

## 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 THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
JUNE JACKSON,	:	
RESPONDENT.	:	ORDER 0001379

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Division of Enforcement Case No. 10 APP 029

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

June Jackson  
405 3<sup>rd</sup> Street  
Baraboo, WI 53913

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

Department of Safety and Professional Services  
Division of Enforcement  
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 June Jackson (dob 8/8/1964) is licensed in the State of Wisconsin as a Licensed Appraiser, having license number 04-1329, first issued on 10/12/2000 and current through 12/14/2011. Ms. Jackson's most recent address on file with the Wisconsin Department of Safety and Professional Services ("Department") is 405 3<sup>rd</sup> Street, Baraboo, WI 53913.
2. On or about May 19, 2010, the Department received an anonymous complaint regarding an appraisal performed by Ms. Jackson for a commercial property located 121 S. Webb Street, Reedsburg, WI 53959 ("Subject Property"). The commercial appraisal was performed by Ms. Jackson on April 22, 2010. The engagement letter for the appraisal called for it to comply with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA).

3. Ms. Jackson was previously disciplined in resolution of Division of Enforcement case number 05 APP 031, and was ordered to complete education.
4. Ms. Jackson's appraisal of the Subject Property was reviewed under the Standard 3 Appraisal Review of the Uniform Standards of Professional Appraisal Practice (USPAP). The review determined that Ms. Jackson's appraisal and appraisal report violated the USPAP Standards Rules (SR) as follows:
  - a. In her appraisal report, Ms. Jackson failed to utilize the Cost Approach correctly which resulted in a non-credible indication of value by use of this approach. Under the Cost Approach used by Ms. Jackson, she failed to develop and apply external and/or functional obsolescence as part of total accrued depreciation thereby providing a non-credible value indication by the Cost Approach. Also, Ms. Jackson made an error in calculating the depreciation amount because she failed to deduct the deferred maintenance from the replacement cost new prior to calculating depreciation by the age/life method. (SR 1-1(a)(b); 1-4(b))
  - b. In her appraisal report, Ms. Jackson failed to identify the definition of market value as required by USPAP. Ms. Jackson indicated that the type of value was market value but did not identify the definition of market value as required by USPAP. (SR 1-2(c)). Furthermore, in her appraisal report, Ms. Jackson failed to provide a cited definition of market value as required by USPAP. (SR 2-2b(v))
5. Respondent neither admits nor denies paragraph four (4) of the Findings of Fact, but has cooperated with the Department and wishes to settle this matter.

#### 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 Findings of Fact 4.a., Ms. Jackson violated USPAP SR 1-1(a)(b); 1-4(b) by failing to correctly utilize the Cost Approach and employ recognized methods and techniques that are necessary to produce a credible appraisal.
3. By the conduct described in Findings of Fact 4.b., Ms. Jackson violated USPAP SR 1-2(c) and SR 2-2b(v) by failing to identify the definition of market value and failing to provide a cited definition of market value.
4. As a result of the above violations, Ms. Jackson has violated Wis. Admin. Code §§ RL 86.01(1) and (2), thereby subjecting herself 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 June Jackson is hereby **REPRIMANDED**.
3. The Licensed Appraiser license issued to June Jackson (license number 04-1329) is hereby **LIMITED** as follows:
  - a. June Jackson shall, within one year of the date of this Order, successfully complete no less than 30 hours from the following courses offered by the Appraisal Institute, or equivalent courses by a provider pre-approved by the Board's monitoring liaison, including the completion and passing of any exam offered for the courses:
    - i. General Appraiser Site Valuation and Cost Approach (30 hours, classroom or online); or
    - ii. General Appraiser Report Writing and Case Studies (30 hours, classroom or online).
  - b. June Jackson shall submit proof of completion of the ordered education 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 her credential in any state.
4. June Jackson shall, within 120 days of the date of this Order, pay **COSTS** of this matter in the amount of ONE THOUSAND DOLLARS **\$1,000.00**.
5. Proof of successful course completion and payment of costs (made payable to the Wisconsin Department of Regulation and Licensing) 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 and limitation provisions as set forth above, Respondent's license (#04-1329) 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, completion of the education, and limitation provisions.

7. 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