

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 :
 : FINAL DECISION AND ORDER
TIMOTHY DENMAN, :
RESPONDENT. :

0003873

Division of Legal Services and Compliance Case No. 13 APP 025

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

Timothy Denman
635 Mohr Circle
Watertown, WI 53185

Wisconsin Real Estate Appraisers Board
P.O. Box 8366
Madison, WI 53708-8366

Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190
Madison, WI 53707-7190

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 Timothy Denman (dob 06/25/1966) is licensed in the State of Wisconsin as a Certified Residential Appraiser, having certificate of licensure and certification number 728-9, first issued on August 31, 1993, and current through December 14, 2015. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 635 Mohr Circle, Watertown, WI 53185.

2. On October 12, 2011, Respondent performed an appraisal of property located at 6724 144th Ave., Kenosha, WI 53142.

3. On or about May 6, 2013, the Department received a complaint alleging that the subject appraisal violated the Uniform Standards of Professional Appraisal Practice (USPAP). Division of Legal Services and Compliance Case Number 13 APP 025 was subsequently opened for investigation.

4. Respondent's appraisal was reviewed by the Division of Legal Services and Compliance and it was determined that the appraisal and appraisal report violated USPAP Rules and/or Standards Rules (SR) as follows:

- a. Respondent's work file does not contain data or research on the subject property, MLS or assessor data with regard to the comparables selected or rejected. [Record Keeping Section of the USPAP Ethics Rule.]
- b. Respondent failed to select appropriate comparable sales to the subject property and failed to provide adequate commentary to explain the selection of comparables far removed from the subject property. [SR 1-1(a,b), SR 2-1(a).]
- c. Respondent made inconsistent comments with regard to marketing time and incorrectly reported the one-unit housing price range as higher than the actual market price range which was declining at the time of the appraisal. [SR 1-1(b,c), SR 1-3(a).]
- d. Respondent failed to describe the support and rationale for his opinion of the highest and best use of the subject property. [SR 2-2(b)(ix).]
- e. Respondent failed to identify and comment on the subject property's frontage on a golf course in the site section of the appraisal report. [SR 1-2(e)(i).]
- f. Respondent incorrectly reported the design style, the above grade living area, the gross living area, and made an incorrect adjustment to the subject property. [Scope of Work Rule, SR 1-1(c).]
- g. Respondent used superior comparables, a comparable listing that was not the same type of property as the subject, made inconsistent and/or inaccurate adjustments, failed to report features of the comparables and made errors in reporting the comparables' features. [SR 1-1(b), SR 1-4, SR 1-4(a), SR 2-2(b)(viii).]
- h. Respondent did not develop an opinion of reasonable exposure time linked to the value opinion, although exposure time was a component of the definition for the value developed. [SR 1-2(c), SR 2-2(b)(v).]
- i. Respondent failed to provide a summary of comparable land sales used to develop his opinion of value for the subject property's site in the cost approach and his work file does not contain sufficient data to

support his site value in the cost approach. [SR 1-1(b), SR 1-4, SR 1-4(a), Record Keeping Section of the USPAP Ethics Rule.]

- j. Respondent referenced a cost guide which was discontinued several years earlier which is misleading. [Ethics Rule.]

5. In resolution of this matter, Respondent Timothy Denman 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 the Findings of Fact, Respondent violated the USPAP Ethics Rule by performing an assignment in a grossly negligent manner.

3. By the conduct described in the Findings of Fact, Respondent violated the Record Keeping section of the USPAP Ethics Rule by failing to retain in his work file all data, information and documentation necessary to support the appraiser's opinions and conclusions and to show compliance with USPAP.

4. By the conduct described in the Findings of Fact, Respondent violated the USPAP Scope of Work Rule by failing to determine and perform the scope of work necessary to develop credible assignment results.

5. By the conduct described in the Findings of Fact, Respondent violated USPAP SR 1-1(a,b,c) by:

- a. failing to be aware of, understand, and correctly employ those 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 careless or negligent manner, by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.

6. By the conduct described in the Findings of Fact, Respondent violated USPAP SR 1-2(c) by failing to identify the type and definition of value.

7. By the conduct described in the Findings of Fact, Respondent violated USPAP 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.

8. By the conduct described in the Findings of Fact, Respondent violated USPAP SR 1-3(a) by failing to identify and analyze the effect on use and value of existing land use regulations, reasonably probable modifications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market area trends when necessary for credible assignment results in developing a market value opinion.

9. By the conduct described in the Findings of Fact, Respondent violated USPAP SR 1-4 by failing to collect, verify, and analyze all information necessary for credible assignment results.

10. By the conduct described in the Findings of Fact, Respondent violated USPAP SR 1-4(a) by failing to analyze such comparable sales data as are available to indicate a value conclusion when a sales comparison approach is necessary for credible assignment results.

11. By the conduct described in the Findings of Fact, Respondent violated USPAP SR 2-1(a) by failing to clearly and accurately set forth the appraisal in a manner that will not be misleading.

12. By the conduct described in the Findings of Fact, Respondent violated USPAP SR 2-2(b)(ix) by failing to summarize the support and rationale for the appraiser's opinion of the highest and best use of the subject property.

13. By the conduct described in the Findings of Fact, Respondent violated USPAP 2-2(b)(v) by failing to state the type and definition of value and cite the source of the definition.

