



DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION  
www.red.nv.gov

**NOTICE & AGENDA OF PUBLIC MEETING**  
OF THE  
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE

**MAY 17-19, 2016**

The Nevada Commission of Appraisers of Real Estate will conduct a meeting beginning **TUESDAY, MAY 17, 2016, beginning at 9:00 AM and each day thereafter at 9:00 AM through THURSDAY, MAY 19, 2016, or until the Commission concludes its business** at the following location:

**MAY 17, 2016 @ 9:00 A.M.**  
GRANT SAWYER BUILDING  
555 E. WASHINGTON AVENUE  
ROOM 4412  
LAS VEGAS, NV 89101

**VIDEOCONFERENCE TO:**  
LEGISLATIVE BUILDING  
401 SOUTH CARSON STREET  
ROOM 3137  
CARSON CITY, NV 89701

**MAY 18 & 19, 2016 @ 9:00 A.M.**  
GRANT SAWYER BUILDING  
555 E. WASHINGTON AVENUE  
ROOM 4412 E  
LAS VEGAS, NV 89101

**VIDEOCONFERENCE TO:**  
LEGISLATIVE BUILDING  
401 SOUTH CARSON STREET  
ROOM 3137  
CARSON CITY, NV 89701

**COMMISSIONERS WILL BE LOCATED IN LAS VEGAS & CARSON CITY, NEVADA**

**STACKED AGENDA:** Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the President. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to three minutes per person at the discretion of the President. The Commission may only take action on those items denoted as potential action items.

**NOTICE:** Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

**NOTICE:** Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Claudia Rosolen at (702) 486-4606, prior to the meeting so arrangements may be conveniently made.

1) **COMMISSION/DIVISION BUSINESS:**

- A) Introduction of Commissioners in attendance.
- B) Introduction of Division staff in attendance.

2) **PUBLIC COMMENT:**

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the Commission Coordinator. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) **ADVISORY REVIEW COMMITTEE INFORMAL CONFERENCE  
RECOMMENDATIONS FOR POSSIBLE ACTION:**

- 1. NRED v. **DAVID ARCHER**, for possible action  
Case No. AP14.035.N  
License No. A.0002255-CG (Active)
- 2. NRED v. **CYNTHIA JEAN HENSEL**, for possible action  
Case No. AP15.039.N  
License No. A.0205432-RES (Active)
- 3. NRED v. **LACINDA JOHNSON**, for possible action  
Case No. AP16.002.N  
License No. A.0002123-CR (Active)
- 4. NRED v. **JOHN JOSLIN**, for possible action  
Case No. AP15.035.N  
License No. A.0002547-CR (Active)
- 5. NRED v. **JEFFREY MICHAEL**, for possible action  
Case No. AP15.036.N  
License No. A.0004106-CR (Active)

4) **COMMISSION/DIVISION BUSINESS:**

- A) Discussion regarding the Discipline report.
- B) Discussion regarding Appraisal Officer's report on compliance case load for FY 15-16, year to date.
- C) Discussion regarding Customary and Reasonable Fees in regard to the Dodd-Frank Act concerning the Coalition of Appraisers in Nevada (CAN).
- D) Discussion regarding the Administrator's report:
  - 1. Personnel;
  - 2. Status update on LCB File No. R073-15;
  - 3. Division Update.
- E) Discussion regarding Appraisal Subcommittee's 2016 Compliance Review.
- F) For possible action: Discussion and possible action to approve the minutes of the February 9, 2016 meeting.
- G) Discussion regarding Commissioners' speaking engagement requests.

- H) For possible action: Discussion and possible action on date, time, place and agenda items for upcoming meeting(s).
- I) Commissioner comments.

**5) EDUCATION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION**

**The Commission may take the following actions:**

- 1. To change the designation of any of the following courses; or
- 2. To approve or disapprove any of the following courses for the amount of hours requested, recommended or any amount the Commission deems appropriate.

