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FILED
BOARD OF
REAL ESTATE APPRAISERS
8/20/09
Charles F. Kirk
For the Board

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

COPY

CERTIFIED TRUE COPY

IN THE MATTER OF THE SUSPENSION :
OR REVOCATION OF THE LICENSE OF :

NICHOLAS GALLI :
License #RC 00206000 :

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 two appraisal reports performed by respondent: the appraisal of 32 Jersey Street, Trenton, New Jersey, with a date of valuation of December 7, 2007; and 379 Lawrenceville Road, Lawrence Township, New Jersey, with a date of valuation of June 19, 2007. A Provisional Order of Discipline was filed on June 23, 2009, alleging certain violations of the Uniform Standards of Professional Appraisal Practice (the USPAP). The Board has considered this matter, and finds that with respect

to the appraisal of 32 Jersey Street, respondent failed to directly supervise his trainee as required by N.J.A.C. 13:40a-4.6(f), and within that context, the failure to reconcile the prior sale price of 32 Jersey Street with the report's value conclusion constitutes a violation of Standards Rule 1-5.

Moreover respondent's forwarding a draft appraisal report of 379 Lawrenceville Road to a client, which was not intended to be a final product, without indicating in the report that it was a draft, was misleading within the intendment of Standards Rule 2-1(a) of the USPAP. Pursuant to N.J.A.C.13:40A-6.1, the above conduct constitutes a violation of N.J.S.A. 45:1-21(e) and (h), subjecting respondent to sanctions.

The parties having determined to resolve the Provisional Order of Discipline by consent, without further proceedings, and without admissions; and respondent having waived any right to a hearing; and the Board finding that the within Order is sufficiently protective of the public; and for other good cause shown,

IT IS ON THIS 20th DAY OF August , 2009,

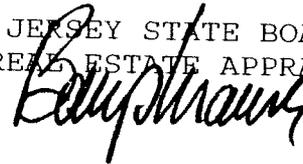
HEREBY ORDERED AND AGREED THAT:

1. Respondent's license to practice real estate appraising is hereby suspended for a period of six months, with the suspension to be entirely stayed and served as a period of probation.

2. A civil penalty in the amount of \$2,500.00 is hereby imposed upon respondent, and investigative costs in the amount of \$298.00. Payment of the total amount due of \$2,798.00 shall be in the form of a certified check or money order made payable to the State of New Jersey, and forwarded to the Board along with this signed Order.

3. Respondent shall, within six months of the filing of this Order, provide the Board with proof of successful completion of a course in report writing, which course may not be used to satisfy respondent's continuing education obligation as a licensee.

NEW JERSEY STATE BOARD
OF REAL ESTATE APPRAISERS



By: _____

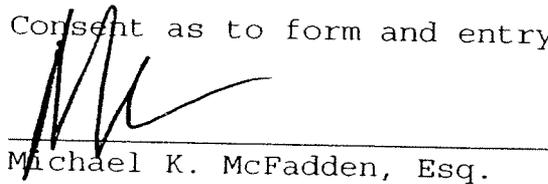
Barry J. Krauser
Board President

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



Nicholas Galli

Consent as to form and entry:



Michael K. McFadden, Esq.