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

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6 SHARATH CHANDRA, Administrator,
7 REAL ESTATE DIVISION,
8 DEPARTMENT OF BUSINESS AND
9 INDUSTRY, STATE OF NEVADA,

10 Petitioner,

11 vs.

12 CHRISTINE L. BROWN
13 A 0002561-CR

14 Respondent.

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

18 Case No. 2020-174, AP20.031.N

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

22 1. PARTIES. This Stipulation is entered into by and between the Petitioner, the REAL
23 ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA (the "Division"),
24 by and through its Administrator, SHARATH CHANDRA (the "Administrator"), and the Respondent,
25 CHRISTINE L. BROWN (whether one or more hereinafter the "Respondent"), who at relevant time
26 was licensed by the State of Nevada, license number(s) A.0002561-CR. This Stipulation is entered
27 into upon mutual agreement with the decision of the Appraisal Advisory Review Committee (the
28 "AARC"), which was reached at its informal conference held on July 13, 2021, virtually via Webex.
Members of the AARC present were John S. Wright, Chairperson, Kristen Lowe and La Vonne
Johnson.

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

32 3. FINDINGS. The AARC has found that the Respondent, while licensed, certified or
33 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 **AARC Committee Recommendations**

19 **Not less than a 7-hour course in the Sales Comparison Approach**

20 **Not less than a 4-hour Residential Adjustments Course**

21 **Not less than a 4-hour course in Report Writing**

22 **For a total of not less than 15 hours of continued education to be completed**
23 **within one year of the Appraisal Commission President signing the stipulated**
24 **agreement. None of the above listed education can be counted towards license**
25 **renewal. Once the education is completed, the respondent will submit monthly**
26 **appraisal logs to the Division to select appraisals for review to insure USPAP**
27 **Compliance.**

1 **One year after the recommended education is completed, the respondent will**
2 **submit 2 months of Appraisal Logs to the Real Estate Division, the Division will**
3 **select random appraisals for review for USPAP compliance, for a one-time review,**
4 **unless issues are found with the reviewed appraisals.**

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

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

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

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

29 **f. Waiver by Respondent.** RESPONDENT agrees and understands that by entering
30 into this Stipulation, RESPONDENT is waiving his/her right to a hearing at which RESPONDENT may

1 present evidence in his/her defense and to be represented by counsel, to judicial review of any
2 adverse decision by the Commission, and to present his/her defense to a Commission which has
3 had no prior familiarity with the instant matter. The Commission members who review this
4 matter for approval of this Stipulation may be the same members who ultimately hear the
5 DIVISION'S complaint if this Stipulation is either not approved by the Commission or is not timely
6 performed by RESPONDENT; and

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

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

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

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

any such amendment shall become effective.

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

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

8 SO STIPULATED.

9 Dated: 9/14/21

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

11 By: [Signature]
12 Sharath Chandra
13 Administrator

14 Dated: 8/27/21

15 Christine Brown **Please Sign & Date**
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 _____, 2021.

21
22 NEVADA COMMISSION OF APPRAISERS OF
23 REAL ESTATE

24
25
26 _____
Appraisal Commission President

Exhibit A- Case Number 2020-174-BROWN

Violation found:

Record Keeping Rule:

An appraiser must prepare a work file for each appraisal or appraisal review assignment. A work file must be in existence prior to the issuance of any report or other communication of assignment results. A written summary of an oral report must be added to the work file within a reasonable time after the issuance of the oral report.

Scope of Work Rule:

For each appraisal and appraisal review assignment, an appraiser must:

1. identify the problem to be solved;
2. determine and perform the scope of work necessary to develop credible assignment results; and
3. disclose the scope of work in the report.

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.

Standards 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.

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;

Standards Rule 1-4:

In developing a real property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment results.

- (a) When a sales comparison approach is necessary for credible assignment results, an appraiser must analyze such comparable sales data as are available to indicate a value conclusion.

Standards Rule 1-5:

When the value opinion to be developed is market value, an appraiser must, if such information is available to the appraiser in the normal course of business,

- (a) analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal;

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.

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;

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

3 **Standards Rule 2-2:**

4 Each written real property appraisal report must be prepared under one of the following options and
5 prominently state which option is used: Appraisal Report or Restricted Appraisal Report

6 (a) The content of an Appraisal Report must be consistent with the intended use of the appraisal and, at a
7 minimum:

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

11 (x) when an opinion of highest and best use was developed by the appraiser, summarize the support and
12 rationale for that opinion.

13 **Facts and Rationale for Finding:**

14 **AARC Committee Recommendations:**

15 Education: Not less than a 7-hour course in the Sales Comparison Approach, not less than a 4-
16 hour course in Residential Adjustments and not less than a 4-hour Residential Report Writing course a
17 total of not less than 15 hours of continued education to be completed within one year of the Appraisal
18 Commission President signing the Stipulated Agreement. None of the above recommended education
19 will count toward license renewal.

20 One year after the recommended education is completed, the respondent will submit 2 months of
21 Appraisal Logs to the Real Estate Division, the Division will select random appraisals for review for
22 USPAP compliance, for a one-time review, unless issues are found with the reviewed appraisals.
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