**FOR POSSIBLE ACTION: CONSENT AGENDA**

- 1. Appraisal Institute
  - a. 2016 Annual Conference Session – Day 2 AM, 3 hours
  - b. 2016 Annual Conference Session – Day 2 PM, 4 hours
  - c. 2016 Annual Conference Session – Day 3, 4 hours
- 2. American Society of Farm Managers & Rural Appraisers
  - a. Western Ranch Appraisal Symposium, 16 hours
  - b. Appraising AG Facilities: Poultry Seminar, 8 hours
  - c. Wind Powered Electric Generators, 8 hours
  - d. Appraising Natural Resources, 8 hours
  - e. Appraising Rural Residential Properties, 8 hours
- 3. American Society of Farm Managers & Rural Appraisers – CA Chapter
  - a. Outlook 2016 Agribusiness Conference, 7 hours
- 4. The Columbia Institute
  - a. 2016 Appraisal Summit & Expo Day 1, 7 hours
  - b. 2016 Appraisal Summit & Expo Day 2, 7 hours
  - c. Constructing the Professional Report From A-Z, 5 hours
  - d. ABC's to Support Your Appraisal, 4 hours
  - e. Home Measurement Basics, 8 hours
- 5. International Right of Way Association
  - a. The Valuation of Environmentally Contaminated Real Estate, 16 hours
  - b. Reviewing Appraisals in Eminent Domain, 8 hours
  - c. Easement Valuation, 8 hours
- 6. McKissock
  - a. Basic Appraisal Principles, 30 hours
  - b. Basic Appraisal Procedures, 30 hours
  - c. Statistics Modeling and Finance, 15 hours
  - d. Residential Report Writing and Case Studies, 15 hours
  - e. Residential Site Valuation and Cost Approach, 15 hours
  - f. Residential Comparison and Income Approach, 30 Hours
  - g. Residential Market Analysis and Highest and Best use, 15 hours
  - h. Advanced Residential and Case Studies, 15 hours
  - i. General Appraiser Income Approach, 60 hours
  - j. General Appraiser Site Valuation and Cost Approach, 30 hours
  - k. General Report Writing & Case Studies, 30 hours
  - l. General Appraiser Sales Comparison Approach, 30 hours

- m. General Appraiser Market Analysis Highest and Best Use, 30 hours
- n. Expert Witness for Commercial Appraisers – Elective, 15 hours
- o. Appraisal Subject Matter Electives, 20 hours
- p. Basic Hotel Appraising – Limited Service hotels, 7 hours
- q. Appraisal of Single Tenant Distribution Centers, 6 hours
- r. Commercial Appraisal Review – Elective, 15 hours
- s. Residential Appraisal Review and USPAP Compliance, 7 hours

7. OREP Education Network

- a. How to Support and Prove Your Adjustments, 7 hours

8. Schroeder Law Office, P.C.

- a. Appraisers & Realtors Due Diligence & Nevada Water Rights, 4 hours

9. U.S. Environmental Protection Agency

- a. Aquatic Resource Awareness Course for Real Estate Appraisers, 2 hours

**6) PUBLIC COMMENT**

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the Commission Coordinator. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

**7) FOR POSSIBLE ACTION: ADJOURNMENT**

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:**

Carson City Assessor  
201 N. Carson Street, Suite 6  
Carson City, NV 89701

Churchill County Assessor  
155 N. Taylor Street, Suite 200  
Fallon, NV 89406

Clark County Assessor  
500 S. Grand Central Pkwy  
Second Floor  
Las Vegas, NV 89106

Douglas County Assessor  
1616 8<sup>th</sup> Street  
P.O. Box 218  
Minden, NV 89423

Elko County Treasurer  
571 Idaho St. Ste. 101  
Elko, NV 89801

Humboldt County Assessor  
50 W. Fifth Street  
Winnemucca, NV 89445

Lander County Assessor  
315 S. Humboldt  
Battle Mountain, NV 89820

Lyon County Assessor  
Lyon County Courthouse  
P.O. Box 460  
Yerington, NV 89447

Mineral County Assessor  
1<sup>st</sup> & A Street  
P.O. Box 400  
Hawthorne, NV 89515

Nevada Association of Realtors  
760 Margrave Drive, Suite 200  
Reno, NV 89510

Nevada Real Estate Division  
2501 E. Sahara Avenue, Room 102  
Las Vegas, NV 89104-4137

NDOT-Right of Way Division  
123 E. Washington Avenue  
Las Vegas, NV 89301

NDOT - Chief ROW Agent  
Capitol Complex  
Carson City, NV 89710

Nye County Assessor  
Nye County Courthouse  
P.O. Box 271  
Tonopah, NV 89049

Pershing County Assessor  
400 Main Street  
P.O. Box 89  
Lovelock, NV 89419

Reno-Carson-Tahoe-Appraisal Institute  
P.O. Box 711  
Reno, NV 89505

Washoe County Assessor  
1001 E. 9<sup>th</sup> Street, P.O. Box 11130  
Reno, NV 89520

White Pine County Assessor  
White Pine County Courthouse  
Campton Street, P.O. Box 830  
Ely, NV 89301

Nevada Real Estate Division Website

**CONTACT FOR SUPPORTING MATERIALS  
FOR LISTED AGENDA ITEMS:**

**CLAUDIA ROOLEN**  
**Commission Coordinator**  
**Nevada Real Estate Division**  
**2501 E. Sahara Avenue, Suite 303**  
**Las Vegas, Nevada 89104**  
**Phone: 702-486-4606**  
**Email: crosolen@red.nv.gov**

<http://www.red.nv.gov>