

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

RONALD A. WRIGHT,
RESPONDENT.

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FINAL DECISION AND ORDER

0005796

Division of Legal Services and Compliance Case No. 17 APP 013

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

Ronald A. Wright
858 S. Polk Street
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 09/05/1939) is certified by 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, 2019. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is 858 South Polk Street, Lancaster, Wisconsin 53813.

2. On April 8, 2015, the Board reprimanded Respondent and ordered him to complete 60 hours of education for violating the 2012-2013 Uniform Standards of Professional Appraisal Practice (USPAP) Scope of Work Rule, Record Keeping Rule, Standards Rules (SR)

1-1(b), (c), 1-2(e)(i), (iv), 1-3(a), 1-4, 1-4(a), (b)(i), and 2-2(b)(iii) and (ix). (Order No. 0003876).

3. On September 26, 2016, Respondent completed an appraisal report of property located at 916 West Broadway Street, Viroqua, Wisconsin 54665.

4. On or about March 6, 2017, the Department received a complaint alleging that the subject appraisal violated USPAP. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 17 APP 013 for investigation.

5. Respondent's appraisal was reviewed by DLSC and it was determined that the appraisal and appraisal report violated USPAP Rules and/or SR as follows:

a. In the Contract section, Respondent failed to indicate that there was to be financial assistance paid to the borrower. [Scope of Work Rule, SR 1-5(a), SR 2-1(a).]

b. In the Site section, Respondent incorrectly reported the subject property's Specific Zoning Classification. [Scope of Work Rule, SR 1-1(c), SR 1-4.]

c. In the Site section, Respondent failed to summarize the support and rationale for his opinion that the subject property's highest and best use is as improved. [SR 2-2(a)(x).]

d. In the Improvement section, Respondent misreported the subject property's age and that it had a full basement. [SR 1-1(c), SR 2-1(b).]

e. In the Sales Comparison Approach section, Respondent utilized comparable properties that were of a similar age to the misreported year. Further, Respondent failed to research, analyze and report if there was any impact on value for the subject property location on a main road across from a high school. [Scope of Work Rule, SR 1-1(b)(c), SR 1-4(a), SR 2-1(a)(b).]

f. In the Sales Comparison Approach section, Respondent only utilized one sale from the City of Viroqua and failed to research, analyze and report the subject property's location on a busy street. [Scope of Work Rule, SR 1-1(b)(c), SR 1-4(a), SR 2-1(a)(b).]

g. In the Sales Comparison Approach section, Respondent utilized the South Central Wisconsin MLS (SCWMLS) to locate comparable properties; however, the City of Viroqua is covered by two MLS systems, Metro MLS and SCWMLS. SCWMLS only had limited sales for the area (five). Metro MLS had 42 sales, which were also accessible through the WIREX MLS service. WIREX MLS can be accessed through SCWMLS. Respondent indicated he did not have access to Metro MLS or WIREX MLS. One of the 42 sales was located next door to the subject property. [Competency Rule, SR 1-1(c).]

h. In the Cost Approach section, Respondent failed to provide a summary of support for his opinion of site value for the subject property. [Scope of Work Rule.]

i. In the Cost Approach section, Respondent failed to retain the data sources of his opinion of site value in his workfile. Respondent indicated to DLSC that the site value came from the county assessor site as noted in tax records which is not an approved appraisal method. [Record Keeping Rule, SR 1-1(a)(c), SR 1-4(b)(i), SR 2-1(a).]

6. 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 USPAP Competency Rule by failing to be competent to perform the assignment.

3. By the conduct described in the Findings of Fact, Ronald A. Wright violated the USPAP Scope of Work Rule by failing to properly identify the problem to be solved in order to determine the appropriate scope of work and by failing to gather and analyze information about those assignment elements that are necessary to properly identify the appraisal problem to be solved.

4. By the conduct described in the Findings of Fact, Ronald A. Wright violated the USPAP Record Keeping Rule by failing to include in his workfile all other data, information, and documentation necessary to support his opinions and conclusions and to show compliance with USPAP.

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

a. failing to be aware of, understand, and 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 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 affects the credibility of those results.

6. 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 in developing a real property appraisal.

7. 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 are available to indicate a value conclusion when a sales comparison approach is necessary for a credible assignment result.

8. 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 the cost approach was necessary for a credible assignment result.

9. By the conduct described in the Findings of Fact, Ronald A. Wright violated USPAP 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 if such information is available in the normal course of business when the value opinion to be developed is market value.

10. By the conduct described in the Findings of Fact, Ronald A. Wright violated USPAP SR 2-1(a) and (b) by:

- a. failing to clearly and accurately set forth the appraisal in a manner that was not misleading; and
- b. failing to include in his appraisal report sufficient information to enable the intended users of the appraisal to understand the report properly.

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

12. As a result of the above USPAP violations, Ronald A. Wright violated Wis. Admin. Code § SPS 86.01(1) and (2). Respondent 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's Certified Residential Appraiser certificate of licensure and certification (no. 1288-9) is **SUSPENDED** for 15 calendar days, beginning 10 calendar days from the date of this Order.
3. The Certified Residential Appraiser certificate of licensure and certification issued to Ronald A. Wright (no. 1288-9) is **LIMITED** as follows:
 - a. Within 60 days from the date of this Order, Respondent shall **EITHER** successfully complete 60 hours of education consisting of Residential Sales Comparison and Income Approach (30 hours) and Basic Appraisal Procedures

(30 hours) offered by a provider pre-approved by the Board's monitoring liaison, including taking and passing any exam(s) offered for the courses, OR Respondent shall pass the national licensing exam for certified residential appraisers.

b. Respondent shall submit proof of successful completion of the ordered education or exam in the form of verification from the institution providing the education or exam 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.

4. Respondent shall pay COSTS of this matter in the amount of \$2,159 pursuant to the following schedule:

Payment Date	Amount
July 19, 2018	\$539.75
October 19, 2018	\$539.75
January 21, 2019	\$539.75
April 19, 2019	\$539.75

5. Requests for pre-approval, proof of successful course completion or exam 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. In the event Respondent violates any term of this Order, Respondent's certificate of licensure and certification (no. 1288-9), or Respondent's right to renew his certificate of licensure and certification, may, in the discretion of the Board or its designee, be further SUSPENDED, without additional notice or hearing, until Respondent has complied with the terms of the Order. The Board may, in addition and/or in the alternative, refer any violation of this Order to the Division of Legal Services and Compliance for further investigation and action.

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

WISCONSIN REAL ESTATE APPRAISERS BOARD

by: 
A Member of the Board

6/19/18
Date

STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF DISCIPLINARY
PROCEEDINGS AGAINST

RONALD A. WRIGHT,
RESPONDENT.

:
:
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:
:

STIPULATION

0005796

Division of Legal Services and Compliance Case No. 17 APP 013

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.

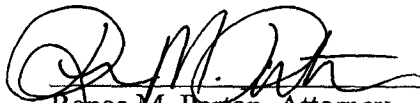
7. Respondent is informed that should the Board adopt this Stipulation, the Board's Final Decision and Order is a public record and will be published in accordance with standard Department procedure.

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 St.
Lancaster, WI 53813
Credential no. 1288-9

4-11-18
Date



Renee M. Parton, Attorney
Division of Legal Services and Compliance
P.O. Box 7190
Madison, WI 53707-7190

4/11/2018
Date