

1 REAL ESTATE DIVISION,
2 DEPARTMENT OF BUSINESS AND INDUSTRY,
3 STATE OF NEVADA

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5 JOSEPH (JD) DECKER, Administrator,)
6 REAL ESTATE DIVISION,)
7 DEPARTMENT OF BUSINESS AND)
8 INDUSTRY, STATE OF NEVADA,)
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Petitioner,

vs.

JOHN L. GREEN

Respondent.

**STIPULATION FOR SETTLEMENT
OF DISCIPLINARY ACTION
PURSUANT TO NAC 645C.610(3)**

Case No. AP15.019.S

FILED

OCT 11 2016

NEVADA COMMISSION OF APPRAISERS

**STIPULATION FOR SETTLEMENT OF DISCIPLINARY
ACTION PURSUANT TO NAC 645C.610(3)**

1. **PARTIES.** This Stipulation is entered into by and between the Petitioner, the REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA (the "Division"), by and through its Administrator, JOSEPH (JD) DECKER (the "Administrator"), and the Respondent, MARK PERKES (whether one or more hereinafter the "Respondent"), who at relevant times was licensed by the State of Nevada, license number(s) A.0003366-RES. This Stipulation is entered into upon mutual agreement with the decision of the Appraisal Advisory Review Committee (the "AARC"), which was reached at its informal conference held on June 28, 2016, in LAS VEGAS, NEVADA. Members of the AARC present were Dennis Baughman, Wendell Snow, and Timothy Morse, CHAIR.

2. **AUTHORITY OF THE APPRAISAL ADVISORY REVIEW COMMITTEE.** The Appraisal Advisory Review Committee has authority to enter into this Stipulation with the Respondent pursuant to NAC 645C.610(3).

3. **FINDINGS.** The AARC has found that the Respondent, while licensed, certified or registered as a Nevada Appraiser, committed violations of chapter 645C of Nevada Revised

1 Statutes and Nevada Administrative Code and/or USPAP. A description of the conduct in which
2 these violations were committed is set forth in specificity in the Summary of Facts which is
3 attached hereto as EXHIBIT "A". The Administrator has the authority, pursuant to NAC
4 645C.600(2), to establish an advisory committee in an attempt to review this matter informally
5 and recommend a resolution.

6 **4. NO ADMISSION OF GUILT.** The Respondent does not admit or deny the findings of
7 the AARC, choosing to remain silent, but does agree that the findings establish a prima facie case
8 for the discipline set forth below and stipulates, subject to the limitations and conditions set forth
9 below, that the Division shall not be required to provide further evidence of such allegations.

10 **5. SETTLEMENT FOR DISCIPLINARY ACTION.** As set forth above, the AARC is
11 authorized under NAC 645C.610 to impose an administrative fine, upon final approval by the
12 Commission. The Division also has the option to file a complaint with the Nevada Commission of
13 Appraisers of Real Estate (the "Commission"). The Commission has the authority pursuant to NRS
14 645C.460(2)(d) to impose a fine of up to \$10,000 for each violation alleged or to suspend or revoke
15 the Respondent's certificate, license or registration card. The parties, however, desire to
16 compromise and settle the instant controversy, without a hearing, upon the following terms and
17 conditions:

18 **a. Committee Recommendations:** The Committee recommended that the
19 RESPONDENT not perform any appraisal reviews for a period of 10 years and that he complete 15
20 hours of instruction in National USPAP Course and pass the examination. The course must be
21 completed within six months and may not be applied towards the required continuing education
22 hours.

