

# 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 DISCIPLINARY :  
PROCEEDINGS AGAINST :  
 : FINAL DECISION AND ORDER  
AMY K. MAREN, :  
RESPONDENT. : LS0707116APP

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Division of Enforcement Case Nos. 06 APP015

The parties to this action for the purpose of Wis. Stat. § 227.53 are:

Amy K. Maren  
S95 W13159 Walter Hagen Court  
Muskego, WI 53150

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

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

PROCEDURAL HISTORY

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Real Estate Appraisers Board (Board). The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. **Amy K. Maren**, (DOB 08/21/71), is a licensed appraiser in the State of Wisconsin, having license # 4-1746 which was first granted on 02/24/04. Ms. Maren's most recent address on file with the Department of Regulation and Licensing is S95 W13159 Walter Hagen Court, Muskego, WI 53150.

2. On or about August 22, 2005, Ms. Maren prepared a written appraisal report on behalf of Ameriquest Mortgage Company for property located at 23911 126<sup>th</sup> Place, Trevor, WI. The purpose for the appraisal was for the homeowners to refinance the property. The homeowners believe that Ms. Maren's appraisal report over-inflated the value of their property.

3. The appraisal for the 23911 126<sup>th</sup> Place property was reviewed by the Department and it was determined that the appraisal did not meet the 2005 Uniform Standards of Professional Appraisal Practice (USPAP) as follows:

The comparables are different from the subject in design and function. The data from the municipality indicates the subject property to be a ranch as do the photos in the report, but the property is called a bi-level in the report. The comparables used and the data from the MLS are in contradiction. In the report all of the comparables are characterized as “bi-level” properties, when in fact only one of the comparables is a true bi-level dwelling. The other two comparables are ranch/one-story properties with finished lower levels. Bi-level overall living area usually includes the main level and lower level for comparison purposes.

### CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to Wis. Stat. sec. 458.26, and is authorized to enter in the attached Stipulation pursuant to Wis. Stat. sec. 227.44 (5).

2. The conduct described above in paragraph 3 constitutes a violation of:

a. USPAP Standards Rule 1-1 (a) (b) (c) Developing an Appraisal

“be aware of, understand, and correctly employ...recognized methods”

“not commit a substantial error of omission or commission”

“not render appraisal services in a careless or negligent manner”

b. USPAP Standards Rule 1-2(e) Property Characteristics

“identify the characteristics of the property that are relevant to the type and definition of value and intended use of the appraisal”

c. USPAP Standards Rule 1-4 (a) Sales Comparison Approach

“In developing a real property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment results. When a sales comparison approach is necessary for credible assignment results, an appraiser must analyze such comparable sales data as are available to indicate a value conclusion.”

d. USPAP Standards Rule 2-2(b)(ix) Reporting Options

“[t]he content of a Summary Appraisal Report must be consistent with the intended use of the appraisal and, at a minimum: . . . summarize the information analyzed, the appraisal procedures followed, and the reasoning that supports the analyses, opinions and conclusions.”

3. As a result of the above violations, respondent is deemed to have also violated Wis. Adm. Code § RL 86.01 (2), and Wis. Stat. § 458.26(3)(c), by failing to conform her appraisal to USPAP, and by engaging in conduct while practicing as an appraiser which evidences a lack of knowledge or ability to apply professional principals or skills.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The license **Amy K. Maren**, license #4-1746, shall be **LIMITED** as follows:

Respondent, shall within one (1) year from the date of this Order, successfully complete the Appraisal Institute course “**Basic Appraisal Procedures**” (30 hours, including 2-hour exam), and submit proof of the same in the form of verification from the institution providing the education to the address stated below. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that are or may be instituted by the Board or the Department of Regulation and Licensing. This limitation is lifted upon successful completion of the required course and exam and proof being provided to the Department Monitor.

2. Respondent **Amy K. Maren** shall, within 60 days of the date of this Order, pay **COSTS** of this proceeding in the amount of \$600.00. Payment shall be made payable to the Wisconsin Department of Regulation and Licensing, and mailed to:

Department Monitor  
Division of Enforcement  
Department of Regulation and Licensing  
P.O. Box 8935, Madison, WI 53708-8935  
Telephone (608) 261-7904, Fax (608) 266-2264

3. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent’s license. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event Respondent fails to timely submit any payment of the costs as set forth above or fails to complete the education as ordered, Respondent’s license # 4-1746 SHALL BE SUSPENDED, without further notice or hearing, until Respondent has complied with the terms of this Order.

4. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE APPRAISERS BOARD

by: Mark P. Kowbel  
A Member of the Board

7/11/07  
Date