

**STATE OF MINNESOTA  
DEPARTMENT OF COMMERCE**

In the Matter of the Appraiser License of Anthony Akinseye-Akintujoye  
License No. 20318884

**CONSENT ORDER**

TO: Anthony Akinseye-Akintujoye  
9012 Nantwick Ridge  
Brooklyn Park, MN 55443

Commissioner of Commerce Steve Kelley (Commissioner) has determined as follows:

1. The Commissioner has advised Anthony Akinseye-Akintujoye (Respondent) that he is prepared to commence formal action pursuant to Minn. Stat. § 45.027 (2018), and other applicable law, based on the following allegations:

- a. Respondent failed to recognize the complexity of the subject property. Because of the size of the subject's half acre lot in a market area of smaller lots and a large garage over improvement, Respondent failed to recognize that the subject does not conform to its market area. Respondent lacked competency and he failed to take the necessary steps to achieve competency in order to perform this appraisal, in violation of the Uniform Standards of Professional Appraisal Practice (USPAP) Competency Rule (2018) and Minn. Stat. § 82B.20 subd. 2 (7) (2018).
- b. Respondent's appraisal report lacked credibility because of a series of errors, misleading comments, failure to make adjustments to comparables when they were necessary, and failure to bracket the subject's larger site size and large garage when comparables that did bracket these items were provided. By making these errors and omissions, Respondent is in violation of USPAP Ethics Rule, Scope of Work Rule, SR 1-1 (c), SR 1-2

e)(i), SR 1-4 (a), 2-1 (a), 2-2 (a)(viii) (2018) and Minn. Stat. § 82B.195 subd. 3 (1)(iv)(vi)(viii) and Minn. Stat. § 82b.20 subd. 2 (7)(13) (2018).

- c. Respondent failed to maintain a work file sufficient to support his opinions and conclusions. The work file failed to include support for the determination of the site value in the cost approach, in violation of USPAP Work File Rule (2018) and Minn. Stat. § 82B.071 (2018).

2. Respondent acknowledges that he has been advised of his rights to a hearing in this matter, to present argument to the Commissioner, and to appeal from any adverse determination after a hearing. Respondent hereby expressly waives those rights. Respondent further acknowledges that he has been represented by legal counsel throughout these proceedings or has waived that right.

3. Respondent has agreed to informal disposition of this matter without a hearing as provided under Minn. Stat. § 14.59 (2018) and Minn. R. 1400.5900 (2017).

4. For purposes of Minn. Stat. § 16D.17 (2018), Respondent expressly waives his right to any notice or opportunity for a hearing on any civil penalty imposed by the Commissioner. Further, Minn. Stat. § 16D.17 (2018) allows the Commissioner to file and enforce the civil penalty imposed by this Order as a judgment against Respondent in district court without further notice or additional proceedings.

5. The civil penalty and/or any resulting judgment arising from this Order will be non-dischargeable in any bankruptcy proceeding. *See* 11 U.S.C. 523 (a)(7) (2018) (“A discharge under section 727, 1141, 1228(a), 1228(b) or 1328(b) of this title does not discharge an individual debtor from any debt... to the extent such debt is for a fine, penalty, or forfeiture payable to and for the benefit of a governmental unit, and is not compensation for actual pecuniary loss, other than a tax penalty...”).

6. The following Order is in the public interest.

**NOW, THEREFORE, IT IS HEREBY ORDERED**, pursuant to Minn. Stat. Ch. 45 (2018) that:

- A. Respondent shall complete the following corrective education courses by January 31, 2019:

- 1) 15 hour USPAP course;
- 2) The Appraisal Foundation (TAF) corrective education course; Scope of Work Appraisals and Inspections; and
- 3) TAF corrective education course; Report Certification: What am I signing and why?

These corrective courses cannot be used for any of Respondent's continuing education requirements.

Respondent must provide proof of completion within thirty days of completing the course work;

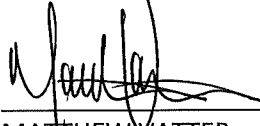
B. Respondent shall cease and desist from violating any laws, rules, or orders related to the duties and responsibilities entrusted to the Commissioner under Minnesota Statute Chapters 45 and 82B; and

C. Respondent shall pay all investigative costs in the amount of \$135 pursuant to Minn. Stat. § 45.027, subd. 1(8) (2018).

This Order shall be effective upon signature by or on behalf of the Commissioner.

Date: 12/11/2019

STEVE KELLEY  
Commissioner



MATTHEW VATTER  
Assistant Commissioner of Enforcement  
Minnesota Department of Commerce  
85 Seventh Place East, Suite 280  
St. Paul, MN 55101  
(651) 539-1600

**CONSENT TO ENTRY OF ORDER**

The undersigned states that he has read this Consent Order; that he knows and fully understands its contents and effect; that he has been advised of the right to a hearing in this matter, to present argument to the Commissioner, and to appeal from any adverse determination after a hearing and expressly waives those rights. Respondent further acknowledges that he has been represented by legal counsel throughout these proceedings, or has been advised of his right to be represented by legal counsel, which right he hereby expressly waives; and that he consents to entry of this Order by the Commissioner. It is further understood that this Consent Order constitutes the entire settlement agreement between the parties, there being no other promises or agreements, either express or implied.

Anthony Akinseye-Akintujoye

Date: 12/3/19

By: *Anthony Akinseye-Akintujoye*

Signature  
Received At Front Desk

STATE OF Minnesota

DEC - 4 2019

COUNTY OF Hennepin

Minnesota Department  
of Commerce

Signed or attested before me on 12/03/2019 (Date).

(Notary stamp)

*Varfee B Kanneh*  
(Signature of Notary)

My Commission expires:

01-31-2021

