion carried unanimously.

JOHN GUARISCO

MOTION: Peter Moegenburg moved, seconded by Frank Hopp, to recommend denial of the appraisal reports for the purpose of AQB compliance for the registry. **Reason for Denial:** Reports do not meet USPAP Standards 1 and 2 as set forth in the appraisal review reports for each property. Motion carried unanimously.

MATTHEW PANTZLAFF

MOTION: Peter Moegenburg moved, seconded by Thomas Kneesel, to table the application of Matthew Pantzlaff until receipt of an alternate report to review. The report will be randomly selected by DSPS staff. Motion carried unanimously.

KIMBERLY PILLMAN

MOTION: Thomas Kneesel moved, seconded by Frank Hopp, to recommend denial of the appraisal reports. **Reason for Denial:** Reports do not meet USPAP Standards 1 and 2 as set forth in the appraisal review reports for each property. Motion carried unanimously.

ALAN PORCARO

MOTION: Thomas Kneesel moved, seconded by Peter Moegenburg, to recommend denial of the appraisal reports. **Reason for Denial:** Reports do not meet USPAP Standards 1 and 2 as set forth in the appraisal review reports for each property. Motion carried unanimously.

LUCAS SCHREIBER

MOTION: Frank Hopp moved, seconded by Peter Moegenburg, to recommend denial of the appraisal reports. **Reason for Denial:** Reports do not meet USPAP Standards 1 and 2 as set forth in the appraisal review reports for each property. Motion carried unanimously.

MARK SOJKOWSKI

MOTION: Thomas Kneesel moved, seconded by Peter Moegenburg, to recommend denial of the appraisal reports. **Reason for Denial:** Reports do not meet USPAP Standards 1 and 2 as set forth in the appraisal review reports for each property. Motion carried unanimously.

BRIAN WELTER

MOTION: Thomas Kneesel moved, seconded by Frank Hopp, to recommend approval of the appraisal reports, as being in compliance with USPAP requirements. Motion carried unanimously.

ADJOURNMENT

MOTION: Peter Moegenburg moved, seconded by Frank Hopp, to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 12:15 P.M.

January 2014:

| 2014 ELECTION RESULTS | |
|------------------------------|---------------------------|
| Committee Chair | Lawrence Nicholson |
| Vice Chair | Frank Hopp |
| Secretary | David Wagner |

APPOINTMENT OF LIAISONS, ALTERNATES, AND DELEGATES

CREDENTIALING LIAISON

MOTION: Frank Hopp moved, seconded by Thomas Kneesel, to appoint Lawrence Nicholson as the Credentialing Liaison, whose authority includes but is not limited to review of qualifying education for equivalency. Motion carried unanimously

