

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE WISCONSIN REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
MATTHEW J. HAASCH,	:	
RESPONDENT.	:	ORDER 0001374

Division of Enforcement Case No. 10 APP 052

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

Matthew J. Haasch
4690 Lannon Road
Pewaukee, WI 53072

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

Division of Enforcement
Department of Safety and Professional Services
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 Matthew J. Haasch (dob 1/9/1977) is licensed in the State of Wisconsin as a Certified Residential Appraiser and Licensed Appraiser, having license number 9-1626, first issued on 12/4/2007 and current through 12/14/2011. Matthew J. Haasch's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 4690 Lannon Road, Pewaukee, WI 53072.

2. Respondent, Matthew J. Haasch, is agreeing to the Stipulation, Findings of Fact, Determination, and Final Order for the purpose of cooperating with the Department, and in order to resolve this matter without further hearings and expense. Neither Respondent's agreement, cooperation, or compliance with the Board's order, below, including making any current or

future payment under said order, shall be construed as an admission of civil or criminal liability by Respondent Matthew J. Haasch, with such liability being expressly denied, in this or any other factually related matter.

3. Respondent executed a Summary Report Request as a supervising appraiser, referencing three appraisal work samples submitted by David Whyte, an appraiser license applicant, to the Real Estate Appraisers Application Advisory Committee. The Summary Report Request is attached hereto as Exhibit A.

4. Respondent executed each of the appraisals submitted by Mr. Whyte as the appraiser.

5. Reviews of the submitted appraisals pertaining to 1908 Coldwater Creek Drive, Waukesha, Wisconsin, N26W26312 Quail Hollow Road, Pewaukee, Wisconsin, and 12500 Zinke Drive, Brookfield, Wisconsin noted that Mr. Whyte's assistance is not mentioned in any of the respective appraisal reports, though his assistance is quantified in the Summary Report Request and a Verification of Employment. The Verification of Employment form is attached hereto as Exhibit B. [S.R. 2-2 (abc)(vii)]

6. Review of the submitted appraisal pertaining to 1908 Coldwater Creek Drive, Waukesha, Wisconsin further revealed noncompliance with the Uniform Standards of Professional Appraisal Practice (USPAP) Rules and Standards Rules (SR) as follows:

a. The appraisal report indicated a site value of \$100,000 pursuant to the cost approach. The effective date of the appraisal was 3/26/2010. The site was sold to the builder 10/2009 for \$127,500. No site value support was provided in Respondent's cost approach; nor did the report contain an explanation of the approximately 25% decrease in value in 6 months. [S.R. 1-4(b)(i)]

b. The appraisal report failed to provide any analysis in support of sales grid adjustments to comparable sales 1 and 2. [S.R. 2-1(b) and S.R. 2-2(abc)(viii)]

7. Review of the submitted appraisal pertaining to 12500 Zinke Drive, Brookfield, Wisconsin further revealed noncompliance with USPAP Rules and Standards Rules as follows:

The City of Brookfield Assessor's office indicates that (1) the Sale 1 Gross Living Area (GLA) is 1,818 sq. ft., not 1,571 as specified by the appraisal report; (2) the Sale 2 GLA is 2,294 sq. ft., not 2,354 as specified by the appraisal report; and (3) the Sale 1 site size is .42 acre, not .38 acre as specified by the appraisal report. [S.R. 1-1(c) and S.R. 2-1(a)]

CONCLUSIONS OF LAW

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

2. By the conduct described in paragraph 5 of the Findings of Fact, Matthew J. Haasch violated USPAP S.R. 2-2(abc)(vii) by failing to identify those providing significant real property appraisal assistance.

3. By the conduct described in paragraph 6(a) of the Findings of Fact, Matthew J. Haasch violated USPAP S.R. 1-4(b)(i) by failing to collect, verify and analyze all information necessary for credible assignment results.

4. By the conduct described in paragraph 6(b) of the Findings of Fact, Matthew J. Haasch violated USPAP S.R. 2-1(b) and S.R. 2-2(abc)(viii) by failing to prepare a report containing sufficient information to enable the intended users of the appraisal to understand the report properly, and by failing to describe the information analyzed and the reasoning that supports his analysis, opinions, and conclusions.

5. By the conduct described in paragraph 7 of the Findings of Fact, Matthew J. Haasch violated USPAP S.R. 2-1(b) and S.R. 2-2(abc)(viii) by rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.

