

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF THE DISCIPLINARY

PROCEEDINGS AGAINST ORDER DENYING REQUEST

FOR REMOVAL OF LIMITATIONS

PATRICK F. VAN VONDEREN,  
RESPONDENT.

LS0210071APP

Patrick F. Van Vonderen  
1478 Sandy Springs Court  
De Pere, WI 54115

Atty. John Temby  
Department of Regulation & Licensing  
Division of Enforcement  
P.O. Box 8935  
Madison, Wisconsin 53708

**DECISION**

On January 15, 2003, the Real Estate Appraisers Board issued a Final Decision and Order adopting a Stipulation filed by the parties in the above-captioned matter. Paragraphs 1 and 2 of the Order reads as follows:

1. Respondent Patrick F. Van Vonderen certificate of licensure as a licensed appraiser is limited from performing federal related transactions appraisals for a minimum period of one (1) year – with the understanding that any non federally related transactions appraisals he performs is required to comply with USPAP; and pay a forfeiture in the amount of \$2500.00.
2. After the one (1) year minimum period of license limitation, Respondent may petition the Board to lift said limitation by demonstrating to the Board's satisfaction that he is capable of practicing as a licensed appraiser in a manner that safeguards the interest of the public.

On or about January 23, 2004, Mr. Van Vonderen submitted a request to the Board for removal of the limitations on his license. At the Board's request, Mr. Van Vonderen submitted additional appraisal reports for review.

On August 11, 2004, the Board considered and denied Mr. Van Vonderen's request for removal of the limitations placed on his license. The Board determined that the appraisal reports submitted by Mr. Van Vonderen for review violate the Conduct Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice, because certain information that he used to prepare the reports was obtained, without consent, from the Multiple Listing Service (MLS). The Board concluded that Mr. Van Vonderen's conduct demonstrates that he is not capable of practicing as a licensed appraiser in a manner that safeguards the interest of the public.

Based upon the record herein, the Real Estate Appraisers Board issues the following order:

**ORDER**

**NOW, THEREFORE, IT IS ORDERED** that respondent's request to remove the limitations placed on his Licensed Appraiser credential pursuant to the Board's Final Decision and Order, dated January 15, 2003, be and hereby is, DENIED.

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

**REQUEST FOR HEARING**

**PLEASE NOTE** that you have a right to a hearing on the denial of the removal of the limitations on your license if you file a request for hearing in accordance with the provisions of Ch. RL 1 of the Wisconsin Administrative Code. You may request a hearing within 45 calendar days after the mailing of this notice of denial. Your request must be submitted in writing to the REAL ESTATE APPRAISERS BOARD at:

Department of Regulation and Licensing  
1400 East Washington Avenue  
P.O. Box 8935  
Madison, Wisconsin 53708-8935

The request must contain your name and address, the type of credential that you hold, a specific description of the mistake in fact or law that you assert was made in the denial of the removal of limitations on your license, and a concise statement of the essential facts which you intend to prove at the hearing. You will be notified in writing of the Real Estate Appraisers Board's decision. Under s. RL 1.08 of the Wisconsin Administrative Code, a request for a hearing is denied if a response to a request for a hearing is not issued within 45 days of its receipt by the Real Estate Appraisers Board. Time periods for a petition for review begin to run 45 days after the Real Estate Appraisers Board has received a request for a hearing and has not responded.

Dated this 20<sup>th</sup> day of August, 2004.

LaMarr J. Franklin, Chairman  
Real Estate Appraisers Board