

## 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

JOHN P. HILL,  
RESPONDENT.

:  
:  
: FINAL DECISION AND ORDER  
:  
: ORDER 0002166

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Division of Enforcement Case No. 09 APP 102

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

John P. Hill  
524 W. Stephenson St.  
Ste. 300  
Freeport, IL 61032

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

Division of Enforcement  
Wisconsin 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 John P. Hill (dob 12/15/1948) was licensed in the State of Wisconsin as a Certified General Appraiser and Licensed Appraiser, having license number 10-362, first issued on 01/19/1993 and expired on 12/15/2011. Mr. Hill's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 524 West Stephenson Street, Suite 300, Freeport, Illinois 61032.

2. Mr. Hill provided real estate appraisal services in Wisconsin through his business, Midwest Valuation Services, Inc.

3. On or about 01/10/2007, Midwest Valuation Services, Inc. submitted an appraisal report for the Lands' End distribution facility located at 1501 Lands' End Drive, Dodgeville, Wisconsin 53533 to the attorney for the City of Dodgeville.

4. The appraisal report was executed by an employee of Midwest Valuation Services, Inc. and reviewed Mr. Hill.

5. On or about December 3, 2009, the Department received a complaint from Karl Dahlen of Lands' End regarding the appraisal of the Lands' End distribution facility. Division of Enforcement (DOE) Case No. 09 APP 102 was subsequently opened for investigation.

6. The appraisal report for the Lands' End distribution facility was reviewed by DOE, and it concluded that the appraisal and appraisal report violated the Uniform Standards of Professional Appraisal Practice (USPAP).

7. Mr. Hill does not admit to any of the violations alleged in DOE Case No. 09 APP 102, but he does not wish to contest them.

8. For personal reasons, Mr. Hill wishes to resolve DOE Case No. 09 APP 102 pursuant to the voluntary 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. As a result of the USPAP violations referenced above, Mr. Hill is 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. The VOLUNTARY SURRENDER of Respondent John P. Hill's Certified General Appraiser and Licensed Appraiser license (number 10-362) is hereby ACCEPTED.
3. Mr. Hill shall not re-apply for licensure for a period of four (4) years following 12/15/2011.
4. In the event Mr. Hill seeks to re-apply for licensure, he shall submit an initial application for licensure and meet all then-existing requirements for initial licensure or certification. Reciprocity will not be allowed as part of the determination for the licensure. The Department may determine whether and under what terms and conditions such licensure may be granted.

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 revocation of Respondent's right to re-apply for licensure. 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.

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

WISCONSIN REAL ESTATE APPRAISERS BOARD

by:

  
A Member of the Board

11/28/2012  
Date