

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
RONALD A. WRIGHT, :
RESPONDENT. : **0003876**

Division of Legal Services and Compliance Case Nos. 12 APP 084 and 13 APP 094

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

Ronald A. Wright
858 S. Polk St.
Lancaster, WI 53813

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 Ronald A. Wright (dob September 5, 1939) is certified in the State of Wisconsin as a Certified Residential Appraiser, having certificate of licensure and certification number 1288-9, first issued on May 13, 2003 and current through December 14, 2015. Ronald A. Wright's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 858 S. Polk St., Lancaster, WI 53813.

12 APP 084

2. On October 18, 2012, Respondent signed an appraisal report for an appraisal of property located at 62258 Badger Ridge Road, Ferryville, WI 54628.

3. On or about November 3, 2012, the Department received a complaint alleging Respondent undervalued the property because he failed to appropriately consider its location overlooking the Mississippi River. Division of Legal Services and Compliance Case Number 12 APP 084 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 the Uniform Standards of Professional Appraisal Practice (USPAP) Rules and/or Standards Rules (SR) as follows:

- a. Respondent's defined neighborhood was unreasonably small and did not contain any of the comparable sales utilized. [SR 1-1(c).]
- b. Respondent reported an inaccurate one-unit housing price range for the subject property's neighborhood. [SR 1-1(c), SR 1-3(a).]
- c. Respondent did not report the subject property's site dimensions or disclose where the site information was attained. [SR 1-1(c), Scope of Work Rule.]
- d. Respondent reported the subject property fronts on a public road, when in fact the subject property fronts on a private road easement. Respondent also failed to report that part of the private road easement is located on the subject property. [SR 1-1(c), SR 1-2(e)(i,iv).]
- e. Respondent did not describe the support and rationale for his opinion of the subject property's highest and best use. [SR 2-2(b)(ix).]
- f. Respondent did not adequately describe the subject property's interior and mischaracterized the subject property's design. [SR 1-1(b,c), SR 1-2(e)(i).]
- g. Respondent's analysis in the sales comparison approach was flawed because he based the adjustments upon inaccurate data for the comparable sales. [SR 1-1(b), SR 1-4, SR 1-4(a).]
- h. Respondent did not provide documentation or analysis to support his land value conclusion. [SR 1-1(b), SR 1-4, SR 1-4(a).]

13 APP 094

5. In August 2013, Respondent signed an appraisal report for an appraisal of property located at 455 West Madison Street, Platteville, WI 53818.

6. On or about October 17, 2013, the Department received a complaint alleging Respondent's appraisal contained multiple errors and undervalued the property. Division of Legal Services and Compliance Case Number 13 APP 094 was subsequently opened for investigation.

7. 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 SR as follows:

- a. Respondent's work file did not contain sufficient information to support Respondent's opinions and conclusions and was not in existence before Respondent issued the appraisal report. [Record Keeping Rule.]
- b. Respondent mischaracterized the subject property's urban neighborhood as rural. [SR 1-1(c), SR 1-2(e)(i).]
- c. Respondent reported an inaccurate one-unit housing price range for the subject property's neighborhood. [SR 1-1(c), SR 1-3(a).]
- d. Respondent reported site dimensions that conflicted with available data sources and did not disclose his data source. [SR 1-1(c), Scope of Work Rule.]
- e. Respondent reported incorrect zoning characteristics for the subject property. [SR 1-1(c), SR 1-3(a).]
- f. Respondent did not describe the rationale and support for his opinion of the subject property's highest and best use. [SR 2-2(b)(ix).]
- g. Respondent did not adequately describe the condition of the subject property's improvements or the subject property's additional features. [SR 1-1(c), SR 2-2(b)(iii).]
- h. Respondent reported a wide range of listings and sales data that was not comparable to the subject property. [SR 1-1(c).]
- i. Respondent's analysis in the sales comparison approach was flawed because he based the adjustments upon inaccurate data for the comparable sales. [SR 1-4, SR 1-4(a).]
- j. Respondent did not provide documentation or analysis to support his land value conclusion. [SR 1-4(b)(i), SR 1-4(a), Record Keeping Rule.]