**State of Wisconsin
Department of Safety & Professional Services**

AGENDA REQUEST FORM

| | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--|-----------------------------|-----------------|-----------------------------------------|------|--------------------------|------|------------------------------------------------------------------------------------------------------|--|
| 1) Name and Title of Person Submitting the Request: Amber Cardenas | | 2) Date When Request Submitted: 1/5/2015 | | | | | | | | | |
| | | Items will be considered late if submitted after 12:00 p.m. on the deadline date: ▪ 8 business days before the meeting | | | | | | | | | |
| 3) Name of Board, Committee, Council, Sections: Real Estate Appraisers Application Advisory Committee | | | | | | | | | | | |
| 4) Meeting Date: 1/20/2015 | 5) Attachments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 6) How should the item be titled on the agenda page? Appraisal Review Worksheets | | | | | | | | | |
| 7) Place Item in: <input type="checkbox"/> Open Session <input checked="" type="checkbox"/> Closed Session | 8) Is an appearance before the Board being scheduled? <input checked="" type="checkbox"/> Yes (Fill out Board Appearance Request) <input type="checkbox"/> No | 9) Name of Case Advisor(s), if required: | | | | | | | | | |
| 10) Describe the issue and action that should be addressed: <p>In order to assure fundamental fairness to applicants, after discussion and careful consideration with DSPS legal team, the Department will now send out a redacted version of the appraisal review worksheets along with the notice of denial. This will give applicants more detailed information about why their reports have been denied.</p> <p>Currently, denial letters to applicants note that their reports have been denied for broad reasons, such as failure to comply with USPAP standards. Understandably, applicants follow-up upon receipt of the notice of denial requesting more information. The Department has treated those inquiries as public records requests, retrieved the appraisal review worksheets, redacted them according to public records laws, and sent them to applicants. Sending out the reports initially with the notice of denial will eliminate this extra step.</p> <p>The Department will redact the information about the committee member who authored the report, any referrals of supervisors for disciplinary proceedings, and any other information as deemed appropriate by the Department. These redacted worksheets will be sent to the applicant along with their notice of denial. Attached is a sample.</p> | | | | | | | | | | | |
| 11) Authorization <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">s/ Amber L. Cardenas</td> <td style="width: 40%; border-bottom: 1px solid black; text-align: right;">1/5/2015</td> </tr> <tr> <td style="font-size: small;">Signature of person making this request</td> <td style="font-size: small; text-align: right;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Supervisor (if required)</td> <td style="border-bottom: 1px solid black; text-align: right;">Date</td> </tr> <tr> <td colspan="2" style="border-bottom: 1px solid black;">Executive Director signature (indicates approval to add post agenda deadline item to agenda) Date</td> </tr> </table> | | | | s/ Amber L. Cardenas | 1/5/2015 | Signature of person making this request | Date | Supervisor (if required) | Date | Executive Director signature (indicates approval to add post agenda deadline item to agenda) Date | |
| s/ Amber L. Cardenas | 1/5/2015 | | | | | | | | | | |
| Signature of person making this request | Date | | | | | | | | | | |
| Supervisor (if required) | Date | | | | | | | | | | |
| Executive Director signature (indicates approval to add post agenda deadline item to agenda) Date | | | | | | | | | | | |
| Directions for including supporting documents: 1. This form should be attached to any documents submitted to the agenda. 2. Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director. 3. If necessary, Provide original documents needing Board Chairperson signature to the Bureau Assistant prior to the start of a meeting. | | | | | | | | | | | |

Wisconsin Department of Safety and Professional Services

Mail To: P.O. Box 8935
Madison, WI 53708-8935

FAX #: (608) 261-7083

Phone #: (608) 266-2112

1400 E. Washington Avenue
Madison, WI 53703

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DIVISION OF PROFESSIONAL CREDENTIAL PROCESSING

APPRAISAL REVIEW

Reviewer's Client: Wisconsin Department of Safety and Professional Services (DPS)

Intended User(s): Wisconsin Department of Safety and Professional Services (DPS)

Intended Use and Purpose:

- To Assist the DPS in determining if the appraisal meets USPAP and DPS standards for application for receiving an appraisal credential.
- To Assist the DPS in determining if the appraisal meets USPAP and DPS standards for potential enforcement proceedings.
- Other: _____

The Reviewer is not being asked to develop his/her independent opinion of value about the property which is the subject of the work under review.

Subject Property: W5443 Bowe Ln, Fond Du Lac, Wisconsin.

Effective Date of the Review: September 1, 2014 _____

Real Estate Appraiser Application Committee Review Date: September 3, 2014 _____

Property and Ownership Interests Appraised in the Work Under Review:

Fee Simple _____ Leased Fee _____ Leasehold _____ Other _____

Date of the Reviewed Work: 4-24-2014 _____

Effective Date of the Opinion/Conclusion in the Reviewed Work: 4-7-2014 _____

Standards Rules which Apply to the Reviewed Work: Year 2014 _____

1 & 2 _____ 4 & 5 _____ 7 & 8 _____

3 _____ 6 _____ 9 & 10 _____

Appraiser(s) Who Completed the Reviewed Work: Brian A Carter _____

Wisconsin Department of Safety and Professional Services

Scope of the Reviewer's Work:

In completing this Review, I have read and analyzed the Appraiser(s)' appraisal report, but I have not independently verified the data contained therein, and I have not collected additional data except such data that helps an appraiser understand conflicting data within their report if any. My Review has been confined to a desk review; I have not inspected the subject property nor the selected sales. I have specifically assumed that the data contained in the work under review is complete and accurate. The scope of work is considered sufficient to provide a reliable opinion of the Appraiser(s)' value opinions and methodology. No data which was discovered and which was thought to be highly relevant to my opinion was omitted from this Review report. My opinion is that the scope of this Review report is sufficient for the purpose and function of this Review report.

