

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISERS BOARD

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IN THE MATTER OF	:	ORDER GRANTING
THE LICENSE OF	:	PARTIAL MODIFICATION
	:	
ROSS A. LARSSON,	:	LS0911164APP
PETITIONER	:	

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

**BACKGROUND**

On November 16, 2009, the Board issued a Final Decision and Order with regard to disciplinary proceedings against Ross A. Larsson, a Certified Residential Appraiser and Licensed 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 (1) year of the November 16, 2009 Order:
  - A USPAP course of at least 15 hours;
  - A 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 and Licensed 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 and Licensed Appraiser due to a violation of the November 16, 2009 Board Order. Mr. Larsson failed to complete one of the courses, the Capitalization Theory and Techniques Using the ROADMAP System (hereafter "Capitalization Theory") course. At an undetermined time before the Board issued the Order suspending Mr. Larsson's license, Mr. Larsson petitioned for a substitution of the Capitalization Theory course with an Advanced Income Capitalization course and the Board approved the substitution.

On or about January 12, 2011, Mr. Larsson petitioned for the reinstatement of his limited license. On March 14, 2011, the Board issued an Order denying his petition for reinstatement and ordered that the suspension shall be automatically lifted once Mr. Larsson provided proof to the Department Monitor of registering and paying for the Advanced Income Capitalization course. The Board further ordered that the course must be completed within six (6) months of the date of the Order (i.e. by September 14, 2011) or the suspension will be reinstated.

On or about March 30, 2011, the Department Monitor lifted the suspension upon receiving evidence that Mr. Larsson registered and paid for the Advanced Income Capitalization course.

On or about July 21, 2011, Mr. Larsson petitioned for the modification of his Order to allow a different course due to the advanced nature of the Advanced Income Capitalization course. Mr. Larsson further petitioned for an extension of time to complete the course and for the limitation on his license to be removed upon his completion of the course.

The Real Estate Appraisers Board considered this matter at its meeting on August 24, 2011 and based upon all of the information of record, the Board makes the following:

#### **FINDINGS OF FACT**

The Board finds that the Orders below are necessary to ensure the safety and protection of the public.

#### **ORDER**

**NOW, THEREFORE, IT IS ORDERED** that Mr. Larsson's petition for modification of his limited license is Granted in part and Denied in part.

**IT IS FURTHER ORDERED** that the General Appraiser Income Approach Part 1 (30 hours) and Part 2 (30 hours) courses shall be substituted for the Capitalization Theory and Techniques Using the ROADMAP System course and the previously approved Advanced Income Capitalization course.

**IT IS FURTHER ORDERED** that the General Appraiser Income Approach Parts 1 and 2 course(s) shall be completed by March 14, 2012 or the license shall be suspended.

**IT IS FURTHER ORDERED** that the limitation prohibiting the performance of appraisals of commercial property to be delivered to clients shall remain on his license. Mr. Larsson's petition to remove the limitation on his license upon his completion of the approved course is denied. Mr. Larsson must petition the Board to remove this limitation only after his successful completion of the General Appraiser Income Approach Parts 1 and 2 courses. Except for those provisions that Mr. Larsson has already complied with, and those modified herein, all other provisions contained in the Board's Order dated November 16, 2009 shall remain in effect.

Dated this 6 day of September, 2011.

STATE OF WISCONSIN  
REAL ESTATE APPRAISERS BOARD

Mark Britton

Member of the Board

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Date 9/6/11