

**BEFORE THE IOWA REAL ESTATE APPRAISER EXAMINING BOARD  
OF THE STATE OF IOWA**

**IN THE MATTER OF:**

**Glen W. Hankemeier  
CG01149**

**RESPONDENT**

**CASE NO. 04-71A**

**STATEMENT OF CHARGES**

**COPY**

COMES NOW, the Complainant, Susan A. Griffel, and states:

1. Susan A. Griffel is the Executive Officer of the Iowa Real Estate Appraiser Examining Board ("Board") and files this Statement of Charges on behalf of the Board solely in her official capacity.
2. The Board has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 272C, and 543D (2003, 2005).
3. Respondent is a certified general real estate appraiser in Iowa. He was issued Certificate No. CG01149 in December 1991.
4. Certificate No. CG01149 is currently valid and in good standing, and is scheduled to expire on June 30, 2006.
5. Respondent first came to the Board's attention in October 2004 when a trainee of the Respondent submitted three appraisals for work product review that the Respondent signed off on as supervisory appraiser.
6. The appraisals included: 4703 Pearl Avenue NW, Cedar Rapids, IA dated 5/10/04, 1721 A Avenue NE, Cedar Rapids, IA dated 8/9/04 and 710 Hillview Drive, Marion, IA dated 4/13/04.
7. Standard 3 reviews were completed on the work product. The review reports revealed numerous violations of the Uniform Standards as more fully itemized in the review reports. The trainee's path to licensure was deferred due to substandard work product. The Work Product Review Committee referred the matter to the Disciplinary Committee for further investigation.
8. In November 2004, a new complaint was filed regarding an appraisal located at 11333 Elk Horn Street, Norwalk, IA dated October 28, 2004, signed off by the Respondent as supervisor and another trainee employed by Respondent. A Standard 3 review was completed on the appraisal and

the review report revealed numerous violations of USPAP Standards.

The trainee who completed the Elk Horn Street property was also seeking certification and submitted appraisals signed off by the Respondent to the Work Product Review Committee. The appraisals included: 1139 13<sup>th</sup> Street, Des Moines, IA dated January 18, 2005 and 1413 Illinois Avenue, Ames, IA dated December 2, 2004.

Standard 3 reviews completed on all of the properties named in paragraph 6 and 8 revealed numerous violations of the Uniform Standards of Professional Appraisal Practice (USPAP). As more fully itemized in each review report, the violations included, but are not limited to:

- a. Failure to adequately identify and report physical, functional and external market factors. 1-2(e)(i-v); 2-2(b)(iii),(ix).
- b. Failure to identify, verify and analyze and reconcile accrued depreciations. 1-4(b)(iii), 2-2(b)(iii)(vii)(ix)
- c. Failure to employ recognized methods and techniques incorrectly. 1-1(a), 2-2(b)(iii)(vii)(ix).
- d. Failure to select and identify sales similar to and from the same or similar market area to the subject's market area. 1-1(a)
- e. Failure to sufficiently consider the quality and quantity of the data available for the approaches and the applicability and the suitability of the approaches and commented in the reconciliation. 1-6(a)(b), 2-2(b)(iii)(vii)(ix)
- f. Appraiser has rendered appraisal services in a careless or negligent manner. 1-1(c), 2-1(a)(b)(c).
- g. Failure to clearly and accurately set forth the appraisal in a manner that is not misleading. 2-1(a)(b)(c).
- h. Appraisal report does not contain sufficient information to enable the client(s) and intended user(s) who receive or rely on the report to understand it properly. 1-1(a)(b)(c), 2-1(a)(b)(c).
- i. Failure to sufficiently identify and comment on physical, functional or external factors that affect value conclusion. 1-2(e)(i-v), 2-2(b)(iii).
- j. Failure to select and identify sales similar to and from the same or similar market area to the subject's market area. 1-4(a)
- k. Failure to collect, verify, analyze, and reconcile comparable sales, adequately identified and described. 1-4(a), 2-2(b)(iii)(vii)(ix).

- l. Appraiser has committed a substantial error of omission or commission that significantly affects the appraisal. 1-1(b). 2-1(a)(b)(c)
- m. Appraisal report does not contain sufficient information to enable the client(s) and intended user(s) who receive or rely on the report to understand it properly. 1-1(a)(b)(c), 2-1(a)(b)(c).

