

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	:	
DISCIPLINARY PROCEEDINGS AGAINST	:	FINAL DECISION AND ORDER
	:	
LORI B. LAWSON,	:	LS08111911APP
RESPONDENT	:	

Division of Enforcement Case File # 07 APP 152

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

Lori B. Lawson
E5654 Waukaunaka St.
Weyauwega, WI 54983

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

PROCEDURAL HISTORY

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 Wisconsin Real Estate Appraisers Board (“Board”). The Board has reviewed this Stipulation and considers it acceptable. Accordingly, the Board adopts the attached Stipulation in this matter and makes the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT

1. Lori B. Lawson is licensed in the State of Wisconsin as a Certified Residential Appraiser and Licensed Appraiser, with license number 9-1581. This license was first granted to her on August 13, 2007.
2. Ms. Lawson’s most recent address on file with the Department of Regulation and Licensing (“Department”) is E5654 Waukaunaka St., Weyauwega, WI 54983.
3. On December 12, 2007, Ms. Lawson completed an appraisal on property located at E6798 White Lake Road, Weyauwega, WI 54983 as of December 7, 2007. Her estimate of value was \$191,500.
4. In performing the appraisal and preparing the appraisal report, Ms. Lawson violated USPAP Standards Rule (SR) 1-1 (a) (b) (c) by
 - choosing and using waterfront and river access properties as comparables without adjusting for either location or view.
 - listing a prior sale of the property on 9-11-01 for \$110,000 which included only 40 acres versus the 55 acres included currently in the subject, without an explanation or analysis of when and how the additional land was acquired, whether it is encumbered, and whether it is part of the refinance.
 - no explanation for describing 70% of the present land use of the subject neighborhood as “other”.
 - no disclosure of or analysis of subject land use limitations: The subject property is registered with the DNR in a Managed

Forest Land (MFL) program for a term of 25 years, expiring in December of 2027. The program provides tax incentives; however, if the property is sold there could be withdrawal penalties. A residence cannot be built on land held in the MFL program, which would affect marketability and value.

- no mention of, and no explanation for omitting, two outbuildings on comp two.
- no explanation for inconsistent adjustments for lot size: \$1184/acre, \$1924/acre and \$2422/acre.
- no explanation of why the cost approach would not have been applicable or necessary for such a property.

CONCLUSIONS OF LAW

1. The Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to Wis. Stat. section 458.26 (3) and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. section 227.44(5).

2. By failing to comply with USPAP in the preparation of the appraisal for property at E6798 White Lake Road, Weyauwega, WI 54983, Respondent Lori B. Lawson violated sections RL 86.01 (1) and (2) of the Wisconsin Administrative Code.

ORDER

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

IT IS FURTHER ORDERED that within twelve months of the date of this Order, Lori B. Lawson shall successfully complete **three of the following courses** to include testing components (if offered), or their equivalent approved in advance by the Board or its designee:

- Mastering Unique & Complex Properties through Appraisal Education Academy
- Residential Design and Functional Utility through the Appraisal Institute
- Quality Assurance in Residential Appraisals through the Appraisal Institute
- Vacant Land through Northwest Technical College
- Land Valuation Assignments through the Appraisal Institute
- Residential Sales Comparison Approach through the Appraisal Institute
- The Cost Approach through McKissock

None of the education completed pursuant to this order may be used to satisfy any continuing education requirements that are or may be instituted by the Board or the Department of Regulation and Licensing. In the event Ms. Lawson fails to successfully complete the educational requirements in the manner set forth, or to obtain an extension of time or modification of the requirements, her Real Estate Appraiser license SHALL BE SUSPENDED without further hearing and without further Order of the Board, and said suspension shall continue until further Order of the Board or until she provides to the Department proof of completion of all said educational requirements.

IT IS FURTHER ORDERED that, in lieu of discipline Ms. Lawson shall pay a forfeiture of \$100, as authorized by sec. 458.26 (4), Wis. Stats., to the Department of Regulation and Licensing within 60 days of the date of this Order.

IT IS FURTHER ORDERED that the Respondent, Lori B. Lawson, shall pay the Department's investigative costs of \$395.53 within 60 days of the date of this Order.

Both payments shall be made by **certified check or money order**, payable to the Wisconsin Department of Regulation and Licensing. Payment and proof of completion of ordered education should be sent to:

Department Monitor
Division of Enforcement
P.O. Box 8935
Madison, WI 53708-8935
Telephone (608) 267-3817
Fax (608) 266-2264

In the event that the Respondent fails to timely submit payment of the forfeiture and costs as set forth above, or to obtain an extension of time, her Real Estate Appraisers license SHALL BE SUSPENDED, without further hearing and without further

Order of the Board, and said suspension shall continue until the full amount of the costs has been paid to the Department of Regulation and Licensing.

IT IS FURTHER ORDERED that file 07 APP 152 be closed.

Dated this 19th day of November, 2008.

WISCONSIN REAL ESTATE APPRAISERS BOARD

By: Marla Britton
Board Chair