

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



## **Wisconsin Department of Regulation & Licensing Access to the Public Records of the Reports of Decisions**

This Reports of Decisions document was retrieved from the Wisconsin Department of Regulation & Licensing website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

### **Please read this agreement prior to viewing the Decision:**

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Regulation and Licensing from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Regulation and Licensing data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name as it appears on the order.*
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Regulation and Licensing is shown on the Department's Web Site under "License Lookup." The status of an appeal may be found on court access websites at: <http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wscca>.
- Records not open to public inspection by statute are not contained on this website.

**By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.**

**Correcting information on the DRL website:** An individual who believes that information on the website is inaccurate may contact the webmaster at [web@drl.state.wi.gov](mailto:web@drl.state.wi.gov)

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISERS BOARD

---

IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	FINAL DECISION
	:	AND ORDER
PAUL M. DEANGELIS, JR.,	:	LS0402112APP
RESPONDENT	:	

---

Division of Enforcement Case No. 03 APP 002

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

Paul M. DeAngelis Jr.  
S69W17284 Kirkwood Dr.  
Muskego, WI 53150

Division of Business Licensure and Regulation  
Wisconsin 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 this matter agree to the terms and conditions of the attached Stipulation as the final decision of this matter, subject to the approval of the Wisconsin 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. Paul M. DeAngelis, Jr. ("DeAngelis"), date of birth 12/07/71, was issued a Certificate of Licensure, and Certificate of Certification as a Certified Residential Appraiser (#1105-9), which was first granted to him on 02/03/98. DeAngelis' most recent address on file with the Department of Regulation and Licensing is S69W17284 Kirkwood Dr., Muskego, WI 53150.
2. On or about July 12, 2001, DeAngelis completed an appraisal on property located at 935 Quinlan Dr., Unit H, Pewaukee, WI.
3. The Department received a complaint against DeAngelis from the subject property owners who had reviewed the appraisal prepared by DeAngelis, whereby several discrepancies were noted.
4. The complaint and DeAngelis' appraisal was reviewed by a Real Estate Appraiser Case Advisor who identified the following regarding the description of the subject property:
  - a. Wrong unit number;
  - b. wrong spelling of the borrower's name;
  - c. owners name not included;
  - d. reporting that the transaction was a refinance instead of a sale;
  - e. not noting a sidewalk;
  - f. including a basement recreation/exercise room when there was no basement;

- g. square footage calculations were incorrect and were reported as being on two levels instead of one; and
- h. sketch addenda was inaccurate.

### CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to sec. 458.26, Wis. Stats.
2. The Wisconsin Real Estate Appraisers Board is authorized to enter into the attached Stipulation pursuant to sec. 227.44(5), Wis. Stats.
3. Respondent Paul M. DeAngelis, Jr. has violated:
  - a. USPAP Standards Rule 2-1(a). Each written or oral Real Property Appraisal report must...  
  
Clearly and accurately set forth the appraisal in a manner that will not be misleading
  - b. USPAP Standards Rule 1-1(c). In developing a Real Property Appraisal must...  
  
Not render appraisal services in a careless or negligent manner, such as a Series of errors that, considered individually, may not significantly affect the results of an appraisal, but which, when considered in the aggregate, would be misleading.
  - c. USPAP Standards Rule 1-5(a). In developing a real property appraisal, an appraiser must (departure is not permitted):  
  
Consider and analyze any current Agreement of Sale, option, or listing of the property being appraised, if such information is available to the appraiser in the normal course of business.
4. As a result of the above enumerated violations, respondent is deemed to have also violated section 458.26(3)(c), Stats., engaged in conduct while practicing as an appraiser which evidences a lack of knowledge or ability to apply professional principles or skills; and secs. RL 86.01(1)-(2), Wis. Admin. Code. Standards.
  - (1) Certified and licensed appraisers shall comply with the standards of practice established by ch. 458, Stats., and chs. RL 80 to 86 and the standards set forth in Appendix I. A violation of any provision in this chapter may result in disciplinary action under s. 458.26, Stats.
  - (2) All appraisals performed in conjunction with federally related transactions and non-federally related transactions shall conform to the uniform standards of professional appraisal practice set forth in Appendix I.

### ORDER

NOW, THEREFORE, IT IS ORDERED THAT: Respondent Paul M. DeAngelis, Jr., pay partial cost of \$500.00, within 30 days of the date of this Order. Payment shall be made by cashier's check or money order, payable to the Wisconsin Department of Regulation and Licensing and sent to: Department Monitor, Division of Enforcement, Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the even Respondent Paul M. DeAngelis, Jr., fails to pay the \$500.00 partial cost within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent, that his real estate appraiser's Certificate of Licensure and Certificate of Certification shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until the full amount of said costs have been paid to the Department of Regulation and Licensing, and his failure to pay the costs shall be considered a violation of this Order by the Board, and Respondent may be subjected to further discipline.

IT IS FURTHER ORDERED, that Respondent Paul M. DeAngelis, Jr., within three (3) months from the date of this Order, successfully take and complete 15 hours of Department's approved education USPAP Standards and Ethics course and submit proof of the same in the form of verification from the institution providing the education to the Department Monitor, Division of Enforcement, Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that Respondent Paul M. DeAngelis Jr., within three (3) months from the date of this Order, successfully take and complete 7-8 hour continuing education course related to appraisal report writing, approved education by the Department of Regulation and Licensing and submit proof of the same in the form of verification from the institution providing the education to the Department Monitor, Division of Enforcement, Department of Regulation and Licensing, PO Box 8935, Madison, WI 53708-8935.

IT IS FURTHER ORDERED, that in the event Respondent Paul M. DeAngelis Jr., fails to successfully complete the educational requirements within the time and in the manner as set forth above, then and in that event, and without further notice to the Respondent Paul M. DeAngelis Jr., real estate appraiser's Certificate of Licensure and Certificate of Certification shall be suspended without further hearing and without further Order of the Board, and said suspension shall continue until further Order of the Board.

Dated this 11<sup>th</sup> day of February, 2004.

WISCONSIN REAL ESTATE APPRAISERS BOARD

Patrick Buckett  
A Member of the Board