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**BEFORE THE COMMISSION OF APPRAISERS OF REAL ESTATE
STATE OF NEVADA**

SHARATH CHANDRA, Administrator,
REAL ESTATE DIVISION,
DEPARTMENT OF BUSINESS AND
INDUSTRY, STATE OF NEVADA,

Case No. 2021-387, AP21.037.S

Petitioner,

vs.

PATRICIA WOOD,
(License No. A.0001344-CR – Closed),

Respondent.

STIPULATION AND ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION

This Stipulation and Order for Global Settlement of Disciplinary Action (this “Stipulation”) is entered into by and between the State of Nevada, Department of Business and Industry, Real Estate Division (“Division”), through its Administrator Sharath Chandra (“Petitioner”), by and through their attorney of record, Christal P. Keegan, Deputy Attorney General, and Patricia Wood (“RESPONDENT”).

RESPONDENT, at all relevant times mentioned in the Complaint, was licensed by the Division as a Licensed Residential Appraiser, License No. A.0001344-CR. She is therefore subject to the jurisdiction of the Division and the Commission and the provisions of NRS Chapter 645C and NAC Chapter 645C.

**SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT
CASE NO. 2021-387, AP21.037.S**

1. The RESPONDENT prepared an Appraisal Report on a Fannie Mae Form 1004 for an attached, 2-story townhome located at 1626 Aspen Meadows Drive, Henderson, Nevada 89014 (“Subject Property”). 000032 – 000057.

2. On February 3, 2021, RESPONDENT signed the Appraisal Report accepting full responsibility for the contents of the Report including her analysis, opinions, statements, conclusions, and certifications. 000037.

1 3. The RESPONDENT alleged her work file was lost and therefore could not be
2 produced to the Division. 000058.

3 4. The Appraisal Report's Neighborhood section, Characteristics subsection,
4 indicated one-unit housing trends at "3-6 months", however, the Market Conditions
5 Addendum ("1004MC") demonstrated "Under 3 months" should have been indicated
6 instead. 000032, 000045 and 000132.

7 5. The Neighborhood section, Description subsection, provided the Subject
8 Property was located in Henderson market area, however, the entire City of Henderson
9 comprises of many market areas. 000032, and 000132.

10 6. Further, in the Neighborhood section, Market Conditions subsection,
11 commentary to aid the User in understanding the market analysis was absent. 000032,
12 and 000133.

13 7. The Appraisal Report's Site section indicated the Property's present use was
14 the highest and best use, however, a statement or summary of analysis in the Appraisal
15 Report was not provided. 000032, and 000143.

16 8. In the Appraisal Report's Improvements section, Condition subsection,
17 inconsistent representations were reported as to what remodeling was reconciled in the
18 value opinion with regards to the new carpet, and the "as-is" representations. 000032,
19 and 000133.

20 9. Further, the Improvements section, Physical Deficiencies subsection,
21 indicated "No" and referred to the Attached Addendum, however, the comments in the
22 Addendum did not describe any physical deficiency or adverse condition. 000032, 000041,
23 and 000133.

24 10. The Appraisal Report's Sales Comparison Approach section stated Property
25 Comparable #3 had a driveway when it did not. 000033, and 000124.

26 11. In the Sales Comparison Approach section, Comparable #3, the impact of
27 parking availability was not accounted for as a market factor. 000033 and 000124.

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1 12. Further, in the Sales Comparison Approach section, Comparable #3 received
2 an atypically low adjustment for the garage bay. 000033, and 000124.

3 13. Also, in the Sales Comparison Approach section, adjustments were made
4 for a prefabricated patio cover at \$5,000 but only \$2,500 for a garage bay. 000033,
5 and 000124.

6 14. In the Sales Comparison Approach, the unit number in the address of
7 Comparable #3 was not included when there were three (3) homes in this particular
8 townhome building. 000033, and 000133.

