

WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
LISA R. DORSCHNER,	:	
RESPONDENT.	:	LS0808131APP

Division of Enforcement Case No. 08 APP 045

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

Lisa R. Dorschner
1040 East Florida Avenue
Appleton, WI 54911

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 and Conclusions of Law and Order:

FINDINGS OF FACT

1. **Lisa R. Dorschner** holds a certificate of licensure as a licensed appraiser in the state of Wisconsin (# 4-1328), which was first granted on 10/05/2000.
2. Ms. Dorschner's most recent address on file with the Wisconsin Department of Regulation and Licensing is 1040 East Florida Avenue, Appleton, WI 54911.
3. On or about April 22, 2008, the Department received a complaint from a compliance officer at AnchorBank alleging that three of Ms. Dorschner's appraisals appeared to contain significant deficiencies that may have resulted in overvaluing the subject properties.
4. For the appraisal Ms. Dorschner completed on or about November 9, 2007, for property located at 2627 W. Lawrence Street, Appleton, WI, the complaint from AnchorBank alleges the following: that Ms. Dorschner's appraisal used poorly selected market data; the comparables were poorly selected; and the appraisal to explain why the appraised value of \$160,000 substantially exceeded the sales price of \$130,000.

5. For the appraisal Ms. Dorschner completed on or about January 2, 2008, for property located at 1212 Waugoo Avenue, Oshkosh, WI, the complaint from AnchorBank alleges the following: the appraisal is incomplete; the comparables were poorly selected; a sale of the subject property is omitted from the analysis; and the accuracy of the market data may be poor.

6. For the appraisal Ms. Dorschner completed on or about January 2, 2008 for property located at 524 E. Parkway Avenue, Oshkosh, WI, the complaint from AnchorBank alleges the following: the appraisal is incomplete; the comparables were poorly selected; a sale of the subject property is omitted from the analysis; and the accuracy of the market data may be poor.

7. Ms. Dorschner wishes to voluntarily surrender her appraiser license, #4-1328, to resolve this disciplinary matter.

CONCLUSIONS OF LAW

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

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The VOLUNTARY SURRENDER of the appraiser license of Lisa R. Dorschner, #4-1328, is hereby ACCEPTED. Ms. Dorschner shall immediately return all indicia of Wisconsin appraiser licensure to the Department Monitor, P.O. Box 8935, Madison, WI 53709-8935.

IT IS FURTHER ORDERED that:

2. Ms. Dorschner shall not seek to renew, or request reinstatement or re-apply for licensure or certification to practice as a real estate appraiser in the State of Wisconsin for a minimum of 3 years from the date of this Order.

3. In the event that Ms. Dorschner seeks to renew or reinstate her certification to practice as a certified residential appraiser in the State of Wisconsin, or seeks to apply for appraiser licensure or general appraiser certification in Wisconsin, she shall submit a new application for certification or licensure and meet all then-existing requirements for licensure or certification.

4. In the event that Ms. Dorschner seeks to renew or reinstate her certification, or applies for licensure or certification to practice as a real estate appraiser in the State of Wisconsin, the Department may determine whether and under what terms and conditions such request may be granted.

5. Ms. Dorschner shall not practice as a real estate appraiser or attempt to practice as one in the State of Wisconsin without being licensed or certified in Wisconsin.

IT IS FURTHER ORDERED THAT:

6. Lisa R. Dorschner shall, within 90 days of the date of this order, pay COSTS in this matter in the amount of TWO HUNDRED DOLLARS (\$200.00). 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

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

WISCONSIN REAL ESTATE APPRAISERS BOARD

by: Marla Britton
A Member of the Board

8/13/08
Date