

# 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**

---

<b>IN THE MATTER OF THE DISCIPLINARY</b>	<b>:</b>
<b>PROCEEDINGS AGAINST</b>	<b>:</b>
	<b>:</b>
<b>ROBERT H. CLEWLOW,</b>	<b>:</b>
<b>RESPONDENT.</b>	<b>: LS0405122APP</b>

---

**FINAL DECISION AND ORDER**

---

Division of Enforcement Case No. 99 APP 017

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

Robert H. Clewlow  
1266 Geneva National Avenue West  
Lake Geneva, WI 53147

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 H. Clewlow (Respondent) is, whose last known address of record with the Department of Regulation and Licensing (Department) is 1266 Geneva Avenue West, Lake Geneva, WI 53147, holds a certificate of licensure and a certificate of certification as a Certified General Appraiser (#10-255). He was granted the license and certificate on May 21, 1992, pursuant to Wis. Stat. ch. 458, and has held them at all times material to this complaint. The license and certificate are current through December 31, 2005.

2. Respondent performed two appraisals of a property located at 55 Stark Street in Williams Bay, Wisconsin: one dated July 20, 1994 (1994 appraisal), and one dated May 21, 1996 (1996 appraisal).

3. The 1994 appraisal relied principally upon the replacement cost approach, in part because Respondent was unable to locate any recent comparable sales, and yielded a value of \$365,000. The 1996 appraisal again relied principally upon the replacement cost approach, with Respondent again being unable to locate any comparable sales, and yielded a value of \$475,000.

4. Respondent violated Uniform Standards of Professional Appraisal Practices (USPAP) Standards Rule 1-1 (a), because Respondent did not properly employ the cost approach as set forth in paragraphs 4 and 5 above. Relevant portions of the Competency Provision and rule are recited below.

**Standards Rule 1-1**

In developing a real property appraisal, an appraiser must:

- (a) Be aware of, understand and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal;

**Comment: Departure from this binding requirement is not permitted.**

5. Respondent is no longer interested in practicing as a Real Estate Appraiser in the State of Wisconsin for personal reasons.

## CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in these matters pursuant to § 458.26, Stats.
2. The Wisconsin Real Estate Appraisers Board has authority to enter into this stipulated resolution of this matter pursuant to § 227.44(5), Stats.

## ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. Mr. Clewlow shall voluntarily SURRENDER his license to practice as a real estate appraiser in the State of Wisconsin (#10-255).
2. Mr. Clewlow shall not apply for a license to practice real estate appraisal in the State of Wisconsin and shall not renew or attempt to renew his real estate appraisal license in the State of Wisconsin at any time in the future.
3. Mr. Clewlow shall return any indicia of licensure for his real estate appraiser's license previously issued by the Board to the Department Monitor.
4. All surrenders of licensure, petitions, requests, and reports required by this Order shall be mailed, faxed or delivered to:

Department Monitor  
Department of Regulation and Licensing  
Division of Enforcement  
1400 East Washington Ave.  
P.O. Box 8935  
Madison, WI 53708-8935  
Fax: (608) 266-2264  
Telephone: (608) 267-3817

5. File 99 APP 017 is hereby closed.

The rights of a party aggrieved by this Decision to petition the Board for rehearing and to petition for judicial review are set forth on the attached "Notice of Appeal Information."

Dated at Madison, Wisconsin this 12<sup>th</sup> day of May, 2004.

LaMarr J. Franklin  
Chair  
Real Estate Appraisers Board