



REAL ESTATE DIVISION,  
DEPARTMENT OF BUSINESS AND INDUSTRY,  
STATE OF NEVADA

\* \* \*

SHARATH CHANDRA, Administrator,  
REAL ESTATE DIVISION,  
DEPARTMENT OF BUSINESS AND  
INDUSTRY, STATE OF NEVADA,  
  
Petitioner,  
  
vs.  
  
STEVEN M. ORTEGA  
A.0007017-CR  
  
Respondent

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

Case No. 2016-438 & 2016-439  
AP16.016.S & AP16.017.S

**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, SHARATH CHANDRA (the "Administrator"), and the Respondent, Steven M. Ortega (whether one or more hereinafter the "Respondent"), who at relevant times was licensed by the State of Nevada, license number(s) A.0007017-CR. 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 May 19, 2017, in LAS VEGAS, NEVADA. Members of the AARC present were, Robert T. Seffan, Steven R. Johnson 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 recommends that the  
19 RESPONDENT complete not less than 7 hours of instruction in Report Writing/Case Study, not less  
20 than 7 hours of instruction in Residential Property Analysis and not less than 7 hours of  
21 instruction in Sales/Cost Comparison Approach and pass all examinations, courses are to be  
22 attended in person. No credit will be given for continued education credit for the above  
23 mentioned courses. Course must be completed within 12 months from date Appraisal Commission  
24 signs the stipulation.

25 b. **Public Record.** RESPONDENT and the DIVISION agree that by entering into this  
26 Stipulation, the DIVISION does not concede any defense or mitigation RESPONDENT may assert,  
27 and the parties agree that the DIVISION will not publicize the instant disciplinary matter, except as  
28 set forth below, and that once this Stipulation is approved and fully performed, the DIVISION will

1 close its file in this matter. RESPONDENT understands that the public records law may require the  
2 DIVISION to make available for inspection this Stipulation and related documents. RESPONDENT  
3 also understands that the DIVISION may share the content of this Stipulation and related  
4 documents with any governmental or professional organization or member of the public;

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

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

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

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

**g. Attorney fees and other costs.** Each party shall bear its own attorney's fees and

other costs not specifically set forth in this Stipulation.

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

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

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

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

**10.    STIPULATION IS NOT A BAR TO FUTURE PROCEEDINGS.** This Stipulation shall not

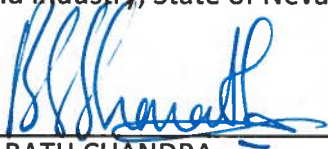
1 constitute an estoppel, merger or bar to any administrative or civil proceeding by the Division  
2 with respect to any future matters or other matters that were not consideration for this  
3 Stipulation.

4 ....  
5 ....  
6

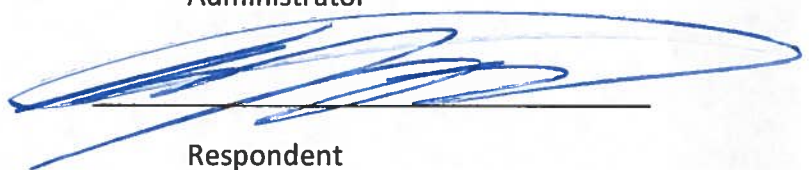
7  
8  
9  
10 SO STIPULATED.

11 Dated: 07/10/17

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

12  
13  
14 By:   
15 SHARATH CHANDRA  
Administrator

16 Dated: 6-2-17

  
Respondent

17  
18  
19 **ORDER**

20 The foregoing Stipulation was approved by a vote of the Nevada Commission of  
21 Appraisers of Real Estate on \_\_\_\_\_.

22 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

23  
24 NEVADA COMMISSION OF APPRAISERS OF  
REAL ESTATE

25  
26 \_\_\_\_\_  
Commissioner

**Exhibit A  
Steven Ortega**

**Violation found:**

**Standard Rule 1** In developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal.

**1-1 (b)** not commit a substantial error of omission or commission that significantly affects an appraisal; and

**1-1 (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.

**Standard Rule 1-3** When necessary for credible assignment results in developing a market value opinion, an appraiser must:

**1-2 (a)** identify and analyze the effect on use and value of existing land use regulations, reasonably probable modifications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market area trends; and

**Standard Rule 1-4** - In developing a real property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment results.

**1-4(b) (i)** When a cost approach is necessary for credible assignment results, an appraiser must:

**(i)** develop an opinion of site value by an appropriate appraisal method or technique.

**Standard Rule 2** In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading.

**2-1 (a)** clearly and accurately set forth the appraisal in a manner that will not be misleading;

**2-1 (b)** contain sufficient information to enable the intended users of the appraisal to understand the report properly.

