

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISERS BOARD

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**IN THE MATTER OF THE DISCIPLINARY** :  
**PROCEEDINGS AGAINST** :  
 :  
**ROBERT O. SIMONSON** :  
**RESPONDENT.** : **LS0411108APP**  
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**FINAL DECISION AND ORDER**

Division of Enforcement Case No. 04 APP 008

~~The parties to this action for the purposes of Wis. Stats. Sec. 227.53 are:~~

Robert O. Simonson  
1303 Tenny Avenue  
Waukesha, WI 53186

Real Estate Appraisers Board  
P.O. Box 8935  
Madison, WI 53708 8935

Department of Regulation and Licensing  
Division of Enforcement  
P.O. Box 8935  
Madison, WI 53708 8935

The parties in these matters agree to the terms and conditions of the attached Stipulation as the final decision of the matter(s), subject to the approval of the Real Estate Appraisers Board (Board). The Board has reviewed the Stipulation agreement annexed to this Final Decision and Order, and considers it acceptable. Accordingly, the Board adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. Respondent Robert O. Simonson (Respondent), whose last known address of record with the Department of Regulation and Licensing (Department) is 1303 Tenny Avenue, Waukesha, Wisconsin, 53186, and whose date of birth is July 2, 1928, was a licensed certified residential appraiser (#9-153). He was granted the license on October 30, 1991, pursuant to Wis. Stat. ch. 458, and has held it until December 31, 2001.

2. On or about March 4, 2004, the Department of Regulation and Licensing (Department) received information from Scott M. Polakoff, Regional Director of the Federal Deposit Insurance Corporation, concerning an appraisal report of commercial real estate conducted by the Respondent on or about March 16, 1999, with an appraised value of \$825,000, and noted on the report that he was a "Wisconsin Certified Residential Appraiser."

3. It is a violation of Wis. Admin. Code § RL 86.01(3) for a certified residential appraiser to use the title "Wisconsin Certified Residential Appraiser" on any appraisal report pertaining to commercial real estate having a transaction value of more than \$250,000.

4. Respondent is willing to relinquish his right to renew his certification and licensure as a real estate appraiser.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in these matters pursuant to Wis. Stats. § 458.26.

2. The Wisconsin Real Estate Appraisers Board has authority to enter into this stipulated resolution of this matter pursuant to Wis. Stats. § 227.44(5).

3. The Respondent, ROBERT O. SIMONSON, by his conduct as set forth above violated Wis. Admin. Code § RL 86.01(3), thereby subjecting himself to discipline per Wis. Stats. § 458.26(3)(b).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. The offer of Respondent, ROBERT O. SIMONSON, to relinquish his right to renew his certification and licensure as a certified residential real estate appraiser, is hereby accepted, and the Department of Regulation and Licensing shall summarily reject any application for renewal of ROBERT O. SIMONSON's license and certification as a residential real estate appraiser.

Dated at Madison, Wisconsin this 10<sup>th</sup> day of November, 2004.

LaMarr J. Franklin  
Chair  
Real Estate Appraisers Board