

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

IN THE MATTER OF THE APPLICATION FOR :
A CERTIFIED RESIDENTIAL APPRAISER AND :
LICENSED APPRAISER CREDENTIAL FOR :
: FINAL DECISION AND ORDER
TERRI L GLEASON :
APPLICANT. :

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

TERRI L GLEASON
7637 SAWMILL AVE
MADISON WI 53717

Department of Regulation & Licensing
1400 East Washington Avenue
P.O. Box 8935
Madison WI 53708-8935

FINDINGS OF FACT

1. Terri L. Gleason, (Applicant) has filed an application for a credential to practice as a real estate certified residential appraiser licensed appraiser in the State of Wisconsin.
2. Information received in the application process reflects that on May 16, 2007 a Final Decision and Order was issued by the Estate Appraisers Board limiting the applicant's real estate appraiser credential.

CONCLUSIONS OF LAW

1. The Wisconsin Department of Regulation and Licensing has jurisdiction over this matter pursuant to Wis. Stat. § 458.08.
2. The discipline imposed by the Real Estate Appraisers Board against the applicant as reference above in Findings of Fact #2 constitutes a basis for denial of a certification or license under 458.26(3)(b) and (i).

ORDER

NOW, THEREFORE, IT IS ORDERED that TERRI L. GLEASON is GRANTED a LIMITED CERTIFIED RESIDENTIAL APPRAISER AND LICENSED APPRAISER CREDENTIAL for an indefinite period of time, subject to the following LIMITATIONS, TERMS AND CONDITIONS:

Compliance

1. The applicant shall comply with the terms and conditions set forth in the Real Estate Appraiser Board's Final Decision and Order dated May 16, 2007 which includes the following:
 - a Applicant may not complete more than 40 appraisals in any calendar month.
 - b Applicant shall submit a copy of her roster of appraisals to the Department Monitor on a quarterly basis, as directed by the Department Monitor. The Department Monitor may request copies of the work files and appraisal reports of the appraisals listed on the roster to determine if the appraisals comply with the Uniform Standards of Professional Appraisal Practice (USPAP). If all of the reviewed appraisals do not comply with

USPAP, Applicant will be required to submit additional appraisal reports until the Department determines that the applicant's appraisal work complies with USPAP.

Reporting Requirements

2. Applicant shall report to the Department any change of employment status, residence, address or telephone number within five (5) days of the date of a change.
3. Applicant is responsible for compliance with all of the terms and conditions of this Order, Applicant shall promptly notify Department Monitor of any suspected violations of any of the terms and conditions of this Order
4. It is the Applicant's responsibility to comply with all federal and Wisconsin statutes that relate to the practice of real estate appraising.

Department Monitor

5. The Department Monitor is the individual designated by the Department as its agent to coordinate compliance with the terms of this Order. Any requests, petitions, reports and other information 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) (608) 261-7904

Petitions for Modification

6. Applicant may petition the Department for modification of the terms of this Order after the Board removes the limitations imposed in the Final Decision and Order issued on May 16, 2007 and grants a full unrestricted license. A denial of such a petition for modification shall not be deemed a denial of license under Wis. Stats. §§ 227.01(3), or 227.42, or Wis. Admin. Code Ch. RL 1, and shall not be subject to any right to further hearing or appeal.

Costs

7. Applicant shall be responsible for all costs and expenses incurred in conjunction with the monitoring, and any other expenses associated with compliance with the terms of this Order. Being dropped from a program for non-payment is a violation of this Order.

Dated at Madison, Wisconsin this 2nd day of January, 2008.

Debra J. Kraft
On behalf of the Department of
Regulation and Licensing

STATE OF WISCONSIN
BEFORE THE DEPARTMENT OF REGULATION AND LICENSING

IN THE MATTER OF THE APPLICATION FOR
A CERTIFIED RESIDENTIAL APPRAISER AND
LICENSED APPRAISER CREDENTIAL FOR

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STIPULATION

TERRI L GLEASON
Applicant

It is hereby stipulated between the above-referenced Applicant and the State of Wisconsin Department of Regulation and Licensing as follows:

The Applicant has filed an application for a certified residential appraiser and licensed appraiser credential. Information received by the Department reflects a basis for denial of the application for a credential. Based upon the information of record herein, the Department agrees to issue and the Applicant agrees to accept an Order issuing a limited certified residential appraiser and licensed real estate appraiser credential subject to the terms and conditions set forth in the attached Order Adopting Stipulation.

Dated this ____ day of _____, 2007

Terri L Gleason

STATE OF WISCONSIN
DEPARTMENT OF REGULATION AND LICENSING

Dated this ____ day of _____, 2007.

By: _____
Debra J Kraft