**Facts and Rationale for Finding:** The Appraisal Association Advisory Review Committed has found that the Respondent, while licensed, certified or registered as a Nevada Appraiser, committed violations of chapter 645C of Nevada Revised Statutes and Nevada Administrative Code and/or USPAP.

**CERTIFICATE OF SERVICE**

I, hereby certify that I am an employee of the Real Estate Division, Department of Business and Industry, State of Nevada and that on the 30<sup>th</sup> day of May, 2017 I served a fully executed copy of the foregoing **STIPULATION FOR SETTLEMENT OF DISCIPLINARY ACTION PURSUANT TO NAC 645C.610(3)** by depositing a copy of the same in the State of Nevada mailroom, properly addressed, certified return receipt requested, addressed as follows:

**STEVEN M. ORTEGA**

**CERTIFIED MAIL #7013 1090 0001 1294 9603**

  
**Jaye Lindsay, Compliance/Audit Investigator II**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

## COMMITTEE REPORT

**Date of AARC meeting:** May 19, 2017  
**Case No.** AP16.016.S (2016-438)  
AP16.017.S (2016- 439)  
**Respondent:** Steven Ortega  
**License No.** A.0007017-CR  
**Appraisal Officer:** Stacey Spoerl  
**Committee members:** Timothy Morse, Chair, Robert Steffen, Stephen R. Johnson

**Allegations:**

AP16.016.S (2016-438)

Respondent failed to attach an addendum to the appraisal and admitted he failed to analyze the subject's proximity to Blue Diamond Road and did not use similar comps

AP16.017.S (2016- 439)

Respondent had comparables exceeding distance, when there were similar comparables nearby. Numerous mistakes, including misidentification of the neighborhood, erroneous reporting of subject features, non-discussion of comparables greater than 1 mile, lack of adjustment for sales concession and use of a comparable (#1), that is not similar (MLS notes land is not residential)

**Findings:**

The Committee determined that in the case of the appraisal of a single family residence located at 9255 Aspen Shadow Lane, Las Vegas, NV dated October 7, 2015, and of a single family residence located at 4049, San Diego Street, North Las Vegas, NV dated October 6, 2015 RESPONDENT violated the Uniform Standards of Professional Appraisal Practice in that he

**Violations:**

**Standard Rule 1-1**, in developing a real property appraisal, an appraiser must:

**1-1 (b)** not commit a substantial error of omission or commission that significantly affects an appraisal; and



**1-1 (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.

**Standard Rule 1-3**, when necessary for credible assignment results in developing a market value opinion, an appraiser must:

**1-3 (a)** identify and analyze the effect on use and value of existing land use regulations, reasonably probable modifications of such land use regulations, economic supply and demand, the physical adaptability of the real estate, and market area trends;

**Standard Rule 1-4**, In developing a real property appraisal, an appraiser must collect, verify and analyze all information necessary for credible assignment results.

**1-4 (b)(i)** develop an opinion of site value by an appropriate appraisal method or technique

**Standard Rule 2-1**

In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading.

Each written or oral real property appraisal must:

**2-1(a)** clearly and accurately set forth the appraisal in a manner that will not be misleading;

**2-1(b)** contain sufficient information to enable the intended users of the appraisal to understand the report properly;

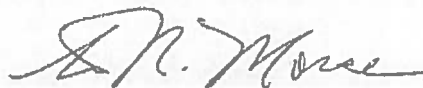
**Committee recommendation:**

The Committee recommends that the RESPONDENT complete not less than 7 hours of instruction in Report Writing/Case Study, not less than 7 hours of instruction in Residential Property Analysis and not less than 7 hours of instruction in Sales/Cost Comparison Approach and pass all examinations, courses are to be attended in person. No credit will be given for continuing education credit for the above mentioned courses. Course must be completed within 12 months from date Appraisal Commission signs the stipulation.

Respondent agreed.

This report is hereby submitted on this the 24 day of May 19, 2017.

Appraisal Advisory Review Committee



Timothy Morse, Chair