Other; See Attached

Based on my review, it is my opinion that:

- The reviewed material is is not complete, given the scope of work applicable to this assignment.
- The reviewed data is is not adequate and relevant and that any adjustments to the data are are not proper, given the scope of work applicable to this assignment.
- The appraisal methods and techniques used are are not appropriate, given the scope of work applicable to this assignment.
- The analyses, opinions, and conclusions are are not appropriate and reasonable, given the scope of work applicable to this assignment.

If I have indicated that there are concerns with the work under review, I have attached a list of specific USPAP standards with which I think there are problems, along with my rationale for disagreement.

Based on my review, I recommend:

Accepting the report(s) as meeting USPAP and DSPS standards for application for receiving an appraisal credential. See coaching comments.

Deny the report for not meeting USPAP and DSPS standards for receiving an appraisal Credential/Update/AQB.

Closing any potential DSPS enforcement proceedings.

Name:



Appraiser Title: Certified General Appraiser

Certificate Number:



Date of Signature and Report: October 9, 2014 _____

#2709 (7/2013)
Ch. 458, Stats.

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Brian A Carter W5443

Wisconsin Department of Safety and Professional Services

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Deny the report for not meeting USPAP and DSPS standards for receiving an appraisal Credential/Update/AQB.

Closing any potential DSPS enforcement proceedings.

Name:

[REDACTED]

Appraiser Title: Certified General Appraiser

Certificate Number:

[REDACTED]

Date of Signature and Report: October 9, 2014 _____

#2709 (7/2013)
Ch. 458, Stats.

Page 2 of 6
Brian A Carter W5443

Wisconsin Department of Safety and Professional Services

Subject Property Address: 1410 Lincoln Ave, Sheboygan, Wisconsin.

Appraiser(s) Who Completed the Work Under Review: Brian A Carter _____

Effective Date of Review: September 1, 2014 _____

Real Estate Appraiser Application Committee Review Date: September 3, 2014 _____

The report under review does not **meet** USPAP Standards; the appraiser should review sections of USPAP for the following reasons if any: (see comments, if any, in color after the SR sections).

USPAP states an appraiser must follow the Competency Rule:

348 **The appraiser must determine, prior to accepting an assignment, that he or she can perform the**
349 **assignment competently. Competency requires:**

347 **Being Competent**

350 **1. the ability to properly identify the problem to be addressed; and**

351 **2. the knowledge and experience to complete the assignment competently; and**

352 **3. recognition of, and compliance with, laws and regulations that apply to the appraiser or to the**
353 **assignment.**

354 Comment: Competency may apply to factors such as, but not limited to, an appraiser's
355 familiarity with a specific type of property or asset, a market, a geographic area, an intended
356 use, specific laws and regulations, or an analytical method. **If such a factor is necessary for an**
357 **appraiser to develop credible assignment results, the appraiser is responsible for having the**
358 **competency to address that factor or for following the steps outlined below to satisfy this**
359 **COMPETENCY RULE.**

Competence Rule directs an appraiser to develop credible assignment results all of which are addressed Standards 1 and 2.

S.R. 1

478 **In developing a real property appraisal, an appraiser must identify the problem to be solved, determine**
479 **the scope of work necessary to solve the problem, and correctly complete research and analyses necessary**
480 **to produce a credible appraisal.**

Narrative for the Summary of Sales Comparison states I USED 2 MLS SYSTEMS TO SEARCH ALL OF FOND DU LAC COUNTY OVER THE LAST 18 MONTHS FOR SALES OF HOUSES FROM 3,600 - 6,000 S/F AND FROM NEW TO 20 YEARS OLD. I FOUND NO SALES TO BRIDGE THE SALE PRICE OF THE SUBJECT. While it is stated in the report, there are few sales, the top of page two states zero sales and zero listings in a predetermined range of \$400,000 to \$700,000. If there are sales above or below that range, the client will not be informed because there is no explanation. This means the appraiser has to analyze the possibility there may be a sale above \$700,000 or below \$400,000. Therefore the report is not credible.

