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STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

~~IN THE MATTER OF THE DISCIPLINARY~~
PROCEEDINGS AGAINST

ORDER GRANTING REQUEST
FOR REMOVAL OF LIMITATIONS
AND RETURN TO FULL LICENSURE AND
CERTIFICATION
Case LS0705165APP

LYNN M. BELL,
RESPONDENT.

Division of Enforcement Case No. 05APP065, 05APP066 and 05APP090

Lynn M. Bell
15 West Pine Street
Dettwiller, WI 53818

Atty. Mark A. Herman
Department of Regulation & Licensing
Division of Enforcement
P.O. Box 8935
Madison, Wisconsin 53708

DECISION

On May 16, 2007, the Real Estate Appraisers Board issued a Final Decision and Order adopting a Stipulation filed by the parties in the above-captioned matter. Paragraphs 2-5 of the Order read as follows:

2. The license and certification of Respondent LYNN M. BELL (#9-1088) shall be, and hereby is LIMITED as follows: (a) Respondent may not rely upon the work of any other person, including, but not limited to, any trainee, clerical staff and/or office assistant regarding the historic facts or description of any subject property or any comparable properties; and (b) Respondent may not provide any training or supervision to any other appraiser or any trainee seeking experience for use in obtaining an appraisal license. Respondent may petition the Board for removal of this limitation following presentation of proof of successful completion of all remedial education required by this Order.

3. Respondent shall take and successfully complete the following courses or seminars offered by the Appraisal Institute: (a) National Uniform Standards of Professional Appraisal Practice Update Course – 15 Hour; (b) Business Practices and Ethics; (c) Internet Search Strategies for Real Estate Appraisers; (d) Valuation of Detrimental Conditions in Real Estate; (e) Residential Design and Functional Utility; and (f) FHA and the New Residential Appraisal Forms. Successful completion of these courses shall include the successful completion of any testing component, if available. These courses must be completed within one year of the date of signing of this Order. These courses may not be counted towards Respondent's continuing education requirements. Alternative courses may be used in place of courses designated in this Order only with prior approval of the Board's Monitoring Liaison.

4. Respondent shall pay costs of this investigation in the amount of one thousand and one hundred dollars (\$1,100.00) within ninety (90) days of the date of signing of this Order.

5. Respondent shall pay a forfeiture in the amount of two hundred and fifty dollars (\$250.00) within ninety (90) days of the date of signing of this Order.

In January 2008, Ms. Bell submitted a request for removal of all limitations placed on her license and certification and a return to full licensure. The Board considered Ms. Bell's request at its February 27, 2008 meeting. Based upon the record herein, the Real Estate Appraisers Board issues the following order:

ORDER

NOW, THEREFORE, IT IS ORDERED that the limitations placed on the certified residential real estate appraiser certification and license (#9-1088) of Lynn M. Bell on May 16, 2007 be, and hereby are, removed. Respondent's license and certification are fully restored.

This order shall become effective on the date on which it is signed by a designee of the Board.

Dated this 5th day of March, 2008.

Marla L. Britton, Chairman
Real Estate Appraisers Board