

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

LARRY M. KILGORE,
RESPONDENT.

:
:
: FINAL DECISION AND ORDER
:
: ORDER 0001535

Division of Enforcement Case Nos. 10 APP 020, 10 APP 053 and 11 APP 017

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

Larry M. Kilgore
8104 W. Glenbrook Rd.
Milwaukee, WI 53223

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 Larry M. Kilgore (dob 04/20/1959) was licensed in the State of Wisconsin as a Licensed Appraiser, license number 4-1775, first issued on 04/12/2004 and expired on 12/14/2011. Larry M. Kilgore's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 8104 W. Glenbrook Rd., Milwaukee, WI 53223.

2. On or about April 23, 2007, Mr. Kilgore executed an appraisal report concerning an appraisal of real property located at 1500 S. 3rd St., Milwaukee, WI (the 3rd St. Property).

3. On or about December 11, 2007, the Department received a complaint regarding Mr. Kilgore's appraisal of the 3rd St. Property.
4. Mr. Kilgore's appraisal of the 3rd St. Property was reviewed by the Department's Division of Enforcement, and it was determined that the appraisal and appraisal report violated the Uniform Standards of Professional Appraisal Practice (USPAP).
5. On or about February 21, 2008, Mr. Kilgore executed an appraisal report concerning an appraisal of real property located at 4730 North 71st St., Milwaukee, WI (the 71st St. Property).
6. On or about July 31, 2008, the Department received a complaint regarding Mr. Kilgore's appraisal of the 71st St. Property.
7. Mr. Kilgore's appraisal of the 71st St. Property was reviewed by the Department's Division of Enforcement, and it was determined that the appraisal and appraisal report violated USPAP.
8. On or about May 10, 2007, Mr. Kilgore executed an appraisal report concerning an appraisal of real property located at 1333 Marie Ct., Sheboygan, WI (the Marie Ct. Property).
9. On or about September 22, 2009, the Department received a complaint regarding Mr. Kilgore's appraisal of the Marie Ct. Property.
10. Mr. Kilgore's appraisal of the Marie Ct. Property was reviewed by the Department's Division of Enforcement, and it was determined that the appraisal and appraisal report violated USPAP.
11. On or about July 17, 2007, Mr. Kilgore executed an appraisal report concerning an appraisal of real property located at 5949 S. 31st St., Greenfield, WI (the 31st St. Property).
12. On or about March 12, 2010, the Department received a complaint regarding Mr. Kilgore's appraisal of the 31st St. Property.
13. Mr. Kilgore's appraisal of the 31st St. Property was reviewed by the Department's Division of Enforcement, and it was determined that the appraisal and appraisal report violated USPAP.
14. On or about December 4, 2007, Mr. Kilgore executed an appraisal report concerning an appraisal of real property located at W1240 Stokdyk Ingelse Rd., Oostburg, WI (the Stokdyk Ingelse Rd. Property).
15. On or about September 16, 2010, the Department received a complaint regarding Mr. Kilgore's appraisal of the Stokdyk Ingelse Rd. Property.
16. Mr. Kilgore's appraisal of the Stokdyk Ingelse Rd. Property was reviewed by the Department's Division of Enforcement, and it was determined that the appraisal and appraisal report violated USPAP.

17. Mr. Kilgore has allowed his real estate appraiser license (number 4-1775) to expire and is pursuing a new profession.

18. Mr. Kilgore admits no wrongdoing, but wishes to resolve the complaints filed in case numbers 07 APP 144 (now 11 APP 017), 08 APP 072 (now 11 APP 017), 09 APP 078 (now 11 APP 017), 10 APP 020, and 10 APP 053 pursuant to the surrender of his real estate appraiser license.

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 the Findings of Fact, Mr. Kilgore 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. The VOLUNTARY SURRENDER of the Licensed Appraiser license issued to Larry M. Kilgore (license number 4-1775), and the right to renew that license, is hereby ACCEPTED.
3. Mr. Kilgore shall not seek to reinstate his license, or apply for any other license or certification as a real estate appraiser with the State of Wisconsin, Department of Safety and Professional Services, in the future.
4. Mr. Kilgore 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

5/9/2012
Date