

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 DEPARTMENT OF REGULATION AND LICENSING

IN THE MATTER OF THE APPLICATION
FOR A LICENSE TO PRACTICE AS A
REAL ESTATE APPRAISER OF
KAREE K. DUNHAM,
APPLICANT

:
:
: **FINAL DECISION**
: **AND ORDER**
: Case No. LS-0710291-APP
:
:

Division of Enforcement Informal Case # 07 APP 115

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

Karee K. Dunham
720 Highway 16 West
West Salem, WI 54669

Department of Regulation and Licensing
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935

PROCEDURAL HISTORY

A Notice was filed in this matter for a hearing on the Department's denial of Ms. Dunham's application for licensure. Prior to a hearing, the parties in this matter agreed to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Department Secretary. The Department Secretary or her designee has reviewed this Stipulation and considers it acceptable. Accordingly, the Department adopts the attached Stipulation and makes the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT

1. Karee K. Dunham applied to the Department of Regulation and Licensing ("Department") for licensure as a Real Estate Appraiser on or about September 6, 2005.
2. Ms. Dunham's current address on file with the Department is 720 Highway 16 West, West Salem, WI 54669.
3. Ms. Dunham took and passed the required State exam on October 28, 2005; she took and passed the required National exam on December 6, 2005. Prior to July 16, 2007, Ms. Dunham

satisfied the requirements for licensure other than providing evidence satisfactory to the Department of appraisal experience. On that date, Ms. Dunham provided a roster of appraisal experience from which the Department chose three appraisal reports to review. The three appraisals were:

- 508 Ryan Street in Holmen, Wisconsin as of March 12, 2007;
- 521-523 Troy Street in Onalaska, Wisconsin as of May 1, 2007; and
- W303 Stark Road in Sparta, Wisconsin as of January 16, 2007.

4. A member of the Department's Real Estate Appraiser Application Advisory Committee reviewed Ms. Dunham's reports and identified concerns about their adequacy. Ms. Dunham's application was denied by the Department on August 27, 2007.

5. On October 4, 2007 Ms. Dunham requested a hearing on the denial of her application.

6. A Notice of Hearing was filed on October 25, 2007 and Ms. Dunham's appeal was assigned to an Administrative Law Judge for hearing.

7. Ms. Dunham provided additional information to the Department, specifically, a paired sales analysis on December 6, 2007; her work files for the Holmen and Sparta appraisals on December 11, 2007; three additional appraisal reports on February 21, 2008; and MLS listings for one of the additional reports on March 7, 2008.

8. Prehearing conferences were held on January 15, 2008, February 21, 2008, and March 20, 2008.

9. The three additional reports were reviewed by another member of the Real Estate Appraiser Application Advisory Committee, who identified concerns about their adequacy but recommended that Ms. Dunham be granted a license with limitations.

10. While the appeal of her denial was pending, Ms. Dunham's successful completion of the state and national examinations went out-of-date, as under section RL 82.01 (5) of the Wisconsin Administrative Code, an applicant who does not complete all requirements for a credential within 24 months after successful completion of the national examination must submit a new application, pay the required fees, and retake and pass the state and national examinations.

CONCLUSIONS OF LAW

1. The Wisconsin Department of Regulation and Licensing has jurisdiction to act in this matter pursuant to Wis. Stat. section 458.08 (3), and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. sec. 227.44(5).

2. Ms. Dunham's real estate appraiser experience has been determined by the Department to justify the issuance of a license with limitations.

3. Ms. Dunham must comply with section RL 82.01 (5) of the Wisconsin Administrative Code in that she must submit a new application, pay the required fees, and retake and pass the state and national examinations before being issued a license.

ORDER

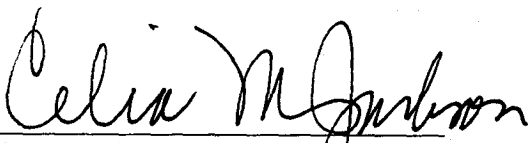
NOW, THEREFORE, IT IS ORDERED that the attached Stipulation is hereby accepted.

IT IS FURTHER ORDERED that upon compliance with sec. RL 82.01 (5), Wis. Admin. Code, Karee K. Dunham shall be granted a license as a real estate appraiser with the following limitations which will continue for a minimum of one year following the date of issuance:

- Ms. Dunham shall not appraise properties with a value over \$350,000;
- Ms. Dunham shall not appraise more than 12 properties per week;
- Ms. Dunham shall not apply for certification as a certified residential appraiser;
- Ms. Dunham shall limit her appraisal practice to the counties of La Crosse, Monroe, Trempealeau and Vernon; and
- Ms. Dunham shall receive supervision on all of her appraisal work, and all of her appraisal reports must be signed by a supervisor.

At any time after nine months from the date of issuance, Ms. Dunham may file a petition with the Real Estate Appraisers Board for the removal or modification of any or all of the above limitations. Accompanying any such petition must be a roster of appraisal work performed while licensed, from which the Board may choose reports to review for adequacy and USPAP compliance before considering the petition.

Dated at Madison, Wisconsin this 30th day of April, 2008.


Celia M. Jackson, Secretary, or Designee
Department of Regulation and Licensing