S.R. 1-4

582 **In developing a real property appraisal, an appraiser must collect, verify, and analyze all information**
583 **necessary for credible assignment results.**

Using Metro MLS, I researched sales in the area. Subject shows up as an expired listing for \$765,000 in 2009 MLS #1027432. There are sales of smaller homes in the subject subdivision that the client needs to know about. One is a ranch home at W5347 Abel Dr that sold for \$285,000, original asking price of \$343,000 and a final asking price of \$299,000. Sale date was 4/30/2013. This home is about 1,800sf smaller than the subject.

#2709 (7/2013)
Ch. 458, Stats.

Page 3 of 6
Brian A Carter W5443

Wisconsin Department of Safety and Professional Services

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Appraiser(s) Who Completed the Work Under Review: Brian A Carter _____

Effective Date of Review: September 1, 2014 _____

Real Estate Appraiser Application Committee Review Date: September 3, 2014 _____

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351 **2. the knowledge and experience to complete the assignment competently; and**

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353 **assignment.**

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356 use, specific laws and regulations, or an analytical method. **If such a factor is necessary for an**
357 **appraiser to develop credible assignment results, the appraiser is responsible for having the**
358 **competency to address that factor or for following the steps outlined below to satisfy this**
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479 **the scope of work necessary to solve the problem, and correctly complete research and analyses necessary**
480 **to produce a credible appraisal.**

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S.R. 1-4

582 **In developing a real property appraisal, an appraiser must collect, verify, and analyze all information**
583 **necessary for credible assignment results.**

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Brian A Carter W5443

Wisconsin Department of Safety and Professional Services

Subject subdivision is in a rural area per the applicants report. Therefore going back in time to research sale activity is informative to the client. Metro MLS reports a sale in 2008 in the subject subdivision for \$313,000 at W5322 Abel Dr. Original asking price was \$329,900 and the two story home has 2,600 square feet about 1,600 sf less than the subject. Without more research I cannot verify if these are typical comparables, however they are in the subject subdivision. Applicant states on page one of the report the predominant value in the subject area is \$175,000. So following the applicants predominant value information, sales in the subject subdivision may all be overbuilds.

There is another sale for \$500,000 at N2248 State Road 67, MLS#1203999. It is a ranch home stated to have 4,500 sf, 10 acres and built in 2006. It has a Stocked Pond, lifetime metal roof, a spa and theater. Sale date is 6/14/13. Standard Rule 1-1(b)(c) state an appraiser:

501 **(b) not commit a substantial error of omission or commission that significantly affects an appraisal;**
502 **and**

503 : **Comment:** An appraiser must use sufficient care to avoid errors that would significantly affect
504 his or her opinions and conclusions. Diligence is required to identify and analyze the factors,
505 conditions, data, and other information that would have a significant effect on the credibility
506 of the assignment results

507 **(c) not render appraisal services in a careless or negligent manner, such as by making a series of**
508 **errors that, although individually might not significantly affect the results of an appraisal, in the**
509 **aggregate affects the credibility of those results.**

Omitting research results renders an appraisal not credible.

S.R. 1-4(a)

See comments in above section. Standard Rule 1-4(a) states:

584 **(a) When a sales comparison approach is necessary for credible assignment results, an appraiser**
585 **must analyze such comparable sales data as are available to indicate a value conclusion.**

Key wording here is an appraiser is to "analyze". This means finding comparable properties. For a high value property, it is possible, based on omissions and lack of research that, neither the applicant nor supervising appraiser are experienced in such work and should have declined the assignment.

