

BEFORE THE IOWA REAL ESTATE
APPRAISER EXAMINING BOARD

IN THE MATTER OF:)	CASE NO. 93-26
JOHN D. HELVIG)	
Certificate No. [REDACTED])	CONSENT ORDER
Respondent.)	

COMES NOW the Iowa Real Estate Appraiser Examining Board (the Board) and John D. Helvig (Respondent), and pursuant to Iowa Code section 17A.10 and 272C.3(4) (1993), and 193F Iowa Administrative Code section 8.7, enter into the following Consent Order of the contested case currently on file:

1. Respondent was originally licensed as a certified residential real property appraiser in the state of Iowa on November 22, 1991, and holds license number [REDACTED]. Respondent's license is current until June 30, 1994.

2. The Board has jurisdiction of the parties and the subject matter.

3. Respondent shall attend thirty (30) hours of classroom continuing education. Respondent has attended fifteen (15) hours of Standards and Professional Practice Courses A & B, which the Board agrees will apply to this requirement. Respondent shall complete the remaining fifteen (15) hours in tested course work to include the subject area of measuring of accrued depreciation (obsolescence) by December 31, 1994. The courses shall be submitted for Committee approval prior to the Respondent attending, and shall not apply to the continuing education requirement for license renewal.

The Respondent shall submit to the Board documentation of classes completed within ten (10) days after completion of the classes.

4. Should Respondent violate the terms of this Consent Agreement in any respect, the Board may institute formal disciplinary proceedings. This agreement shall be made part of the permanent record of the Iowa Real Estate Appraiser Examining Board, and may be considered by the Board in determining the nature and severity of any future disciplinary action.

5. This Consent Agreement is subject to approval of the Board. If the Board fails to approve this Consent Agreement, it shall be of no force or effect to either party.

6. This Consent Agreement is voluntarily submitted by the Respondent to the Board for its consideration, and constitutes a waiver of Respondent's right to proceed to hearing on the pending contested case, currently set for June 13, 1994.

7. This Consent Agreement is a public record available for inspection and copying in accordance with Chapter 22 of the Iowa Code.

May 5, 1994
DATE



JOHN D. HELVIG

Subscribed and sworn to before me on this 5th day of May, 1994.



NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

This Consent Agreement is accepted by the Iowa Real Estate
Appraiser Examining Board on this 25th day of May,
1994.



, Chair
Iowa Real Estate Appraiser Board

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

IN THE MATTER OF:)	CASE NO. 93-26
JOHN D. HELVIG)	
CERTIFICATE NO. [REDACTED])	
RESPONDENT)	COMPLAINT

COMES NOW, the Complainant William M. Schroeder, and states:

1. He is the Executive Secretary of the Iowa Real Estate Appraiser Examining Board and files this Complaint solely in his official capacity.

2. The Board has jurisdiction in this matter pursuant to Iowa Code Chapters 17A, 543D, 272C (1993).

3. On November 22, 1991, John D. Helvig, the Respondent was issued an Iowa Real Estate Appraiser Certificate by the Board.

4. The certificate No. [REDACTED] is currently in good standing.

COUNT I

The Respondent is charged with a violation of the standards for the development and communication of a real estate appraisal pursuant to Iowa Code sections 543D.17(1)(d) and 543D.18(1) (1993) and Iowa Administrative Code 193F - 7.1(5).

COUNT II

The Respondent is charged with failing to exercise reasonable diligence in the preparation and communication of a real estate appraisal in violation of Iowa Code section 543D.17(1)(e) (1993).

COUNT III

The Respondent is charged with negligence and incompetence in the preparation and communication of a real estate appraisal in violation of Iowa Code section 543D.17(1)(f) (1993).

CIRCUMSTANCES

(1) The Respondent prepared and communicated an appraisal for property located at 7612 Winston Avenue, Urbandale, Iowa and dated April 26, 1993. A copy of the appraisal is attached as Exhibit 1.

(2) Exhibit 1 was prepared and communicated after the Respondent was issued Iowa Certified Residential Real Property Certificate No. [REDACTED].

(3) Exhibit 1 contains deficiencies including but not limited to the following:

- a. The Respondent violated the Uniform Standards of Professional Appraisal Practice 1 - 1(a) when he did not employ the appropriate recognized method and technique that are necessary.
- b. The Respondent violated USPAP 1 - 4(b) when he failed to collect, verify, analyze and reconcile the appropriate data in the development and communication of the appraisal.
- c. The Respondent failed to set forth information considered, the appraisal procedures followed and the reasoning that supports the analyses, opinions and conclusions. This is a violation of 2 - 2(h) of USPAP.

WHEREAS, 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.

WILLIAM M. SCHROEDER
EXECUTIVE SECRETARY
Complainant

On the 28th day of March, 1994, the Iowa Real Estate Appraiser Examining Board found probable cause to file this Statement of Charges and to order a hearing in this case.

SUSAN ALBRIGHT, CHAIR