9 15. In the Sales Comparison Approach, Comparable #1 listed the wrong document
10 number as "200824002542" when the actual document number was "202008240002542".
11 (emphasis added). 000033.

12 16. The Appraisal Report did not reconcile and/or provide commentary regarding
13 the quantity and quality of data available in the Las Vegas valley. 000032 - 000057,
14 and 000131.

15 17. The Appraisal Report's Reconciliation section did not reconcile the approaches
16 utilized in terms of applicability and relevance. 000033, and 000132.

17 18. The Reconciliation section also did not provide a reason why the income
18 approach was not developed for the subject market segment. 000033, and 000142.

19 19. Further, the Income Approach Section included generalized statements
20 regarding why the income approach was not utilized, however, a reason why such approach
21 was not developed for the subject market segment, or the Subject Property, was not
22 provided. 000034, and 000142.

23 20. The Appraisal Report's Additional Comments section identified the USPAP
24 defined "Exposure Time", but no definition was provided. 000034, and 000134.

25 21. In the Appraisal Report's Cost Approach section, higher base costs for average
26 or good quality construction were indicated at \$155 per sq. ft., however, estimations are
27 between \$100 to \$125 per sq. ft. 000034, and 000125.

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1 22. Also, in the Cost Approach section, the cost data source was indicated as
2 Marshall & Swift, however, quality ratings from the Uniform Appraisal Dataset
3 Definitions ("UADD") were provided. 000034, 000039, and 000134.

4 23. Further, in the Cost Approach section, figures were represented to be derived
5 from the Marshall & Swift Residential Cost Handbook, however, no lump sum adjustments
6 were made to account for extras aside from the base cost. 000034, and 000149.

7 24. The Cost Approach section reported inconsistencies of the physical
8 depreciation at 70% however, were figured at \$36,165 (14%). 000034, and 000150.

9 25. The Cost Approach section opined the Subject Property effective at 10 years,
10 however, the remaining economic life was estimated at 60 years. 000034, and 000125.

11 26. The Cost Approach section did not describe or note any deferred maintenance,
12 unfinished modification, abnormal depreciation, or other considerations regarding a higher
13 percentage of physical depreciation in the analysis. 000034, and 000125.

14 27. The Cost Approach section did not provide a method for determining physical
15 depreciation. 000034, and 000134.

16 28. The Cost Approach section estimated site improvements at \$2,000, however,
17 there was no indication that figure accounted for lot grading, pulling utilities, flatwork
18 landscaping, fencing, etc. 000034, and 000125.

19 29. Due to errors committed, estimation of site value in the Cost Approach section
20 was made by abstraction and the sales utilized for such are unknown since there is no work
21 file. 000034, and 000125.

22 30. The Appraisal Report's Addendum comments misrepresented the
23 comparables themselves bracket and support the degree of value adjustments. 000041,
24 000134 – 000135

25 31. The Addendum's Comments on Sales Comparison misstated the Fannie Mae
26 guideline's for when a comparable utilized for analysis is located more than 1 mile from the
27 subject. 000041, and 000134.

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1 32. The Addendum's Comments on Sales Comparison did not include any reason
2 to support the assertion that the commonality of main thoroughfares in residential areas
3 had no adverse effect to market reaction. 000041, 000134.

4 33. The Addendum's Comments on Sales Comparison implied the rating system
5 involved with the UADD, however, the C-3 rate was assigned to Comparable #2. 000041,
6 000039, and 000135.

7 34. In the Addendum, Comments on Sales Comparison, Comparable #2 had been
8 updated except the kitchen therefore adjusted by \$5,000 but the adjustment made on the
9 sales grid was \$8,000. 000041, 000033, and 000135.

10 **SUMMARY OF VIOLATIONS OF LAW ALLEGED IN THE COMPLAINT**
11 **CASE NO. 2021-387, AP21.037.S**

12 1. RESPONDENT violated USPAP Record Keeping Rule by failing to ensure the
13 work file was stored in an appropriate way so that it could be produced to the Division
14 during the required retention period.