S.R. 1-4(b)

586 **(b) When a cost approach is necessary for credible assignment results, an appraiser must:**

587 **(i) develop an opinion of site value by an appropriate appraisal method or technique;**

588 **(ii) analyze such comparable cost data as are available to estimate the cost new of the**
589 **improvements (if any); and**

590 **(iii) analyze such comparable data as are available to estimate the difference between the**
591 **cost new and the present worth of the improvements (accrued depreciation).**

Report states DUE TO THE AGE AND THE COMPLEX NATURE OF THE SUBJECT THE COST APPROACH IS LESS RELIABLE THAN IT WOULD BE IF A COMPLETE SET OF PLANS AND SPECIFICATIONS WERE AVAILABLE.

Cost Approach is developed, opinion of site value is provided but not supported, functional super-adequacy is stated; on the first page of the report functional utility is stated as "Good". If the applicant is correct and functional utility is good, than an adjustment for functional obsolescence is really economic because according to this report comparable properties sell for less than cost to build.

Wisconsin Department of Safety and Professional Services

Please note the cost approach states Marshall Swift as the source and states the quality rating as "Good". Marshall Swift, however has a numerical rating for quality, so it is my opinion the applicant and supervisor are just filling in blanks on the report and not verifying by actually using the Marshall Swift Program or Online Version. My opinion is incorrect if, in the workfile, there is a worksheet with the cost approach finished.

There is no verification for site value it is simply stated in the cost approach. Using Metro MLS I did a brief research of both land and improved sales near the subject area. I found one lot listing (beginning 1/7/2014 three months before the appraisal). Original List price and at the time of inspection was \$49,900 MLS# 1343818. Applicant needs to explain the difference from the land value opinion stated on the report. Please note the value opinion for this property is more than 20 times the site value opinion which is beyond normal guidelines for underwriting a loan and is a signal to most lending institutions an appraisal report may not be credible.

S.R. 1-3

812 **Each written real property appraisal report must contain a signed certification**

843 : A signed certification is an integral part of the appraisal report. An appraiser who
844 signs any part of the appraisal report, including a letter of transmittal, must also sign this
845 certification.

846 In an assignment that includes only assignment results developed by the real property
847 appraiser(s), any appraiser(s) who signs a certification ~~accepts full responsibility~~ for all
848 elements of the certification, for the ~~assignment results~~, and for the ~~contents~~ of the appraisal
849 report. In an assignment that includes personal property, business or intangible asset
850 assignment results not developed by the real property appraiser(s), any real property
851 appraiser(s) who signs a certification accepts full responsibility for the real property elements
852 of the certification, for the real property assignment results, and for the real property contents
853 of the appraisal report.

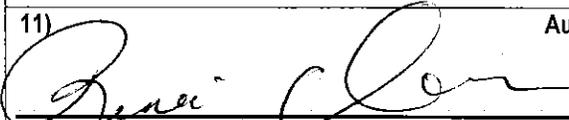
According to documents provided by the applicant, the supervising appraiser is scheduled to retire after the applicant receives certification. [REDACTED]

Recommendation and Recap

Deny reports as they do not meet USPAP and DSPS standards for receiving an appraisal
Credential/Update/AQB. [REDACTED]

**State of Wisconsin
Department of Safety & Professional Services**

AGENDA REQUEST FORM

| | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1) Name and Title of Person Submitting the Request: RENEE' VANCE | | 2) Date When Request Submitted: 1/9/2015 <small>Items will be considered late if submitted after 12:00 p.m. on the deadline date. 8 business days before the meeting</small> | |
| 3) Name of Board, Committee, Council, Sections: REAL ESTATE APPRAISER ADVISARY COMMITTEE | | | |
| 4) Meeting Date: 1/20/15 | 5) Attachments: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6) How should the item be titled on the agenda page? Referral to DLSC- Dragan Radjenovic | |
| 7) Place Item in: <input type="checkbox"/> Open Session <input type="checkbox"/> Closed Session | 8) Is an appearance before the Board being scheduled? <input type="checkbox"/> Yes (Fill out Board Appearance Request) <input checked="" type="checkbox"/> No | 9) Name of Case Advisor(s), if required: | |
| 10) Describe the issue and action that should be addressed: Discuss Supervisory Appraiser Dragan Radjenovic. | | | |
| 11) Authorization | | | |
|  Signature of person making this request | | Date <u>1/9/15</u> | |
| Supervisor (if required) | | Date | |
| Executive Director signature (indicates approval to add post agenda deadline item to agenda) Date | | | |
| Directions for including supporting documents: 1. This form should be attached to any documents submitted to the agenda. 2. Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director. 3. If necessary, Provide original documents needing Board Chairperson signature to the Bureau Assistant prior to the start of a meeting. | | | |

