

## 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 DISCIPLINARY  
PROCEEDINGS AGAINST

GRETTA A. HAUN,  
RESPONDENT.

:  
:  
: FINAL DECISION AND ORDER  
:  
: ORDER 0001537

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Division of Enforcement Case No. 11 APP 004

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

Gretta A. Haun  
W10596 Rowley Road  
Portage, WI 53901

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 Gretta A. Haun (dob 08/02/1974) was licensed in the State of Wisconsin as a Licensed Appraiser, having license number 4-1920, first issued on 09/22/2005 and expired on 12/15/2011. Ms. Haun's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is W10596 Rowley Road, Portage, Wisconsin 53901.

2. On or about December 8, 2010, Respondent Haun performed an appraisal for property located at W9304 Earnie Road, Poynette, Wisconsin. The subject property includes approximately 55 acres and a residence with significant deferred maintenance. Respondent Haun's appraisal report provided a value of \$206,875 for the property.

3. On or about January 18, 2011, the Department received a complaint alleging that Respondent Haun failed to identify the presence of extensive mold in the residence in her appraisal report. Division of Enforcement Case Number 11 APP 004 was subsequently opened for investigation.

4. Respondent Haun's appraisal was reviewed by the Division of Enforcement and it was determined that the appraisal and appraisal report violated the Uniform Standards of Professional Appraisal Practice (USPAP) Rules and/or Standards Rules (SR) as follows:

- a. Respondent selected and analyzed superior comparable sales which were not similar to the subject property. (SR 1-1(a,b,c), SR 1-4(a), SR 2-1(a), Conduct Section of Ethics Rule.)
- b. Respondent failed to analyze a recent sale of property similar to the subject property. (SR 1-4(a).)
- c. Respondent failed to analyze the dimensions and site size of the subject property. (SR 1-2(e)(i), SR 1-3(a).)
- d. Respondent failed to verify the cost data. (SR 1-4(b)(i).)
- e. Respondent failed to include costs for the basement and four outbuildings in the cost approach. (SR 1-4(b)(i).)
- f. Respondent incorrectly identified the subject property's listing price and failed to acknowledge concessions the seller's were willing to make. (SR 1-5(a).)
- g. Respondent inconsistently and/or incorrectly described the subject property's condition and livability. (SR 2-1(a,b), Conduct Section of Ethics Rule.)
- h. Respondent inconsistently identified her appraisal report as both restricted and summary. (SR 2-2.)

5. In resolution of this matter, Respondent Haun consents to the entry of the following Conclusions of Law and Order.

#### 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 Finding of Fact 4.a., Respondent Haun violated SR 1-1(a,b,c) by:

- a. failing to be aware of, understand or correctly employ recognized methods and techniques that are necessary to produce a credible appraisal;
- b. committing a substantial error of omission or commission that significantly affects an appraisal; and
- c. rendering appraisal services in a negligent manner.

3. By the conduct described in Finding of Fact 4.c., Respondent Haun violated SR 1-2(e)(i) by failing to identify the characteristics of the property that are relevant to the type and definition of value and intended use of the appraisal, including its location and physical, legal, and economic attributes.

4. By the conduct described in Finding of Fact 4.c., Respondent Haun violated SR 1-3(a) by failing to identify and analyze the effect on use and value of the physical adaptability of the real estate.

5. By the conduct described in Findings of Fact 4.a.-b., Respondent Haun violated SR 1-4(a) by failing to analyze such comparable sales data as are available to indicate a value conclusion.

6. By the conduct described in Findings of Fact 4.d.-e., Respondent Haun violated SR 1-4(b)(i) by failing to develop an opinion of site value by an appropriate appraisal method or technique in the cost approach.

7. By the conduct described in Finding of Fact 4.f., Respondent Haun violated SR 1-5(a) by failing to analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal when developing market value.

8. By the conduct described in Findings of Fact 4.a. and 4.g., Respondent Haun violated SR 2-1(a,b) by:

- a. failing to clearly and accurately set forth her appraisal in a manner that will not be misleading.
- b. failing to include sufficient information in her report to enable the intended users to understand the report properly.

9. By the conduct described in Finding of Fact 4.h., Respondent Haun violated SR 2-2 by failing to prominently state which option (Summary or Restricted) under which the report was prepared.

10. By the conduct described in Findings of Fact 4.a. and 4.g., Respondent Haun violated the Conduct Section of the Ethics Rule by performing an assignment in a grossly negligent manner.

11. As a result of the above violations, Respondent Haun has violated Wis. Admin. Code §§ RL (now SPS) 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.
1. Respondent Gretta A. Haun is hereby REPRIMANDED.
2. The Licensed Appraiser license of Gretta A. Haun (license number 4-1920) 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. USPAP (15 Hours including Exam) and
    - ii. Residential Sales Comparison and Income Approaches (30 Hours including Exam) and
    - iii. Residential Market Analysis and Highest and Best Use (15 Hours including Exam) or
    - iv. Residential Report Writing and Case Studies (15 Hours including Exam).
  - b. At least one of the courses listed above shall be taken in person in a classroom setting.
  - c. Respondent shall submit proof of completion of the education 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 limitation may be used to satisfy any continuing education requirements that have been or may be instituted by the Board, the Department or similar authority in any state, and also may not be used in future attempts to upgrade a credential in any state.
3. Within 90 days of the date of this Order, Respondent Haun shall pay COSTS of this matter in the amount of \$843.00.

4. Proof of successful course completion and costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent 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

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 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 complete the education as ordered above or submit payment of the costs as ordered, Respondent's license (no. 4-1920) may, in the discretion of the Board or its designee, be SUSPENDED, without further notice or hearing, until Respondent has complied with completion of the education and payment of costs.

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