6. As a result of the above violations, Matthew J. Haasch has violated Wis. Admin. Code §§ RL (now SPS) 86.01(1) and (2), thereby subjecting himself to discipline pursuant to Wis. Stat. §§ 458.26(3)(b), (c) and (i).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached Stipulation is hereby accepted.
2. Matthew J. Haasch shall, within one year of the date of this Order, successfully complete the following continuing education:
 - a. The 15 Hour National USPAP Course, including taking and passing any exam offered for the course.
 - b. 30 hours of education from among the following courses offered by the Appraisal Institute, or equivalent courses by a provider pre-approved by the Board's monitoring liaison, including taking and passing any exams offered for the courses:
 - i. Basic Appraisal Procedures (30 hours)
 - ii. Residential Report Writing and Case Studies (15 hours)
 - iii. Residential Site Valuation and Cost Approach (15 hours)
 - iv. Residential Sales Comparison and Income Approaches (30 hours)

c. The courses referenced at paragraphs 2(a) and 2(b) may be taken online or in a classroom setting.

d. Matthew J. Haasch shall submit proof of completion in the form of verification from the institution providing the education to the Department Monitor at the address stated below. None of the education completed pursuant to this requirement may be used to satisfy any continuing education requirements that have been or may be instituted by the Board, Wisconsin Department of Safety and Professional Services or similar authority in any state, and also may not be used in future attempts to upgrade a credential in any state.

3. For a period of two (2) years from the effective date of this order, Respondent shall not train appraisers or prospective appraisers, nor supervise the appraisal work of others.

4. Matthew J. Haasch shall, within 90 days of the date of this Order, pay COSTS of this matter in the amount of \$500.00.

5. Proof of successful course completion and payment of forfeiture and costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be mailed, faxed or delivered by Respondent to the Department Monitor at the address below:

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

6. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in a summary suspension of Respondent's license. The Board in its discretion may in the alternative impose additional conditions and limitations or other additional discipline for a violation of any of the terms of this Order. In the event Respondent fails to timely submit payment of the forfeiture and costs as ordered or fails to comply with the ordered education as set forth above, Respondent's license (license number 9-1626) may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has complied with payment of the forfeiture and costs and completion of the education.

7. Case 10APP052 is hereby closed.

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

WISCONSIN REAL ESTATE APPRAISERS BOARD

by:


A Member of the Board

2/22/2012
Date

Exhibit A

(see attached)

Summary Report Request

1.) N26 W26312 Quail Hollow Road Pewaukee, WI 53072

Specific Role- For this appraisal my specific role was to assist my supervising appraiser. I assisted in measuring the exterior of the home, and gathering information on field sheet such as room counts, materials used, additional features and photos. Upon returning to the office, wrote the information in the form and conducted research on the subject property. My supervising appraisal pulled the comparables and I gathered information about comparable sales by Wiredata/MLS or contacting the municipality. Once all information has been gathered I wrote it into report. My supervising appraiser and I went over the adjustments together. My final responsibility was to take exterior photos of the comparable sales. Total of 8 hours to complete appraisal.

Professional Assistant- Matt Haasch (supervising appraiser)

Percentage of Work- Gathering field experience – 50% each

Information pertaining to subject property – 80%

Identifying comparable sales- 20%

Gathering information of comparable sales- 100%

Writing report- 80%

Adjustment of comparable sales- 30%

Reconciliation of Report- 50%

2.) 12500 Zinke Drive Brookfield, WI 53005

Specific Role- Go with supervising appraiser to subject home and take exterior photos and gather information on field sheet. (measurements, exterior materials, room counts, additional features etc.) Information that wasn't gathered in the field was my job to figure out such as plat map, and zoning classifications. I gathered this information and wrote into report. This took three hours. My supervising appraiser assisted me in identifying correct comparable sales and gathered information that is needed of comparable sales. This took one hour and one hour to write into report.

Professional Assistant- Matt Haasch and Kathy McCartan (supervising appraisers)

Percentage of Work – Gathering information field experience – 50 %

Information pertaining to subject- 80 %

Identifying comparable sales – 20 %

Gathering information of comparable sales – 100%

Writing Report – 80%

Adjustment of comparable sales – 60%

Reconciliation of Report – 50 %

3.) 1908 Coldwater Creek Drive, Waukesha, WI 53188

Specific Role- Assist supervising appraiser to subject home and take exterior photos and gather information on field sheet. (measurements, exterior materials, room counts, additional features etc.) Information that wasn't gathered in the field was my job to figure out such as plat map, and zoning classifications. With this appraisal I

used blueprints for sketch. I gathered this information and wrote into report. The cost approach was used (new construction) so I gathered information from Marshall & Swift to complete under assistants of supervising appraiser. My supervising appraiser assisted me in identifying correct comparable sales and gathered information that is needed of comparable sales. This took one hour and one hour to write into report.

Professional Assistant- Matt Haasch and Kathy McCartan (Supervising Appraiser)

Percentage of Work – Gathering field experience – 70%

Information pertaining to subject- 80%

Identifying comparable sales- 40%

Gathering information of comparable sale- 100%

Cost Approach Information – 50%

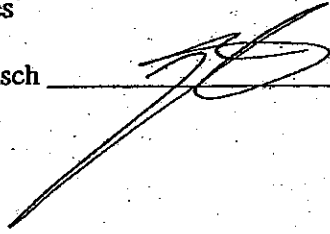
Writing Report- 80%

Adjustment of Comparable sales – 80%

Reconciliation of Report – 70%

Signatures

Matt Haasch

A handwritten signature in black ink, appearing to be 'MH' or similar, written over a horizontal line.

(Supervising Appraiser)