23 **b. Public Record.** RESPONDENT and the DIVISION agree that by entering into this
24 Stipulation, the DIVISION does not concede any defense or mitigation RESPONDENT may assert,
25 and the parties agree that the DIVISION will not publicize the instant disciplinary matter, except as
26 set forth below, and that once this Stipulation is approved and fully performed, the DIVISION will
27 close its file in this matter. RESPONDENT understands that the public records law may require the
28 DIVISION to make available for inspection this Stipulation and related documents. RESPONDENT
also understands that the DIVISION may share the content of this Stipulation and related

1 documents with any governmental or professional organization or member of the public;

2 **c. Newsletter.** RESPONDENT and the DIVISION agree that the DIVISION, at its
3 discretion, may publish in the newsletter an anonymous summary of the alleged offenses of
4 RESPONDENT and the terms of this Stipulation, with the understanding of all parties that such
5 publication will not specifically name RESPONDENT or make reference to any other party;
6 RESPONDENT will be referred to only as a licensee in the State of Nevada. It is further
7 understood by the parties that this publication is for educational purposes only and to advise
8 other licensees of the alleged violation(s) and that disciplinary action has been taken by the
9 DIVISION;

10 **d. Failure to perform; hearing on complaint.**
11 RESPONDENT agrees that if the required education is not completed in the time allowed above,
12 RESPONDENT'S license will be automatically suspended until such time as the fine is paid and
13 continuing education requirement satisfied. The DIVISION may, at its option, rescind this
14 Stipulation and proceed with filing a Complaint before the Commission. Further, recovery actions
15 for the administrative fines may be instituted by the DIVISION;

16 **e. No other remedies.** Assuming Respondent complies with the terms of this
17 stipulation, the Division agrees not to pursue any other or greater remedies or fines in connection
18 with the conduct referenced in above unless stipulation is rescinded.

19 **f. Waiver by Respondent.** RESPONDENT agrees and understands that by entering
20 into this Stipulation, RESPONDENT is waiving his/her right to a hearing at which RESPONDENT
21 may present evidence in his/her defense and to be represented by counsel, to judicial review of
22 any adverse decision by the Commission, and to present his/her defense to a Commission which
23 has had no prior familiarity with the instant matter. The Commission members who review this
24 matter for approval of this Stipulation may be the same members who ultimately hear the
25 DIVISION'S complaint if this Stipulation is either not approved by the Commission or is not timely
26 performed by RESPONDENT; and

27 **g. Attorney fees and other costs.** Each party shall bear its own attorney's fees and
28 other costs not specifically set forth in this Stipulation.

6. **RELEASE.** In consideration of execution of this Stipulation, the Respondent for

1 himself/herself or his/her heirs, executors, administrators, successors, and assigns, hereby
2 release, remiss, and forever discharge the State of Nevada, the Department of Business and
3 Industry of the State of Nevada, the Division, and each of their members, agents, and employees
4 in their individual and representative capacities, from any and all manner of actions, causes of
5 action, suits, debts, judgments, executions, claims, and demands whatsoever, known and
6 unknown, in law or equity, that the Respondents ever had, now has, may have, or claims to have
7 against any or all of the persons or entities named in this section, arising out of or by reason of
8 the Division's investigation, this disciplinary action, or any other matter relating thereto.

9 **7. INDEMNIFICATION.** Respondent hereby indemnifies and holds harmless the State
10 of Nevada, the Department of Business and Industry of the State of Nevada, the Division, and
11 each of their members, agents, and employees in their individual and representative capacities
12 against any and all claims, suits, and actions brought against said persons and/or entities by
13 reason of the investigation of the allegations in the Complaint, this disciplinary action and all
14 other matters relating thereto, and against any and all expenses, damages, and costs, including
15 court costs and attorney fees, which may be sustained by the persons and/or entities named in
16 this section as a result of said claims, suits, and actions.

17 **8. COMMISSION APPROVAL OF STIPULATION NECESSARY.**
18 Once executed, this Stipulation will be filed with the Commission and will be put on the agenda
19 for approval at its meeting, which by Nevada law is a public meeting. At that time, the DIVISION
20 will recommend to the Commission approval of the Stipulation. RESPONDENT acknowledges and
21 agrees that the Commission may approve this Stipulation, reject it, or suggest different terms
22 which must be communicated to RESPONDENT and accepted or rejected by RESPONDENT before
23 any such amendment shall become effective.

