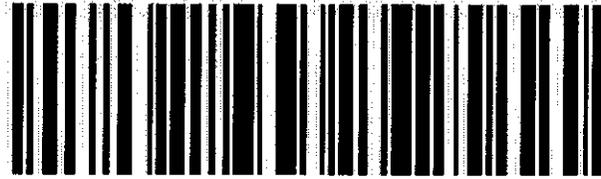


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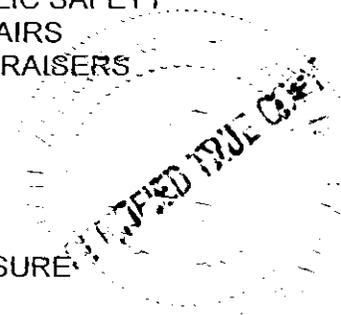
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04/23/2002
keywords
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description
author Tracy Steel
expiration_date 04/23/2067

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FILED
BOARD OF
REAL ESTATE APPRAISERS
James Hsu 4/23/02
DR. JAMES S. HSU
Executive Director

STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
BOARD OF REAL ESTATE APPRAISERS



IN THE MATTER OF THE LICENSURE
APPLICATION OF

Administrative Action

MARTIN A. DeFILIPPIS
RP 01138

FINAL ORDER
OF DENIAL OF LICENSURE

TO PRACTICE REAL ESTATE
APPRAISING

This matter was opened to the New Jersey State Board of Real Estate Appraisers ("the Board") upon receipt of information from Nicholas Cevera, who had agreed to be respondent's supervising appraiser, alleging that he had never supervised respondent. The Board had given respondent permission to take the examination for licensure as a real estate appraiser pursuant to an application for licensure by respondent dated March 12, 2001, premised upon respondent's having established the requisite hours of supervised experience, and respondent had satisfied the qualifications for licensure premised upon all of his experience having been supervised by Mr. Cevera.

Respondent appeared before a committee of the Board on January 31, 2002, and testified under oath to the effect that Mr. Cevera had indeed been supervising his work. However respondent was unable to provide any evidence of this apart from his bare assertion, either during the inquiry on January 31, or in response to a provisional denial of respondent's application for licensure dated March 12, 2002.

In the Board's communication of March 12, 2002, it asked respondent to provide any independent evidence of his having worked with or known Mr. Cevera, including any certifications from persons who had seen respondent together with Mr. Cevera, or communications of any

nature from Mr. Cevera himself. In addition, it was noted that a review of respondent's log, which had been submitted along with his application for licensure, indicated that he had not provided any addresses of the properties he claimed to have appraised, with the exception of the name of the municipality in which the properties were located. Respondent was asked to submit the addresses of the properties listed in his log, which would have made it possible for the Board to ask for specific reports to review, in an attempt to substantiate respondent's experience. Furthermore, the letter of March 12 noted the Board's conclusion, based upon respondent's testimony, that even if respondent's assertion of having worked with Cevera were accepted as fact, respondent's description of the alleged "supervision" provided by Mr. Cevera was a description of inadequate supervision, inasmuch as review of the final product was primarily (according to respondent's description) conducted by two unlicensed persons, Joanne Miller Karitko and Stanley Karitko. Finally, respondent was asked certain questions relating to his general appraisal knowledge during the inquiry of January 31, 2002, and his responses to questions about how the cost approach to value is calculated, and how to define and calculate depreciation, were found by the Board to demonstrate a glaringly inadequate knowledge base.

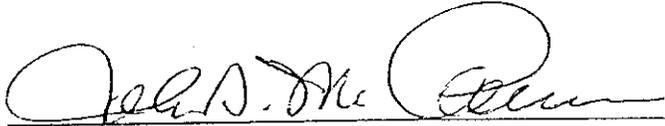
Respondent was asked to forward to the Board any evidence he was able to, in the form of a written submission to the Board within 21 days, if he wished to contest the Board's conclusion, offering proofs such as those described supra or others. No response has been received. Accordingly,

IT IS ON THIS 23rd DAY OF April, 2002,

ORDERED:

1. Respondent's permission to take the examination for licensed real estate appraiser is hereby rescinded, and permission for licensure is denied.

NEW JERSEY STATE BOARD
OF REAL ESTATE APPRAISERS

By: 

John A. McCann
Board President