

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF THE CERTIFICATE OF :
LICENSURE AND CERTIFICATION OF :
: FINAL DECISION AND ORDER
KURT R. CAMPBELL, : FOR REMEDIAL EDUCATION
LICENSEE. :
0005176

Division of Legal Services and Compliance Case No. 15 APP 059

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

Kurt R. Campbell
415 Military Ridge Dr.
Verona, WI 53593

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 Wisconsin 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. Licensee Kurt R. Campbell (DOB September 19, 1964) is certified by the State of Wisconsin as a Certified Residential Appraiser, having certificate of licensure and certification number 1686-9, first issued on April 18, 2008 and current through December 14, 2017. Licensee's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 415 Military Ridge Drive, Verona, Wisconsin 53593.

2. On October 9, 2015, Licensee performed an appraisal of property located at 5324 Loruth Terrace, Madison, Wisconsin 53711.

3. On or about December 2, 2015, 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 15 APP 059 was subsequently opened for investigation.

4. Licensee's appraisal was reviewed by the Division of Legal Services and Compliance and was found to be deficient in the following ways:

a. Licensee failed to correctly delineate the subject property's neighborhood boundaries and failed to follow Fannie Mae Guidelines. [Scope of Work Rule, Standards Rule (SR) 1-1(c), SR 1-2(e)(i).]

b. Licensee failed to identify the subject property as an overimprovement for the immediate neighborhood. [Scope of Work Rule, SR 1-1(a,c), SR 2-2(a)(iii).]

c. Licensee failed to show support for the utilization of comparable sales from different neighborhoods than the subject property's and did not have support in his workfile. [Record Keeping Rule, Scope of Work Rule, SR 1-4(a).]

d. Licensee failed to summarize his comparable land data and failed to adequately research market data for sales that would have supported his opinion of value for the subject property's site. [Scope of Work Rule, SR 1-4(a), SR 1-4(b)(i).]

e. Licensee failed to provide adequate support for his exclusion of the Cost Approach. [SR 1-1(a), SR 1-6(b).]

5. Licensee agrees that failure to submit proof of successful completion of the ordered education as set forth below shall constitute conduct which reflects adversely on his fitness to practice as a real estate appraiser as set forth in Wis. Admin. Code § SPS 86.01(13).

6. In resolution of this matter, Licensee consents to the entry of the following Conclusions of Law and Order.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board is authorized to enter into the attached Stipulation pursuant to Wis. Stat. §§ 227.44(5) and 458.26.

ORDER

1. The attached Stipulation is accepted.

2. Within 60 days of the date of this Order, Kurt R. Campbell shall, at his own expense, take and successfully complete 45 hours of education as follows:

a. USPAP (15 hours) (must be taken online), and

b. Residential Sales Comparison and Income Approach (30 hours) (may be taken online or in person).

c. Each course attended in satisfaction of this Order must be offered by a provider pre-approved by the Board or its designee. Licensee shall be responsible for locating courses satisfactory to the Board and for obtaining the required approval of the courses from the Board or its designee. Licensee must take and pass any exam(s) offered for the courses.

d. Licensee 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 Department and may not be used in any future attempt to upgrade a credential.

3. Requests for course approval and proof of successful course completion shall be sent by Licensee to the Department Monitor at the address below:

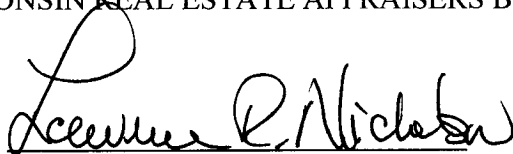
Department Monitor
Division of Legal Services and Compliance
Department of Safety and Professional Services
P.O. Box 7190, Madison, WI 53707-7190
Telephone (608) 267-3817; Fax (608) 266-2264
DSPSMonitoring@wisconsin.gov

4. This Order does not constitute discipline.

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

WISCONSIN REAL ESTATE APPRAISERS BOARD

by:



A Member of the Wisconsin Real
Estate Appraisers Board

Date

2/14/2017

STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF THE CERTIFICATE OF :
LICENSURE AND CERTIFICATION OF :
: STIPULATION
KURT R. CAMPBELL, :
LICENSEE. :
: **0005176**

Division of Legal Services and Compliance Case No. 15 APP 059

Licensee Kurt R. Campbell 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. Licensee consents to the resolution of this
investigation by Stipulation.

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

- the right to a hearing on the allegations against Licensee, 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 Licensee;
- the right to call witnesses on Licensee's behalf and to compel their attendance by
subpoena;
- the right to testify on Licensee'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 Licensee under the United States
Constitution, the Wisconsin Constitution, the Wisconsin Statutes, the Wisconsin
Administrative Code, and other provisions of state or federal law.

3. Licensee is aware of Licensee's right to seek legal representation and has
been provided an opportunity to obtain legal counsel before signing this Stipulation.
Licensee is represented by Attorney Robert A. Mich, Jr.

4. Licensee agrees to the adoption of the attached Final Decision and Order
for Remedial Education 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. Licensee 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 Licensee, 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. Licensee 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 Licensee in recommending the Board adopt this Stipulation and issue the attached Final Decision and Order.

Kurt Campbell
Kurt R. Campbell, Licensee
415 Military Ridge Dr.
Verona, WI 53593
Certificate No. 1686-9

02/10/2017
Date

Robert A. Mich
Robert A. Mich, Jr., Attorney for Licensee
Law Offices of Kay & Andersen, LLC
One Point Place, Suite 201
Madison, WI 53719

2/10/17
Date

Sarah E. Norberg
Sarah E. Norberg, Attorney
Division of Legal Services and Compliance
Wisconsin Department of Safety and Professional Services
P.O. Box 7190
Madison, WI 53707-7190

2.10.17
Date