24 **9. SETTLEMENT DISCUSSIONS NOT EVIDENCE.** Any statements made during the
25 discussions leading up to this Stipulation may not be discussed or introduced into evidence at any
26 hearing. However, evidence of the Respondent's failure to abide by the terms of any Stipulation
27 entered into with the Division, may be introduced at a hearing and used against the Respondent.

28 **10. STIPULATION IS NOT A BAR TO FUTURE PROCEEDINGS.** This Stipulation shall not
constitute an estoppel, merger or bar to any administrative or civil proceeding by the Division

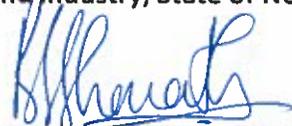
with respect to any future matters or other matters that were not consideration for this
Stipulation.

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SO STIPULATED.

Dated: 10/10/16

REAL ESTATE DIVISION, Department of
Business and Industry, State of Nevada

By: 
JOSEPH (JD) DECKER SHARATH CHANDRA
Administrator

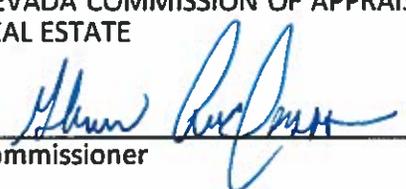
Dated: 11/11/2016


JOHN L. GREEN
Respondent

ORDER

The foregoing Stipulation was approved by a vote of the Nevada Commission of
Appraisers of Real Estate on OCTOBER 11, 2016.

DATED this 11 day of OCTOBER, 2016.

NEVADA COMMISSION OF APPRAISERS OF
REAL ESTATE

Commissioner

State of Nevada
Department of Business & Industry
Real Estate Division
Appraisal Advisory Review Committee
1818 E College Pkwy, Suite 110
Carson City, Nevada 89706

COMMITTEE REPORT

Date of AARC meeting: June 28, 2016
Case No. AP15.019.S
Respondent: John L. Green
License No. A.0003366-RES
Appraisal Officer: Brenda Kindred-Kipling
Committee members: Timothy Morse, Chair, Dennis Baughman, Wendell Snow

Findings: The Committee determined that in the case of the appraisal review of a single family residence located at 3020 Drawbridge Lane., Las Vegas, NV dated June 10, 2014, RESPONDENT violated the Uniform Standards of Professional Appraisal Practice in that he failed to complete the review in accordance with his scope of work. Also he stated that he agreed with the appraisers value however then added comparable sales to the review that were dated after the original report, he failed to comply with Standards Rule 1 after adding new sales and RESPONDENT made numerous errors in the report which caused the review to be misleading.

Violations:

Standards Rule 1-1

In developing a real property appraisal, an appraiser must:

- (a) be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal;
- (c) not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.

Standards Rule 2-1

Each written or oral real property appraisal report must:

- (a) clearly and accurately set forth the appraisal in a manner that will not be misleading;

Standards Rule 3-1

In developing an appraisal review, the reviewer must:

- (a) be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal;
- (c) not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.

Standards Rule 3-2

In developing an appraisal review, the reviewer must:

(h) determine the scope of work necessary to produce credible assignment results in accordance with the Scope of Work Rule.

Standards Rule 3-3

In developing an appraisal review, the reviewer must:

(c) When the scope of work includes the reviewer developing his or her own opinion of value or review opinion, the reviewer must comply with the Standard applicable to the development of that opinion.

(l) The requirements of Standards Rule 1 apply to the reviewer's opinion of value for the property that is the subject of the appraisal review assignment.

Scope of Work Rule

Committee recommendation:

The Committee recommended that the RESPONDENT not perform any appraisal reviews for a period of 10 years and that he complete 15 hours of instruction in National USPAP Course and pass the examination. The course must be completed within six months and may not be applied towards the required continuing education hours.

Respondent agreed.

This report is hereby submitted on this the 29 day of June 2016.

Appraisal Advisory Review Committee



Timothy Morse, Chair