

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



Wisconsin Department of Safety and Professional Services Access to the Public Records of the Reports of Decisions

This Reports of Decisions document was retrieved from the Wisconsin Department of Department of Safety and Professional Services website. These records are open to public view under Wisconsin's Open Records law, sections 19.31-19.39 Wisconsin Statutes.

Please read this agreement prior to viewing the Decision:

- The Reports of Decisions is designed to contain copies of all orders issued by credentialing authorities within the Department of Safety and Professional Services from November, 1998 to the present. In addition, many but not all orders for the time period between 1977 and November, 1998 are posted. Not all orders issued by a credentialing authority constitute a formal disciplinary action.
- Reports of Decisions contains information as it exists at a specific point in time in the Department of Safety and Professional Services data base. Because this data base changes constantly, the Department is not responsible for subsequent entries that update, correct or delete data. The Department is not responsible for notifying prior requesters of updates, modifications, corrections or deletions. All users have the responsibility to determine whether information obtained from this site is still accurate, current and complete.
- There may be discrepancies between the online copies and the original document. Original documents should be consulted as the definitive representation of the order's content. Copies of original orders may be obtained by mailing requests to the Department of Safety and Professional Services, PO Box 8935, Madison, WI 53708-8935. The Department charges copying fees. *All requests must cite the case number, the date of the order, and respondent's name as it appears on the order.*
- Reported decisions may have an appeal pending, and discipline may be stayed during the appeal. Information about the current status of a credential issued by the Department of Safety and Professional Services is shown on the Department's Web Site under "License Lookup."
The status of an appeal may be found on court access websites at:
<http://ccap.courts.state.wi.us/InternetCourtAccess> and <http://www.courts.state.wi.us/wsccl>.
- Records not open to public inspection by statute are not contained on this website.

By viewing this document, you have read the above and agree to the use of the Reports of Decisions subject to the above terms, and that you understand the limitations of this on-line database.

Correcting information on the DSPS website: An individual who believes that information on the website is inaccurate may contact the webmaster at web@drl.state.wi.gov

STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
VICKI L. KNOBLE,	:	
RESPONDENT.	:	ORDER 0001378

Division of Enforcement Case No. 11 APP 008

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

Vicki L. Knoble
S3069 N. Reedsburg Road
Baraboo, WI 53913

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 Wisconsin Real Estate Appraisers (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 Vicki L. Knoble (dob 03/18/1964) is licensed in the State of Wisconsin as a Licensed Appraiser, having license number 4-865, first issued on 08/25/1994 and current through 12/14/2011. Vicki L. Knoble's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is S3069 N. Reedsburg Road, Baraboo, WI 53913.

2. Ms. Knoble was hired by the property owner to perform an appraisal of the property located at N1077 County Road HH, Lyndon Station, WI 53944 (Subject Property). On or about 5/5/2008, Ms. Knoble performed an appraisal, submitting a report valuing the Subject Property at \$305,000.00.

3. On or about 2/14/2011, the Department received an anonymous complaint against Ms. Knoble.

4. Respondent's 5/5/2008 appraisal of the Subject Property was reviewed by the Department and it was determined that the appraisal (and the accompanying reports) violated the Uniform Standards of Professional Appraisal Practice (USPAP) Rules and Standards Rules (SR) as follows:

- a. Respondent did not develop or report support for her opinion of site value in the cost approach. [SR 1-1(a), 1-1(c), 1-4(b), SR 2-1(a)]
- b. Respondent noted that the value appraised is market value but failed to provide a definition or source of the definition of market value. [SR 1-1(c), SR 2-1(a)]
- c. There is no estimated exposure time associated with the value conclusion. [SR 1-2(c), SR 1-1(c), SR 2-1(a)]
- d. Respondent selected inappropriate comparable sales, which were superior to the Subject Property in location, quality, and condition. [SR 1-1(c), SR 1-4(a), SR 2-1(a)]
- e. The workfile provided by Respondent contains documents that were printed after Respondent was notified of the complaint, and the workfile lacked Respondent's referenced land sales. [Ethics Rule: Record Keeping]

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 4(a) of the Findings of Fact, Respondent violated USPAP SR 1-1(a) by failing to employ recognized methods and techniques to produce a credible appraisal.

3. By the conduct described in paragraph 4(a) of the Findings of Fact, Respondent violated USPAP SR 1-4(b) by failing to develop an opinion of site value by an appropriate appraisal method or technique.

4. By the conduct described in paragraphs 4(b), 4(c), and 4(d) of the Findings of Fact, Respondent violated USPAP SR 1-1(c) and SR 2-1(a) by committing a series of errors that affected the overall credibility of the results, and by failing to clearly and accurately set forth a supported opinion of value in a manner that was not misleading.

5. By the conduct described in paragraph 4(c) of the Findings of Fact, Respondent violated USPAP SR 1-2(c) by failing to develop an estimated exposure time linked to the value opinion.

6. By the conduct described in paragraph 4(d) of the Findings of Fact, Respondent violated USPAP SR 1-4(a) by failing to analyze comparable sales data to support the stated market value.

7. By the conduct described in paragraph 4(e) of the Findings of Fact, Respondent violated the USPAP Ethics Rule: Record Keeping by failing to retain a workfile containing all data, information, and documentation necessary to support the appraiser's opinions and conclusion and to show compliance with the record keeping rule and all other applicable Standards Rules.

8. As a result of the above violations, Respondent has violated Wis. Admin. Code §§ RL 86.01(1) and (2), and is therefore subject 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. Respondent Vicki L. Knoble is hereby REPRIMANDED.
3. The Licensed Appraiser license issued to Vicki L. Knoble (license number 4-865) is hereby LIMITED as follows:

- a. Respondent shall, within one year of the date of this Order, successfully complete 60 hours of continuing education courses offered by the Appraisal Institute, or equivalent courses offered by a provider pre-approved by the Board's monitoring liaison, including taking and passing any exam offered for the courses, as follows:

- i. National USPAP Course (15 Hours); and
- ii. 45 hours from among the following course options:
 - a. Residential Sales Comparison & Income Approaches (30 hours);
 - b. Market Analysis & Highest and Best Use (15 hours); and
 - c. Residential Report Writing and Case Studies (15 hours).

- b. The courses listed above shall be taken in person in a classroom setting unless an online course is approved in advance by the Board Monitoring Liaison, or her designee.

- c. Respondent shall submit proof of completion in the form of verification from the institution providing the education to 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.

d. This limitation shall be removed from Respondent's license and Respondent will be granted a full, unrestricted license after satisfying the Board or its designee that Respondent has successfully completed all of the ordered education.

4. Within 90 days of the date of this Order, Respondent shall pay COSTS of this matter in the amount of \$758.00.

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 (no. 4-865) 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. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE APPRAISERS BOARD

by: 
A Member of the Board


Date