

## 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 DISCIPLINARY  
PROCEEDINGS AGAINST

JACK D. POULSON,  
RESPONDENT.

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FINAL DECISION AND ORDER

**ORDER 0001048**

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Division of Enforcement Case No. 10 APP 054

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

Jack D. Poulson  
95 Golf Parkway F  
Madison, WI 53704

Wisconsin Real Estate Appraisers Board  
P.O. Box 8935  
Madison, WI 53708-8935

Division of Enforcement  
Department of Regulation and Licensing  
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, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondent Jack D. Poulson (dob 5/16/1941) is licensed in the State of Wisconsin as a licensed appraiser, having license number 4-931, first issued on 2/3/1995 and current through 12/14/2011. Respondent's most recent address on file with the Wisconsin Department of Regulation and Licensing (Department) is 95 Golf Parkway F, Madison, WI 53704.

2. On or about 9/17/2010 the Department received a complaint alleging violations of the Uniform Standards of Professional Appraisal Practice (USPAP) in an appraisal of real

property located at N10459 Chief Kuno Trail, Fox Lake, WI. Said appraisal was prepared by Mr. Poulson on or about 5/17/2010.

3. A review of the Mr. Poulson's appraisal by the Department identified several USPAP violations, including, but not limited to, numerous sales grid information errors.

4. Mr. Poulson, for personal reasons, elected to retire from the field of real estate appraisal in October 2010, and has not practiced as a real estate appraiser since that time.

5. Mr. Poulson wishes to resolve the complaint filed in Division of Enforcement Case No. 10 APP 054 pursuant to said retirement and the surrender of his appraiser license (4-931).

6. Mr. Poulson does not admit to any of the violations alleged in the complaint filed in Case No. 10 APP 054, but he does not wish to contest them.

#### CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to Wis. Stat. §458.26.

2. By the conduct described in paragraph 3 of the Findings of Fact, Mr. Poulson violated Wis. Admin. Code §86.01(1) and (2).

3. The Wisconsin Real Estate Appraisers Board has authority to enter into the stipulated resolution of this matters pursuant to Wis. Stat. § 227.44(5).

#### ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached Stipulation is hereby accepted.

2. The VOLUNTARY SURRENDER of the Wisconsin licensed appraiser license of Jack D. Poulson (license no. 4-931) is hereby ACCEPTED. Mr. Poulson shall return all indicia of his Wisconsin Real Estate Appraiser licensure to the Department Monitor, P.O. Box 8935, Madison, WI 53709-8935, within ten (10) days following the effective date of this Order.

3. Mr. Poulson shall not seek to renew his license or certification, or apply for any other license or certification as a real estate appraiser with the State of Wisconsin, Department of Regulation and Licensing, in the future.

4. Mr. Poulson shall not practice real estate appraisal in the State of Wisconsin without being licensed as a real estate appraiser in Wisconsin.

5. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in further action against the Respondent.

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

WISCONSIN REAL ESTATE APPRAISERS BOARD

by:

  
A Member of the Board

8/24/2011  
Date