8. In resolution of this matter, Respondent 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, Ronald A. Wright violated the Scope of Work Rule by failing to gather and analyze information about those assignment elements that were necessary to properly identify the appraisal.

3. By the conduct described in the Findings of Fact, Ronald A. Wright violated the Record Keeping Rule by failing to include in his work file all data, information and documentation necessary to support his opinions and conclusions and to show compliance with USPAP, or references to the location(s) of such other documents.

4. By the conduct described in the Findings of Fact, Ronald A. Wright violated USPAP SR 1-1(b) and (c) by:

- a. committing a substantial error of omission or commission that significantly affected an appraisal, and
- b. rendering appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affected the credibility of those results.

5. By the conduct described in the Findings of Fact, Ronald A. Wright violated USPAP SR 1-2(e)(i) and (iv) by failing to identify the characteristics of the property that were relevant to the type and definition of value and intended use of the appraisal, including:

- a. its location and physical, legal and economic attributes, and
- b. any known easements.

6. By the conduct described in the Findings of Fact, Ronald A. Wright 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.

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

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

9. By the conduct described in the Findings of Fact, Ronald A. Wright violated USPAP SR 1-4(b)(i) by failing to develop an opinion of site value by an appropriate appraisal method or technique when a cost approach was necessary for credible assignment results.

10. By the conduct described in the Findings of Fact, Ronald A. Wright violated USPAP SR 2-2(b)(iii) by failing to summarize information sufficient to identify the real estate

involved in the appraisal, including the physical and economic property characteristics relevant to the assignment.

11. By the conduct described in the Findings of Fact, Ronald A. Wright violated USPAP SR 2-2(b)(ix) by failing to describe the support and rationale for an opinion of highest and best use.

12. As a result of the above violations, Ronald A. Wright 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 Ronald A. Wright is REPRIMANDED.
3. The Certified Residential Appraiser certificate of licensure and certification issued to Respondent Ronald A. Wright (number 1288-9) is LIMITED as follows:
 - a. Within 90 days of the date of this Order, Respondent shall successfully complete 60 hours of education from the following courses offered by a provider pre-approved by the Board's monitoring liaison, including taking and passing any exam offered for the courses:
 - i. USPAP (15 hours),
 - ii. Residential Sales Comparison & Income Approaches (30 hours), and
 - iii. 15 additional hours of education to be chosen from the following courses: Residential Report Writing and Case Studies (15 hours) or Residential Site Valuation & Cost Approach (15 hours).
 - b. The courses listed above may be taken in person in a classroom setting or online.
 - c. Respondent shall submit proof of successful 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 requirement may be used to satisfy any continuing education requirements that have been or may be instituted by the Board or the Department.
 - d. This limitation shall be removed from Respondent's certificate of licensure and certification after satisfying the Board or its designee that Respondent has successfully completed all of the ordered education.

4. Within 90 days from the date of this Order, Ronald A. Wright shall pay COSTS of this matter in the amount of \$620.

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. 1288-9) 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 DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	STIPULATION
RONALD A. WRIGHT,	:	
RESPONDENT.	:	0003876

Division of Legal Services and Compliance Case Nos. 12 APP 084 and 13 APP 094

Respondent Ronald A. Wright 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.

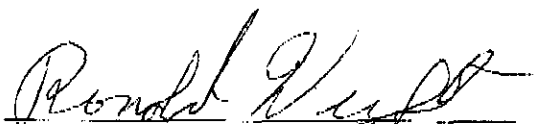
5. If the terms of this Stipulation are not acceptable to the Board, the parties shall not be bound by the contents of this Stipulation, and the matter shall then be returned to the Division

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.



Ronald A. Wright, Respondent
858 S. Polk Street
Lancaster, WI 53813
Credential no. 1288-9

2-12-15
Date



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

2-12-15
Date