

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISERS BOARD

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|                                   |   |                          |
|-----------------------------------|---|--------------------------|
| IN THE MATTER OF THE DISCIPLINARY | : |                          |
| PROCEEDINGS AGAINST               | : |                          |
|                                   | : | FINAL DECISION AND ORDER |
| JULES F. PARMENTIER,              | : |                          |
| RESPONDENT.                       | : | LS0603018APP             |

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Division of Enforcement Case No. 04 APP 046

The parties to this action for the purpose of Wis. Stat. § 227.53 are:

Jules F. Parmentier  
P.O. Box 161  
Sturgeon Bay, WI 54235

Wisconsin Real Estate Appraisers Board  
P.O. Box 8935  
Madison, WI 53708

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 disposition of this matter, subject to the approval of the Real Estate Appraisers Board (Board). The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

FINDINGS OF FACT

1. **Jules F. Parmentier**, (DOB 12/20/46), is a duly licensed certified general appraiser and a licensed appraiser in the state of Wisconsin having license # 10-67, which was first granted on 10/24/91.

2. Mr. Parmentier's most recent address on file with the Wisconsin Department of Regulation and Licensing is P.O. Box 161, Sturgeon Bay, WI 54235.

3. On or about June 22, 2004, Mr. Parmentier prepared a Right of Way Plat and a written appraisal report on behalf of the Department of Transportation (DOT) for property located at 7568 Hwy. 42/57, Sturgeon Bay, WI. After reviewing the appraisal, DOT noticed discrepancies in Mr. Parmentier's appraisal and forwarded the appraisal to the Department of Regulation and Licensing.

4. The appraisal for the 7568 Hwy. 42/57, Sturgeon Bay property was reviewed by the Department and it was determined that the appraisal did not meet the Uniform Standards of Professional Appraisal Practice (USPAP) as follows:

a. S.R. 1-2a Client and Intended User(s)

The report stated the function of the report was for facilitating underwriting or mortgage lending decision instead of for the purpose of purchasing Right Of Way;

b. S.R. 1-2e Property Characteristics

Inadvertently used a plat sheet number from another appraisal and used it as the acreage of the parcel;

c. S.R. 1-4a Sales Comparison Approach

Failed to create a grid of comparable sales;

d. S.R. 2-2 Reporting Options

Failed to state that the report was a Limited Summary Report and in the absence of such a declaration, an appraisal report is assumed to be a full narrative report, which would require a before and after analysis; and

e. S.R. 2-3 Certification

The report failed to include a certification page with signature.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to Wis. Stat. sec. 458.26, and is authorized to enter in the attached Stipulation pursuant to Wis. Stat. sec. 227.44 (5).

2. The conduct described above in paragraph 4 constitutes a violation of:

a. USPAP Standards Rule 1-2a Client and Intended User(s);

b. USPAP Standards Rule 1-2e, Property Characteristics;

c. USPAP Standards Rule 1-4a, Sales Comparison Approach;

d. USPAP Standards Rule 2-2, Reporting Options; and

j. USPAP Standards Rule 2-3, Certification.

3. As a result of the above violations, respondent is deemed to have also violated Wis. Adm. Code § RL 86.01 (2), and Wis. Stat. § 458.26(3)(c), by failing to conform his appraisals to USPAP, and by engaging in conduct while practicing as an appraiser which evidences a lack of knowledge or ability to apply professional principles or skills.

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. **Jules F. Parmentier**, license #10-67 be, and hereby is, **REPRIMANDED**.

2. Respondent **Jules F. Parmentier** shall, within 60 days of the date of this Order, pay **COSTS** of this proceeding in the amount of \$2,000.00.

Payment shall be made payable to the Wisconsin Department of Regulation and Licensing, and mailed to:

Department Monitor

Division of Enforcement

Department of Regulation and Licensing

P.O. Box 8935, Madison, WI 53708-8935

Telephone (608) 261-7904, Fax (608) 266-2264

3. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent's license. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event Respondent fails to timely submit any payment of the forfeiture or costs as set forth above or fails to complete the education as ordered, Respondent's license # 10-67 SHALL BE SUSPENDED, without further notice or hearing, until Respondent has complied with the terms of this Order.

4. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE APPRAISERS BOARD

by: Mark P. Kowbel  
A Member of the Board

3/1/06  
Date