On the 14<sup>th</sup> day of June, 2005, the Board found probable cause to file the following charges and to order a hearing in this case:

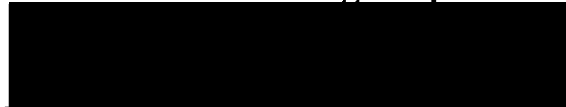
### COUNT I

Respondent engaged in a practice harmful or detrimental to the public in violation of Iowa Code sections 272C.10(3), 543D.17(1)(d), (e), and (f), and 543D.18(1) (2003, 2005), and 193F Iowa Admin. Code 4.2, and 7.2 (5), and (8), 15.1 and 15.2 by:

- (a) failing to exercise reasonable diligence in the development, preparation and communication of appraisals;
- (b) demonstrating negligence or incompetence in the development, preparation and communication of appraisals; and,
- (c) failing to adequately and competently supervise non-certified appraisers.

WHEREFORE, the complainant prays that a hearing be held in this matter and that the Board take such action as it deems appropriate under the law.

Dated this 13<sup>th</sup> day of July, 2005.



Susan A. Griffel, Executive Officer

**BEFORE THE IOWA REAL ESTATE APPRAISER EXAMINING BOARD  
OF THE STATE OF IOWA**

**RECEIVED**

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|                           |   |                        |
|---------------------------|---|------------------------|
| <b>IN THE MATTER OF:</b>  | ) |                        |
|                           | ) | <b>CASE NO. 04-71A</b> |
| <b>Glen W. Hankemeier</b> | ) |                        |
| <b>CG01149</b>            | ) | <b>CONSENT ORDER</b>   |
|                           | ) | <b>AUG 1 2005</b>      |
| <b>RESPONDENT</b>         | ) |                        |

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The Iowa Real Estate Appraiser Examining Board (Board) and Glen W. Hankemeier (Respondent) enter into this Consent Order (Order), pursuant to Iowa Code section 17A.10 (2003, 2005) and 193F IAC 8.6:

1. The Board has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543D, and 272C (2003, 2005).

2. Respondent is a certified general real estate appraiser. He was first certified in Iowa in December 1991.

3. The Board filed on even date herewith a Statement of Charges alleging that:

Respondent engaged in a practice harmful or detrimental to the public in violation of Iowa Code sections 272C.10(3), 543d.17(1)(d), (e) and (f), and 543D.18(1)(2003, 2005), and 193F Iowa Admin. Code 4.2, and 7.2(5), and (8), 15.1 and 15.2 by :

- (a) failing to exercise reasonable diligence in the development, preparation and communication of appraisals;
- (b) demonstrating negligence or incompetence in the development, preparation and communication of appraisals; and,
- (c) failing to adequately and competently supervise non-certified appraisers

4. Respondent has a right to a hearing on the charges, but waives his right to hearing and all attendant rights by freely and voluntarily entering into this Order. This Order is the final agency order in the contested case.

5. Respondent agrees the State's counsel may present this Order to the Board and may have ex parte communications with the Board while presenting it.

6. This Order shall be part of the permanent record of Respondent and shall be considered by the Board in determining the nature and severity of any disciplinary action to be imposed in the event of any future violations.

7. This Order and the Statement of Charges are public records available for inspection and copying in accordance with the requirements of Iowa Code chapter 22 (2003, 2005).

8. Failure to comply with the provisions of this Order shall be grounds for disciplinary action pursuant to Iowa Code section 272C.3(2)(a) (2003, 2005). However, no action may be taken against Respondent for violations of these provisions without a hearing, or waiver of hearing.

9. This Order is subject to approval of the Board:

(a) If the Board fails to approve this Order, it shall be of no force or effect on either party, and it shall not be admissible for any purpose in further proceedings in this matter.

(b) If the Board approves this Order, it shall fully dispose of all issues in this case.

**IT IS THEREFORE ORDERED:**

**A. Reprimand**

Respondent is reprimanded for failure to adequately supervise uncertified appraisers under his supervision.

**B. Civil Penalty**

Respondent shall pay a \$500 civil penalty by August 15, 2005 to the Board.

**C. Remedial Orders**

Respondent shall immediately comply in all respects with the Board's new supervisory administrative rules IAC 193F—15.1, 15.2, 15.3 and 15.4, a true copy of which is attached hereto. Respondent shall refrain from appraising or supervising appraisers outside his sphere of competency, and shall in particular, restrict his practice to geographical areas in which he is familiar enough to competently appraise or supervise the appraisal process.

**AGREED AND ACCEPTED:**

**The Respondent**

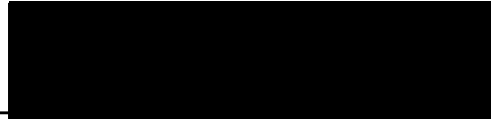


Glen W. Harkemeier

~~July 28, 05~~ July 28, 05

Date

**The Iowa Real Estate Appraiser  
Examining Board**



By Karen Oberman, Chair

8/25/05

Date