

FILED  
BOARD OF  
REAL ESTATE APPRAISERS  
CHARLES E. KIRK  
Acting Executive Director

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

In the Matter of:

ANATOLI SKIBINSKI  
Certification # 42RC00183500

CONSENT ORDER

CRIMINAL

CERTIFIED TRUE COPY

This matter was opened before the New Jersey State Real Estate Appraisers Board upon the Board's receipt of a complaint submitted by Chase Home Lending ("Chase") concerning an appraisal upon property located at 400 Deal Lake Drive #5J, Asbury Park, NJ, dated September 23, 2008, which report was prepared and signed by respondent Anatoli Skibinski as "appraiser" and by Alexander Ragolsky as "supervisory appraiser" (hereinafter the "subject appraisal"). Within their complaint, Chase alleged the property was overvalued within the subject appraisal (respondent concluded that the value of the appraised property was \$425,000; a review appraiser who conducted an independent review appraisal for Chase valued the property at \$320,000), and that provisions of the Uniform Standards of Professional Appraisal Practice (the "USPAP") may have been violated in the preparation of the subject appraisal.

In reviewing this matter, the Board has considered available information concerning the subject appraisal, to include, without limitation, information supplied by Chase, to include a copy

of the review appraisal; a written statement provided to the Board on respondent's behalf by Thomas Harley, Esq., dated February 2, 2009; a statement in writing under oath dated April 25, 2009, which respondent provided to the Board; the workfile that respondent maintained for the subject appraisal; and testimony that respondent offered when he appeared before the Board for an investigative hearing on November 10, 2009, represented by Thomas A. Harley, Esq.

Upon review of available information, the Board found that cause existed to support the filing of a disciplinary action against respondent Skibinski, which action would have included allegations that respondent violated provisions of the USPAP when preparing the subject appraisal, and that he engaged in professional misconduct in this matter. Respondent neither admits nor denies that he violated provisions of the USPAP and/or that he engaged in professional misconduct in this matter, but herein agrees to voluntarily surrender his license to practice real estate appraising in the State of New Jersey, with the understanding that the surrender shall be deemed to be the equivalent of a revocation, in lieu of contesting any disciplinary charges or of any further action in this matter.

The parties desiring to resolve this matter without need for additional administrative proceedings, and the Board being satisfied that good cause exists for the entry of the within Order, and that the entry of this Order obviates the need for any further disciplinary proceedings, actions or penalty assessments in this

matter,

IT IS on this 22nd day of August, 2011

ORDERED and AGREED:

1. Respondent Anatoli Skibinski hereby voluntarily surrenders his certification to practice real estate appraising in the State of New Jersey, said surrender to be deemed to be the equivalent of a revocation of certification.

NEW JERSEY STATE REAL ESTATE  
APPRAISER BOARD

By: Denise M. Siegel  
Denise M. Siegel  
Board President

I acknowledge that I have read and considered this Order, and agree to the entry of the Order as a matter of public record by the Board.

Anatoli Skibinski  
Anatoli Skibinski, SCRREA

Consent given to the form and entry of this Order.

Thomas A. Harley  
Thomas A. Harley, Esq.  
Counsel for Respondent