

## WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISER BOARD

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IN THE MATTER OF	:	ORDER REINSTATING
THE LICENSE OF	:	LICENSE
	:	
COLLEEN F. LITFIN	:	LS 0808134APP
PETITIONER	:	

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TO: Colleen F. Litfin  
410 Highland View  
Houlton, WI 54082-2408

Department Monitor  
Division of Enforcement  
1400 East Washington Avenue  
Madison, WI 53703

The Real Estate Appraisers Board considered this matter at its meeting on May 9, 2012.

BACKGROUND

On August 13, 2008, for the reasons stated in the Final Decision and Order (Order) of the same date, the Board accepted the voluntary surrender of Ms. Litfin's following certificates of licensure and certification: Certified Residential Appraiser number 9-1389 and Licensed Appraiser number 4-1538.

Further, under the terms of the Order, Ms. Litfin agreed not to submit any application for any licensure and certification as an appraiser to the Department for a period of six (6) months following the effective date of the Order. According to the terms of the Order, in the event that Ms. Litfin is ever issued a license or certification as an appraiser by the Department, the history of that license or certification shall reflect that her licenses and certifications were reprimanded and suspended for a period of six months. In addition to the above terms, the Board ordered Ms. Litfin to pay the Department's costs to investigate the matter and required that she complete no less than 40 hours of remedial education.

On May 20, 2009 and November 11, 2009, the Board reviewed and tabled Ms. Litfin's requests for reinstatement of the above certificates of licensure and certification. On November 11, 2009, the Board required Ms. Litfin to submit three (3) sample appraisals for the Board's review.

On May 9, 2012, the Department Monitor presented this matter to the Board to consider Ms. Litfin's petition for reinstatement. The Board reviewed Ms. Litfin's petition at that meeting, and based upon the evidence presented, makes the following:

FINDINGS OF FACT

1. The Department's records reflect that Ms. Litfin paid the costs in full on May 12, 2009 and successfully completed the required education on May 5, 2009.

2. Ms. Litfin submitted three (3) appraisals and work files during August 2009.
3. In a letter dated January 28, 2010, Ms. Litfin's attorney petitioned the Board to review Ms. Litfin's request for reinstatement.
4. The appraisals submitted by Ms. Litfin were reviewed by the Department's appraiser in September 2011 and found to be acceptable.

#### CONCLUSION OF LAW

1. Based on the record of this case and the findings outlined above, the Board concludes that Ms. Litfin is in substantial compliance with the Board's conditions for reinstatement. The Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 458.26.

#### ORDER

NOW, THEREFORE, IT IS ORDERED that Ms. Litfin's petition to reinstate her certificates of licensure and certification to practice as a Certified Residential Appraiser, number 9-1389, and Licensed Appraiser, number 4-1538, is hereby GRANTED.

IT IS FURTHER ORDERED that any petition for the reinstatement of Ms. Litfin's certificates of licensure and certification shall not be considered without the following:

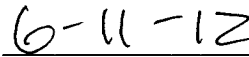
1. Completed applications and fees pursuant to Wis. Stat. § 458.08.
2. All other requirements for licensure and certification set forth in the Wisconsin statutes and rules have been met.

This order is effective on the date signed below.

STATE OF WISCONSIN  
REAL ESTATE APPRAISER BOARD



 Marla Britton  
Chairperson



Date