

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

**STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD**

IN THE MATTER OF THE DISCIPLINARY :
PROCEEDINGS AGAINST :
 : **FINAL DECISION AND ORDER**
PAUL J. SHORE, :
RESPONDENT. : **LS0405132APP**

Division of Enforcement Case No. 99 APP 007

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

Paul J. Shore
2325 E. Ohio Ave.
Milwaukee, WI 53207

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 J. Shore**, whose date of birth is September 17, 1967, was granted Certification as a Certified Residential Appraiser (# 09-0000905) on September 23, 1994. That Certification is current through December 31, 2005. Shore's most recent address on file with the Department of Regulation and Licensing is 2325 E. Ohio Ave., Milwaukee, WI 53207

2. Tremayne Johnson, whose date of birth was November 15, 1974, was granted a License (# 04-0001137) as a Licensed Appraiser. That license expired on December 31, 2003. Johnson's last address of record with the Department of Regulation and Licensing is 983 Oglethorpe Avenue SW, Atlanta, Georgia 30310.

3. On or about May 4, 1998 Tremayne Johnson completed an appraisal report on property located at 3521 N. 25th Street, Milwaukee, Wisconsin 53206. Paul Shore signed the appraisal report as the supervisory appraiser. In the comments section on page one of the Uniform Residential Appraisal Report was written: "Physical depreciation is minimal for the age of the property. The home is in average condition. There is no functional or external obsolescence. No major repairs needed. No warranty is given or implied".

4. The Department of Regulation and Licensing received a complaint against Respondent Paul J. Shore and Tremayne Johnson from a review appraiser, who had been hired to review the appraisal prepared on the subject property. The review appraiser advised the Department that the appraisal report contained confusing/conflicting information and was misleading.

5. Among other areas, the appraisal report was in error in the following ways:
- The wrong box was checked in the Reconciliation section on page 1 of the appraisal report. The “as is” box was checked and the “Subject to completion per plans and specifications” box should have been checked.
 - There was inconsistency with regard to the probable length of sale period as stated in the appraisal report. The Marketing Time box for 3-6 months was checked on the appraisal form, but the appraisal Additional Comment Form reported that “...properties in the subject’s neighborhood have an estimated market exposure of over six months.”
 - The dimensions of the property as stated in the appraisal report are not consistent with the property dimensions on record with the City of Milwaukee.

CONCLUSIONS OF LAW

- The Wisconsin Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to sec. 458.26, Wis. Stats.
- The Wisconsin Real Estate Appraisers Board is authorized to enter into the attached Stipulation pursuant to sec. 227.44(5), Wis. Stats.
- Respondent **Paul J. Shore** failed to comply with the requirements set forth in Standards Rule 2-1(a), Uniform Standards of Professional Appraisal Practice (USPAP).
- Respondent Paul J. Shore’s failure to follow the requirements of Standards Rule 2-1(a), Uniform Standards of Professional Appraisal Practice (USPAP) constitutes a violation of Wis. Admin. Code §§ RL 86.01 (1) and (2).
- Respondent’s violation of Wis. Admin. Code §§ RL 86.01 (1) and (2) constitutes the basis for taking disciplinary action against him pursuant to Wis. Stats. § 458.26 (3)(c).

ORDER

NOW, THEREFORE, IT IS ORDERED, that Respondent **Paul J. Shore** within **eight (8) months** from the date of this Order, successfully take and **complete 16 hours of the 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**. If he has taken and completed the course within eight (8) months from before the date of this Order, that will constitute meeting the requirements of this part of the Order.

IT IS FURTHER ORDERED, that in the event Respondent **Paul J. Shore** 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 J. Shore** 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.

IT IS FURTHER ORDERED, Respondent **Paul J. Shore**, for a period of **six (6) months** from the date of this Order, shall not provide any supervisory services or assistance for an appraisal completed by any other licensed appraiser.

IT IS ALSO ORDERED that Respondent **Paul J. Shore** pay partial costs 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 event Respondent **Paul J. Shore** fails to pay the \$500.00 partial costs 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.

Dated this 13th day of May, 2004.

WISCONSIN REAL ESTATE APPRAISERS BOARD

LaMarr Franklin

A member of the Board