

COPY

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FILED
BOARD OF
REAL ESTATE APPRAISERS
James S. Hsu
DR. JAMES S. HSU 5-14-05
Executive Director

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

IN THE MATTER OF THE LICENSE OF :
:
NICHOLAS GALLI, :
License RA00379200 :
:
TO ENGAGE IN REAL ESTATE :
APPRAISING IN THE STATE :
OF NEW JERSEY :
:
:

CONSENT ORDER

RECEIVED

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. The report was prepared by another appraiser, and was signed by the respondent as supervisory

appraiser.

Upon reviewing the results of an inquiry authorized by N.J.S.A. 45:1-18 et seq., the Board finds that the appraisal of 729 South Main Street did not include adjustments to comparable sales for location and for certain amenities which the Board finds were warranted. In addition, the Board finds that the appraisal report failed to analyze a prior sale of the subject for \$90,000.00 that occurred in 2003. Moreover, respondent did not indicate that the subject had been offered for sale within the past twelve months, which was misleading within the context of the report. Further, respondent's certification indicated that respondent had inspected both the interior and exterior of the subject property, although respondent acknowledged that he had only been able to inspect the exterior of the subject property. Finally, although respondent modified the report originally drafted by the individual whom he supervised, and changed the value conclusion from \$260,000.00 to \$268,000.00, respondent did not keep a copy in his work file of the original report, and consequently was unable to explain or document the changes made to the original report.

The Board thus finds that respondent violated Standards Rule 1-1(a) and 1-5 of the USPAP in connection with this report, as

well as violating the Record Keeping Provision 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).

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 14th DAY OF May, 2007,

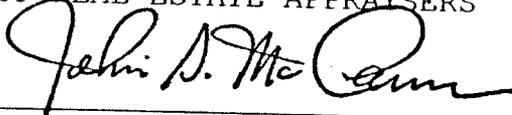
HEREBY ORDERED AND AGREED THAT:

1. A public reprimand is hereby imposed upon respondent for his violation of N.J.S.A. 45:1-21(e);
2. Respondent shall pay a civil penalty in the amount of \$1,500.00, as well as costs in the amount of \$380.50, for a total amount due of \$1,880.50.
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.

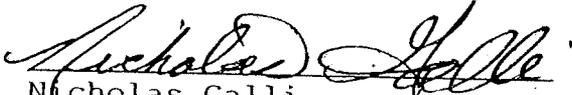
NEW JERSEY STATE BOARD
OF REAL ESTATE APPRAISERS

By:



John A. McCann
Board President

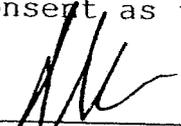
I have read and understood this Order, and consent to its terms.



Nicholas Galli

Date: 3/10/07

Consent as to form and entry:



Michael K. McFadden, Esq.
Attorney for respondent

5/10/07

Date