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Real Estate Appraisers

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FILED
BOARD OF
REAL ESTATE APPRAISERS
James S. Hsu
DR. JAMES S. HSU
Executive Director *5/8/09*

COPY

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

CERTIFIED TRUE COPY

IN THE MATTER OF THE SUSPENSION :
OR REVOCATION OF THE LICENSE OF :
:
LAWRENCE P. TYNDAY :
License #RC 00044700 :
:
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 the appraisal of 3444 John F. Kennedy Boulevard, Jersey City, New Jersey. Respondent prepared

appraisal reports concerning the subject property with dates of valuation of October 24, 2005, and April 1, 2006.

Although respondent indicated in the 2005 appraisal that he had personally inspected the subject property, in fact he had not personally inspected the property; his trainee had inspected it. In the April 1, 2006 report, respondent accurately indicated that he had not personally inspected the subject.

Respondent's certification in the 2005 report that he had personally inspected the property is misleading within the intendment of the Ethics Section of the Conduct Rule of the Uniform Standards of Professional Appraisal Practice (the USPAP) and subjects respondent to sanctions pursuant to N.J.S.A. 45:1-21(b) and (e).

In order to resolve this matter without further proceedings, and without admissions, and the Board finding that the within Order is sufficiently protective of the public safety and welfare, and for other good cause shown,

IT IS ON THIS 8th DAY OF May, 2009.

HEREBY ORDERED AND AGREED THAT:

1. A civil penalty in the amount of \$250.00 is hereby imposed upon respondent for the violation of N.J.S.A. 45:1-21(b) and (e).

2. Respondent shall cease and desist from certifying to inaccurate information in future appraisal reports.

NEW JERSEY STATE BOARD
OF REAL ESTATE APPRAISERS

Cheryle A. Randolph-Sharpe

By:

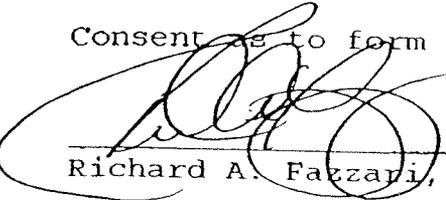
Cheryle Randolph-Sharpe
Board President

I have read and understood the above Order and agree to abide by its terms.



Lawrence P. Tynday

Consent as to form and entry:



Richard A. Fazzari, ESq.