15 2. RESPONDENT violated USPAP Competency Rule by committing mistakes in
16 the Sales Comparison Approach and Cost Approach. Further, several parts of the
17 RESPONDENT'S work under review demonstrated misunderstanding and/or lack of
18 knowledge of both marketplace and analysis.

19 3. RESPONDENT violated USPAP Standards Rule 1-1(a) by failing to
20 correctly employ the Sales Comparison and Cost Approaches necessary to produce
21 a credible appraisal.

22 4. RESPONDENT violated USPAP Standards Rule 1-1(c) by rendering
23 appraisal services in a careless or negligent manner, by committing a series of errors,
24 including but not limited to, in both the Sales Comparison and Cost Approaches.

25 5. RESPONDENT violated USPAP Standards Rule 1-6(a) by failing to provide
26 reconciliation and/or commentary in the report regarding the quantity and quality of data
27 in the Las Vegas valley.

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1 2. The Amount Due shall be payable to the Division as follows:

2 RESPONDENT shall make payments over a 24 month period, starting ninety (90)
3 days after approval of this Stipulation by the Commission, to be paid as follows:

4 For 23 Months: \$300/month Total: \$6,900.00

5 RESPONDENT would then make one additional payment of \$145.40 in the 24th and
6 last month of repayment for a total payment of \$7,045.40, as being the total Amount Due
7 hereunder. Lump sums can be made in pre-payment with no penalties.

8 3. RESPONDENT further agrees not to reapply for licensure for a period of ten
9 (10) years, with such reapplication subject to appearance before the Commission of
10 Appraisers of Real Estate for approval of any licensure prior to
11 obtaining licensure.

12 4. RESPONDENT and the Division agree that once this Agreement is approved
13 and fully performed, the Division will close its file in this matter and the Division agrees
14 not to pursue any other or greater remedies or fines in connection with RESPONDENT
15 alleged conduct referenced herein. The Division further agrees that unless RESPONDENT
16 fails to make timely payment, the Division will not bring any claim or cause directly or
17 indirectly based upon any of the facts, circumstances, or allegations discovered during the
18 Division's investigation and prosecution of this case.

19 5. RESPONDENT agrees and understands that by entering into this
20 Stipulation, RESPONDENT is waiving her right to a hearing in each matter at which
21 RESPONDENT may present evidence in her defense, her right to a written decision on the
22 merits of the complaint, her rights to reconsideration and/or rehearing, appeal and/or
23 judicial review, and all other rights which may be accorded by the Nevada Administrative
24 Procedure Act, the Nevada Real Estate Appraisers statutes and accompanying regulations,
25 and the federal and state Constitutions.

26 6. RESPONDENT understands that this Agreement and other documentation
27 may be subject to public records laws. The Commission members who review this matter
28 for approval of this Stipulation may be the same members who ultimately hear, consider,

1 and decide the Complaints if this Stipulation is either not approved by the Commission or
2 is not timely performed by RESPONDENT.

3 7. RESPONDENT fully understands that she has the right to be represented by
4 legal counsel in these matters at his own expense.

5 8. Each party shall bear their own attorney's fees and costs, except as
6 provided above.

7 9. Approval of Stipulation. Once executed, this Stipulation will be filed with the
8 Commission and will be placed on the agenda for approval at its next public meeting. The
9 Division will recommend to the Commission approval of the Stipulation. RESPONDENT
10 agrees that the Commission may approve, reject, or suggest amendments to this
11 Stipulation that must be accepted or rejected by RESPONDENT before any amendment
12 is effective.

13 10. Withdrawal of Stipulation. If the Commission rejects this Stipulation or
14 suggests amendments unacceptable to RESPONDENT, RESPONDENT may withdraw
15 from this Stipulation, and the Division may pursue its Complaints before the Commission.
16 This Stipulation then shall become null and void and unenforceable in any manner against
17 either party.

