

## 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	:	
	:	FINAL DECISION AND ORDER
JESSICA N. JOHNSON,	:	
RESPONDENT.	:	<b>ORDER 0007997</b>

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Division of Legal Services and Compliance Case No. 21 APP 003 and 21 APP 050

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

Jessica N. Johnson  
Poynette, WI 53955

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 Jessica N. Johnson (Birth Year 1979) is certified by the State of Wisconsin as a certified residential appraiser, having certificate of licensure and certification number 1888-9, first issued on November 28, 2012 and current through December 14, 2023. Respondent's most recent address on file with the Wisconsin Department of Safety and Professional Services (Department) is in Poynette, Wisconsin 53955.

21 APP 003

2. On January 12, 2021, the Department received a complaint alleging that Respondent failed to perform an appraisal for which she accepted the assignment. The Division of Legal Services and Compliance (DLSC) subsequently opened Case Number 21 APP 003 for investigation.

3. In September 2020, Respondent was hired to perform an appraisal of a property located in Windsor, Wisconsin. Respondent was paid \$450 to complete the project.

4. Respondent inspected the subject property, but Respondent did not complete an appraisal report.

5. On February 15, 2022, a DLSC investigator emailed Respondent to ask if Respondent had refunded the payment for the uncompleted appraisal.

6. On February 17, 2022, Respondent emailed the Department and stated that she would refund the payment.

7. On February 18, 2022, Respondent emailed the Department and stated that she had refunded the payment. This would have been 17 months after accepting the assignment.

8. On February 23, 2022, Complainant emailed the Department to confirm that Respondent's refund had been received.

#### 21 APP 050

9. On September 30, 2021, the Department received a complaint alleging that Respondent failed to perform an appraisal. DLSC subsequently opened Case Number 21 APP 050 for investigation.

10. In September 2021, Respondent was hired to complete an appraisal of a property located in Columbus, Wisconsin.

11. On September 17, 2021, Respondent inspected the subject property.

12. Respondent did not complete an appraisal report.

13. On September 30, 2021, Respondent contacted the lender and informed them that she would not be able to complete the appraisal assignment.

14. On October 5, 2021, Respondent emailed the Department and stated that she did not complete the appraisal due to a medical issue.

15. According to an online review of Respondent from August 16, 2021, Respondent was hired to perform an appraisal for a third property on July 23, 2021. Respondent inspected the subject property. Respondent never completed the assignment.

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

#### CONCLUSIONS OF LAW

1. The 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 Wis. Admin. Code § SPS 86.01(13) by engaging in conduct that reflects adversely on the appraiser's fitness to practice, including engaging in any unprofessional or unethical conduct in the course of any real estate or appraisal transaction.

3. As a result of the above violation, Respondent is subject to discipline pursuant to Wis. Stat. § 458.26(3)(b) and (i).

### ORDER

1. The attached Stipulation is accepted.

2. Respondent Jessica N. Johnson is REPRIMANDED.

3. Respondent Jessica N. Johnson's certified residential appraiser certificate of licensure and certification (no. 1888-9) is LIMITED as follows:

a. Within ninety (90) days of the date of this Order, Respondent shall successfully complete nineteen (19) hours of education consisting of 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. National USPAP course (15 hours) (must be taken online).

ii. Ethics, Competency and Negligence (4 hours).

b. With the exception of the National USPAP Course which must be taken online, 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 ordered education in the form of verification from the institution providing the education to the Department Monitor at the address stated below.

d. The education completed pursuant to this Order may not be used to satisfy any other continuing education requirements with the Board.

4. Within ninety (90) days from the date of this Order, Respondent Jessica N. Johnson shall pay the COSTS of this matter in the amount of \$470.

5. Requests for pre-approval, 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) 266-2112; Fax (608) 266-2264  
DSPSMonitoring@wisconsin.gov

You may also submit this information online via DSPS' Monitoring Case Management System  
at: <https://dpsmonitoring.wi.gov/>

6. In the event Respondent violates any term of this Order, Respondent's certificate of licensure and certification (number 1888-9), or Respondent's right to renew her certificate of licensure and certification, may, in the discretion of the Board or its designee, be SUSPENDED, without further 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

6/8/2022  
Date

STATE OF WISCONSIN  
BEFORE THE REAL ESTATE APPRAISERS BOARD

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IN THE MATTER OF DISCIPLINARY  
PROCEEDINGS AGAINST

JESSICA N. JOHNSON,  
RESPONDENT.

:  
:  
:  
:  
:

STIPULATION

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**ORDER 0007997**

Division of Legal Services and Compliance Case No. 21 APP 003 and 21 APP 050

Respondent Jessica N. Johnson 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 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. Respondent is further informed that should the Board adopt this Stipulation, the Board's Final Decision and Order will be reported as required by the National Practitioner Databank (NPDB) Guidebook and as otherwise required by any licensure compact or any other state or federal law.

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

\_\_\_\_\_  
Jessica N. Johnson, Respondent  
Poynette, WI 53955  
Credential No. 1888-9

\_\_\_\_\_  
Date



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

\_\_\_\_\_  
4/26/2022

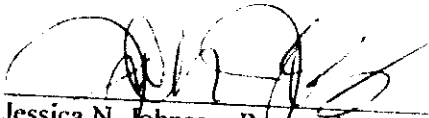
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Date

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.

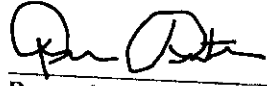
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8. Respondent is further informed that should the Board adopt this Stipulation, the Board's Final Decision and Order will be reported as required by the National Practitioner Databank (NPDB) Guidebook and as otherwise required by any licensure compact or any other state or federal law.

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

  
\_\_\_\_\_  
Jessica N. Johnson, Respondent  
Poynette, WI 53955  
Credential No. 1888-9

4/21/2022  
Date

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

4/26/2022  
Date