

**STATE OF MINNESOTA
DEPARTMENT OF COMMERCE**

In the Matter of the Appraiser License of Jeffrey Thomas Kruse
License No.: 4003095

CONSENT ORDER

TO: Jeffrey Thomas Kruse
10251 73rd Ave N
Maple Grove, MN 55369

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

1. The Commissioner has advised Jeffrey Thomas Kruse (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 provide a credible appraisal report because of not properly analyzing or summarizing his opinions and conclusions in violation of USPAP Ethics Rule, Scope of Work Rule, SR 1-1 (c), 2-1 (a), 2-2 (a)(viii) (2018) and Minn. Stat. § 82B.195 subd. 3 (1)(vi)(viii) and Minn. Stat. § 82B.20 subd. 2 (7)(13) (2018).
- b. 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, builders cost data and reconciliation of value in violation of USPAP Work File Rule (2018) and Minn. Stat. § 82B.071 (2018).

2. Respondent acknowledges 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. Respondent hereby expressly waives those rights.

Respondent further acknowledges that he has been represented by legal counsel throughout these proceedings or Respondent 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 pay a civil penalty in the amount of \$1,000 to the state of Minnesota;

B. Respondent shall complete the following corrective education course on or before November 1, 2020;

1) 15 hour USPAP course.

This corrective course 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;

C. 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

D. Respondent shall pay all investigative costs in the amount of \$607.50 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: 07/02/2020

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

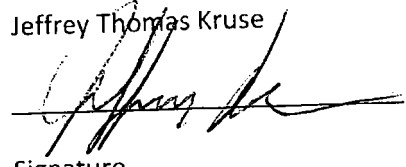
CONSENT TO ENTRY OF ORDER

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 Respondent hereby expressly waives; and that Respondent 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.

Date: 10-5-2020

Jeffrey Thomas Kruse

By:

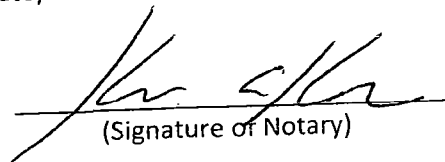

Signature

STATE OF Minnesota

COUNTY OF Hennepin

Signed or attested before me on 10-5-2020 (Date).

(Notary stamp)


(Signature of Notary)

My Commission expires: 1-31-2025