Vance, Renee L - DSPS

From: tomsra@aol.com
Sent: Wednesday, December 31, 2014 3:04 PM
To: Vance, Renee L - DSPS
Subject: 1 Approval and 2 denials
Attachments: Kiger state approval.doc; Swamp review State of WI.doc; Hittman review State of WI.doc

Renee,

I would like to have these reports submitted for Disciplinary action for the Supervisory Appraiser Dragan Radjenovic. Mainly the two reports 2705 Wedemeyer, Sheboygan and 5310 S. 9th, Milwaukee. The last one is basically fraud. It was listed at \$70,000 at the time of the appraisal, they appraised at \$90,000 and it sold for \$65,000 and according to the listing needed major repairs. The appraisal states no issues.

Happy New Year,

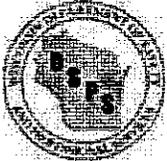
Tom Kneesel

-----Original Message-----

From: Vance, Renee L - DSPS <Renee.Vance@wisconsin.gov>
To: tomsra <tomsra@aol.com>
Sent: Mon, Dec 29, 2014 2:50 pm
Subject: Kiger - Report 3 (Licensed)

Please let me know if you have any further questions

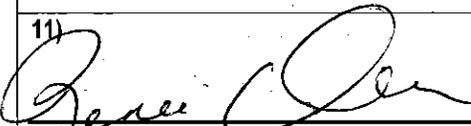
Renee' Vance, License/Credentialing Specialist
renee.vance@wi.gov
Department of Safety and Professional Services
1400 E Washington Ave.
PO Box 8935
Madison WI 53708-8935



The DSPS is committed to service excellence. Visit our survey at <https://www.surveymonkey.com/s/DSPSBusiness> to evaluate your experience with the DSPS.

**State of Wisconsin
Department of Safety & Professional Services**

AGENDA REQUEST FORM

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--|
| 1) Name and Title of Person Submitting the Request: RENEE VANCE | | 2) Date When Request Submitted: 1/9/2015 | |
| Items will be considered late if submitted after 12:00 p.m. on the deadline date: 8 business days before the meeting | | | |
| 3) Name of Board, Committee, Council, Sections: REAL ESTATE APPRAISER ADVISORY COMMITTEE | | | |
| 4) Meeting Date: 1/20/15 | 5) Attachments: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 6) How should the item be titled on the agenda page? Appraisal Report Reviews | |
| 7) Place Item in: <input type="checkbox"/> Open Session <input type="checkbox"/> Closed Session | 8) Is an appearance before the Board being scheduled? <input type="checkbox"/> Yes (Fill out Board Appearance Request) <input checked="" type="checkbox"/> No | 9) Name of Case Advisor(s), if required: | |
| 10) Describe the issue and action that should be addressed: Discuss denials, intent to deny, approval with comments appraisals for applicant's for AQB compliancy. | | | |
| 11) Authorization | | | |
|  | | Date | |
| Signature of person making this request | | 1/9/15 | |
| Supervisor (if required) | | Date | |
| Executive Director signature (indicates approval to add post agenda deadline item to agenda) | | Date | |
| Directions for including supporting documents: 1. This form should be attached to any documents submitted to the agenda. 2. Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director. 3. If necessary, Provide original documents needing Board Chairperson signature to the Bureau Assistant prior to the start of a meeting. | | | |

REAL ESTATE APPRAISER MEETING
Reviews for January 20, 2015 Meeting

Appraisal Review

| | |
|--------------------|----------|
| Hittman Jr, Thomas | Licensed |
| Swamp, Melissa | Licensed |

AQB Compliant

None