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REAL ESTATE APPRAISERS

2007 APR 11 P 4:32

FILED
BOARD OF
REAL ESTATE APPRAISERS
[Signature]
DR. JAMES S. HSU 4/11/07
Executive Director

CERTIFIED TRUE COPY

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

COPY

IN THE MATTER OF THE LICENSE OF :
:
ANTHONY F. CASALE, :
License RC00172600 :
:
TO ENGAGE IN REAL ESTATE :
APPRAISING IN THE STATE :
OF NEW JERSEY :
:

CONSENT ORDER

This matter was opened to the New Jersey State Board of Real Estate Appraisers ("the Board") in connection with the Board's receipt of information regarding an appraisal of residential property at 729 South Main Street, Phillipsburgh, New Jersey dated December 31, 2005. Respondent's reports did not include adjustments to comparable sales for location and for certain

amenities which the Board finds were warranted. In addition, respondent's appraisal report failed to analyze a prior sale of the subject for \$90,000.00 that occurred in 2003, in violation of Standards Rule 1-5 of the Uniform Standards of Professional Appraisal Practice ("the USPAP"); and respondent's report affirmatively stated that the subject was not offered for sale within the past twelve months, although the subject had been offered for sale for \$279,000.00, and the listing expired six months prior to the effective date of the appraisal report. The Board finds that respondent violated Standards Rule 1-1(a) and 1-5 of the USPAP in connection with this report, as well as providing misleading information in violation of the Conduct Section of the Ethics Rule of the USPAP. The Board finds this constitutes professional misconduct pursuant to N.J.A.C. 13:40A-6.1, subjecting respondent to sanctions pursuant to N.J.S.A. 45:1-21(e), and respondent's provision of misleading information constitutes misrepresentation in violation of N.J.S.A. 45:1-21(b).

In the interests of resolving this matter amicably and without further proceedings, and the Board finding that the within Order is sufficiently protective of the public, and for other good cause shown,

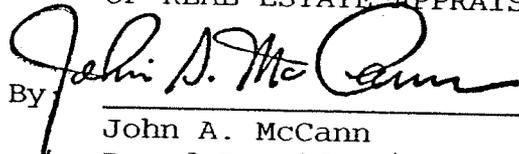
IT IS ON THIS 11th DAY OF April, 2007,
HEREBY ORDERED AND AGREED THAT:

1. A public reprimand is hereby imposed upon respondent for his violation of N.J.S.A. 45:1-21(b) and (e);

2. Respondent shall pay a civil penalty in the amount of \$500.00, as well as costs in the amount of \$384.00, for a total amount of \$884.00.

3. Respondent shall provide the Board with proof of successful completion of a fifteen hour USPAP course within six months following the entry of this Order. This course shall not be used to satisfy respondent's continuing education obligation as a licensee pursuant to N.J.A.C. 13:40A-5.3, -5.4.

NEW JERSEY STATE BOARD
OF REAL ESTATE APPRAISERS

By 
John A. McCann
Board President


Anthony F. Casale, Jr.

Date: 4/7/07