

# 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 LICENSE OF

ROSS A. LARSSON,  
PETITIONER

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:  
:  
:

ORDER DENYING  
REINSTATEMENT

LS0911164APP

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TO: Ross A. Larsson  
228 N. Garfield Ave.  
Port Washington, WI 53074

The Real Estate Appraisers Board considered this matter at its meeting on February 23, 2011.

**BACKGROUND**

On November 16, 2009, the Board issued a Final Decision and Order with regard to disciplinary proceedings against Ross Larsson, a Certified Residential Appraiser, License Number 1633-9. Specifically, the Board's order provided, in part, as follows:

- That the Respondent successfully complete the following courses within one year of the November 16, 2009 order:
  - a course in USPAP of at least 15 hours;
  - the Capitalization Theory and Techniques Using the ROADMAP System course; and
  - one of the following courses: Income Property Valuation, Real Property Valuation Methodology: Income Producing Property or Apartment Appraisal Concepts & Applications.
- That Mr. Larsson's Certified Residential Appraiser license is limited in that he shall perform no appraisals of commercial property to be delivered to clients. He may perform appraisals of commercial property only for education or demonstration purposes.

On November 19, 2010, the Board issued an Order suspending Mr. Larsson's license to practice as a Certified Residential Appraiser due to a violation of the November 16, 2009 Board Order in that he had not completed one of the courses. Specifically, he had failed to complete the Capitalization Theory and Techniques Using the ROADMAP System course.

The Board has previously approved substitution of the Advance Income Capitalization course for the Capitalization Theory and Techniques Using the ROADMAP System course.

On or about January 12, 2011, Mr. Larsson petitioned for the reinstatement of his limited license.

Based upon all of the information of record, the Board orders the following:

**ORDER**

**NOW, THEREFORE, IT IS ORDERED** that Mr. Larsson's petition for reinstatement of his limited license is Denied.

**IT IS FURTHER ORDERED** that once Mr. Larsson provides proof to the Department Monitor of registering for and paying for the Advanced Income Capitalization course, the suspension shall be automatically lifted.

**IT IS FURTHER ORDERED** that the course must be completed within 6 months of the date of this order or the suspension will be reinstated.

**IT IS FURTHER ORDERED** that the limitation prohibiting the performance of appraisals of commercial property to be delivered to clients remains on his license. Mr. Larsson must petition the Board to remove this limitation after completion of the Advanced Income Capitalization course.

Dated this 14 day of March, 2011.

STATE OF WISCONSIN  
REAL ESTATE APPRAISERS BOARD

Maria Britton  
Member of the Board *MMH*

3/14/11  
Date