14. By the conduct described in the Findings of Fact, Respondent violated USPAP 2-2(b)(viii) by failing to summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained.

15. As a result of the above violations, Respondent Timothy Denman has violated Wis. Admin. Code §§ SPS 86.01(1) and (2), and is therefore subject to discipline pursuant to Wis. Stat. §§ 458.26(3)(b), (c) and (i).

ORDER

1. The attached Stipulation is accepted.
2. Respondent Timothy Denman is REPRIMANDED.

3. The Certified Residential Appraiser certificate of licensure and certification issued to Respondent (number 728-9) is LIMITED as follows:

- a. Within one hundred and twenty (120) days of the date of this Order, Respondent shall successfully complete one hundred and four (104) hours of education consisting of the following 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 examinations offered for the courses:
 - i. National USPAP (15 hours);
 - ii. Residential Site Valuation and Cost Approach (15 hours);
 - iii. Residential Market Analysis and Highest and Best Use (15 hours);
 - iv. Basic Appraisal Procedures (30 hours);
 - v. Advanced Residential Applications and Case Studies (15 hours);
 - vi. Business Practices and Ethics (7 hours); and
 - vii. Overview of Real Estate Appraisal Principles (7 hours).
- b. The USPAP 15 hour course must be taken in person in a classroom setting. All other courses may be taken in person or on line.
- c. Respondent shall submit proof of successful completion of the ordered 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 requirement may be used to satisfy any continuing education requirements that have been or may be instituted by the Board or the Department, and also may not be used in future attempts to upgrade a credential in Wisconsin.
- d. Respondent shall not apply for or be granted an appraiser license upgrade during the term of the license limitation.
- e. This limitation shall be removed from Respondent's license after satisfying the Board or its designee that Respondent has successfully completed all of the ordered education.

4. Within ninety (90) days from the date of this Order, Respondent shall pay COSTS of this matter in the amount of \$1093.00.

5. Proof of successful course completion and payment of costs (made payable to the Wisconsin Department of Safety and Professional Services) shall be sent by Respondent to the Department Monitor at the address below:

Department Monitor
Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190, Madison, WI 53707-7190
Telephone (608) 267-3817; Fax (608) 266-2264
DSPSMonitoring@wisconsin.gov

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 certificate of licensure and certification. 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 costs as ordered or fails to comply with the ordered education as set forth above, Respondent's certificate of licensure and certification (no. 728-9) 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 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

STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF

TIMOTHY DENMAN,
RESPONDENT.

:
:
:
:

STIPULATION

0003873

Division of Legal Services and Compliance Case No. 13 APP 025

Respondent Timothy Denman and the Division of Legal Services and Compliance, Department of Safety and Professional Services stipulate as follows:

1. This Stipulation is entered into as a result of a pending investigation by the Division of Legal Services and Compliance. Respondent consents to the resolution of this investigation by Stipulation.

2. Respondent understands that by signing this Stipulation, Respondent voluntarily and knowingly waives the following rights:

- the right to a hearing on the allegations against Respondent, at which time the State has the burden of proving those allegations by a preponderance of the evidence;
- the right to confront and cross-examine the witnesses against Respondent;
- the right to call witnesses on Respondent's behalf and to compel their attendance by subpoena;
- the right to testify on Respondent's own behalf;
- the right to file objections to any proposed decision and to present briefs or oral arguments to the officials who are to render the final decision;
- the right to petition for rehearing; and
- all other applicable rights afforded to Respondent under the United States Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin Administrative Code, and other provisions of state or federal law.

3. Respondent is aware of Respondent's right to seek legal representation and has been provided an opportunity to obtain legal counsel before signing this Stipulation.

4. Respondent agrees to the adoption of the attached Final Decision and Order by the Wisconsin Real Estate Appraisers Board (Board). The parties to the Stipulation consent to the entry of the attached Final Decision and Order without further notice, pleading, appearance or consent of the parties. Respondent waives all rights to any appeal of the Board's order, if adopted in the form as attached.

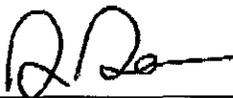
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division of

Legal Services and Compliance for further proceedings. In the event that the Stipulation is not accepted by the Board, the parties agree not to contend that the Board has been prejudiced or biased in any manner by the consideration of this attempted resolution.

6. The parties to this Stipulation agree that the attorney or other agent for the Division of Legal Services and Compliance and any member of the Board ever assigned as an advisor in this investigation may appear before the Board in open or closed session, without the presence of Respondent, for purposes of speaking in support of this agreement and answering questions that any member of the Board may have in connection with deliberations on the Stipulation. Additionally, any such advisor may vote on whether the Board should accept this Stipulation and issue the attached Final Decision and Order.

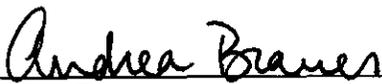
7. Respondent is informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

8. The Division of Legal Services and Compliance joins Respondent in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.



Timothy Denman, Respondent
635 Mohr Circle
Waterford, WI 53185
License no. 728-9

4/1/15
Date



Andrea Brauer, Attorney
Division of Legal Services and Compliance
P.O. Box 7190
Madison, WI 53707-7190

4/2/15
Date