18 11. Release. In consideration of the execution of this Stipulation, RESPONDENT
19 for herself, her heirs, executors, administrators, successors, and assigns, hereby releases,
20 remises, and forever discharges the State of Nevada, the Department of Business and
21 Industry, and the Division, and each of their respective members, agents, employees, and
22 counsel in their individual and representative capacities, from any and all manner of
23 actions, causes of action, suits, debts, judgments, executions, claims, and demands
24 whatsoever, known and unknown, in law or equity, that RESPONDENT ever had, now has,
25 may have, or claim to have against any or all of the persons or entities named in this
26 section, arising out of or by reason of the Division's investigations, these disciplinary
27 actions, and all other matters relating thereto.

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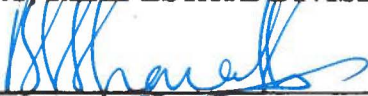
1 12. Indemnification. RESPONDENT hereby agrees to indemnify and hold
2 harmless the State of Nevada, the Department of Business and Industry, Petitioner, the
3 Division, and each of their respective members, agents, employees, and counsel, in their
4 individual and representative capacities, against any and all claims, suits, and actions
5 brought against said persons and/or entities by reason of the Division's investigations,
6 these disciplinary actions, and all other matters relating thereto, and against any and all
7 expenses, damages, and costs, including court costs and attorney fees, which may be
8 sustained by the persons and/or entities named in this section as a result of said claims,
9 suits, and actions.


10 13. Default. In the event of default under this Stipulation, RESPONDENT agrees
11 that the unpaid balance of the administrative fine and costs, together with any attorneys'
12 fees and costs that may have been assessed, shall be due in full to the Division within
13 ten (10) calendar days of the date of default. Debt collection actions for unpaid monetary
14 assessments in this case may be instituted by the Division or its assignee.

15 14. RESPONDENT has signed and dated this Stipulation only after reading and
16 understanding all terms herein.

17 DATED this 2 day of ~~December, 2023.~~ ^{JANUARY 2024} DATED this 26 day of December, 2023.


18 NEVADA DEPARTMENT OF BUSINESS
19 & INDUSTRY, REAL ESTATE DIVISION

20 By: 
21 SHARATH CHANDRA
Administrator

By: 
PATRICIA WOOD
Respondent

22 Approved as to form:

23 AARON D. FORD
24 Attorney General

25 By: 
26 KRISTAE P. KEEGAN (Bar No. 12725)
27 Deputy Attorney General
5420 Kietzke Lane, #202
28 Reno, Nevada 89511
Attorney for Real Estate Division

1 **BEFORE THE COMMISSION OF APPRAISERS OF REAL ESTATE**
2 **STATE OF NEVADA**

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION,
5 DEPARTMENT OF BUSINESS AND
6 INDUSTRY, STATE OF NEVADA,

Case No. 2021-387, AP21.037.S

7 Petitioner,

8 vs.

9 PATRICIA WOOD,
10 (License No. A.0001344-CR – Closed),

11 Respondent.

12 **ORDER FOR SETTLEMENT OF DISCIPLINARY ACTIONS**

13 The Stipulation of Disciplinary Action having come before the Real Estate
14 Commission, Department of Business and Industry, State of Nevada, during its regular
15 agenda on January 16, 2023, and the Commission being fully apprised of terms and good
16 cause appearing,

17 **IT IS ORDERED** that the foregoing Stipulation and Order for Global Settlement of
18 Disciplinary Action, submitted by Petitioner and Respondent, is approved in full and shall
19 become effective immediately.

20 DATED: January _____, 2024.

21 NEVADA REAL ESTATE COMMISSION

22 By: _____
23 President, Nevada Real Estate Commission

24 Submitted by:

25 AARON D. FORD
26 Attorney General

27 By: 
28 CHRISTAL P. KEEGAN (Bar No. 12725)
Deputy Attorney General
5420 Kietzke Lane, #202
Reno, Nevada 89511
(775) 687-2141, ckeegan@ag.nv.gov
Attorney for Real Estate Division