

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

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

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

Petitioner,

vs.

Case No. 2018-829, AP18.028.S

VANCE D. RANDALL  
A.0007808-CR

Respondent.

**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, VANCE D. RANDALL (whether one or more hereinafter the "Respondent"), who at relevant times was licensed by the State of Nevada, license number(s) A.0007808-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 January 21, 2020, in LAS VEGAS, NEVADA. Members of the AARC present were John S. Wright, Chairperson, R. Scott Dugan and Tio DiFrederico.

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 Statutes

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

- 19 **a. Not less than 14 hours continued education in Residential Report Writing**  
20 **b. Not less than 7 hours continued education in Highest and Best Use**

21 **For a total of not less than 21 hours of continued education. AARC recommended the**  
22 **Report Writing Course be taken in a classroom setting. AARC also recommended the**  
23 **respondent, after the education is complete submit one-month log of appraisals for the**  
24 **Appraisal Manager to select at random at least 3 appraisals for review for educational**  
25 **purposes only. The continued education is to be completed within one (1) year from the**  
26 **date the Appraisal Commission President signs the Stipulated Agreement, courses will not**  
27 **count towards license renewal.**  
28

1           RESPONDENT \_\_\_\_Agreed to stipulation \_\_\_\_\_.

2           **b. Public Record.** RESPONDENT and the DIVISION agree that by entering into this  
3 Stipulation, the DIVISION does not concede any defense or mitigation RESPONDENT may assert,  
4 and the parties agree that the DIVISION will not publicize the instant disciplinary matter, except as  
5 set forth below, and that once this Stipulation is approved and fully performed, the DIVISION will  
6 close its file in this matter. RESPONDENT understands that the public records law may require the  
7 DIVISION to make available for inspection this Stipulation and related documents. RESPONDENT  
8 also understands that the DIVISION may share the content of this Stipulation and related  
9 documents with any governmental or professional organization or member of the public;

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

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

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

26           **f. Waiver by Respondent.** RESPONDENT agrees and understands that by entering  
27 into this Stipulation, RESPONDENT is waiving his/her right to a hearing at which RESPONDENT may  
28 present evidence in his/her defense and to be represented by counsel, to judicial review of any  
adverse decision by the Commission, and to present his/her defense to a Commission which has  
had no prior familiarity with the Instant matter. The Commission members who review this

1 matter for approval of this Stipulation may be the same members who ultimately hear the  
2 DIVISION'S complaint if this Stipulation is either not approved by the Commission or is not timely  
3 performed by RESPONDENT; and

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

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

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

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

9. **SETTLEMENT DISCUSSIONS NOT EVIDENCE.** Any statements made during the  
discussions leading up to this Stipulation may not be discussed or introduced into evidence at any

1 hearing. However, evidence of the Respondent's failure to abide by the terms of any Stipulation  
2 entered into with the Division, may be introduced at a hearing and used against the Respondent.

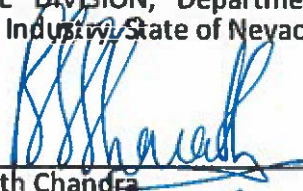
3 **10. STIPULATION IS NOT A BAR TO FUTURE PROCEEDINGS.** This Stipulation shall not  
4 constitute an estoppel, merger or bar to any administrative or civil proceeding by the Division with  
5 respect to any future matters or other matters that were not consideration for this Stipulation.

6 .....  
7 .....  
8 .....


9 SO STIPULATED.

10 Dated: June 16, 2020

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

11  
12 By:   
13 Sharath Chandra  
Administrator

14 Dated: 06/05/2020

15   
16 Respondent

17 **ORDER**

18 The foregoing Stipulation was approved by a vote of the Nevada Commission of Appraisers  
19 of Real Estate on.

20 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

21 NEVADA COMMISSION OF APPRAISERS OF  
22 REAL ESTATE

23 \_\_\_\_\_  
24 Appraisal Commission President  
25  
26  
27  
28

**Exhibit A**

**Violation found:**

**Scope of Work Rule:** Disclosure Obligations; Line 451-456. The report must contain sufficient information to allow intended users to understand the scope of work performed.

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

1-3(b) develop an opinion of the highest and best use of the real estate

**Standard Rule 1-6:** In developing a real property appraisal, an appraiser must:

1-6(a) reconcile the quality and quantity of data available and analyzed within the approached used.

1-6(b) reconcile the applicability or suitability of the approaches used to arrive at the value conclusion(s).

**Standard Rule 2-2:** each written real property report must be prepared under one of the following options and prominently state which option is used; Appraisal Report or Restricted Report.

2-2(a)(viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions and conclusions; exclusion of the sales comparison approach, cost approach or income approach must be explained.

2-2(a)(x) when an opinion of highest and best use was developed by the appraiser, describe the support and rationale for that opinion.

2-2(a)(xi) clearly and conspicuously: state all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results

**Facts and Rationale for Finding:**

Investigative case was presented to the Appraisal Advisory Review Committee and violations of the Uniform Standards of Professional Appraisal Practice (USPAP) were found to be proven. Education was recommended.