

# COMMISSION OF APPRAISERS OF REAL ESTATE DISCIPLINARY REPORT

Name	License #	Case #	Hearing Date	C S VS REV C&D	Effective Date	Fine	Fine Due Date	Division Cost	Division Cost Due Date	Education	EDU Due Date	EDU Complete Date	Total Due	Payment Due	Date Paid	Amount Paid	Balance Due	Violations	Action
Hensel, Cynthia	A.0205432-RES	AP15.039.N	05/17/16	ARC	05/17/16					15 hours of instruction in residential case studies & report writing	11/19/16		\$ -	\$ -		\$ -	\$ -	Standards Rules 1-1, 1-4, 2-1 & 2-2	
Steffan, Robert	A.00006198-CR	2017-821 AP17.019.S	08/25/17	S	01/23/18					15 hours of instruction in report writing 7 hours of instruction in sales comparison/sales adjustments 15 hours of instruction in residential site valuation	07/23/19		\$ -	\$ -		\$ -	\$ -	USPAP Standard Rule 1-1; USPAP Standard Rule 1-2; USPAP Standard Rule 1-4; USPAP Standard Rule 1-6 & USPAP Standard Rule 2-1	
Brunson, Michael	A.0207222-CG	2016-4146 AP17.020.S	03/08/19	C	03/11/19	\$ 3,000.00	06/09/19	\$ 3,578.29	06/09/19	30 hours appraisal practice 30 hours of appraisalal procedures	03/10/20		\$ 6,578.29	\$ 6,578.29		\$ 6,578.29	\$ 6,578.29	USPAP Scope of Work Rule; USPAP Ethics Rule; USPAP Rule 1-1(a); USPAP Standard Rule 1-1(c); USPAP Standard Rule 1-2(h); USPAP Standard Rule 1-5(a)&(b); USPAP Standard Rule 2-1(a)&(c )	Certified general appraiser license suspended for 1 year effective 3-11-19 Approval to teach CE courses is revoked Cost of fines reduced at 10/5/21 commission hearing - costs amended
Lapadu, Michelle	A.0006848-CR	2018-461 AP18.011.S	03/03/20	S	03/06/20	\$ -		\$ -		Not less than 14 hours in Cost Approach Not less than 7 hours in Sales Adjustments Not less than 14 hours in Report Writing	05/06/21		\$ -	\$ -		\$ -	\$ -	Record Keeping Rule; Standard Rules 2-1(b); 2-2(a)(viii) & (x)	
Lapadu, Michelle	A.0006848-CR	2018-1363 AP19.005.S	09/15/20	S	10/02/20	\$ 3,750.00	11/01/20	\$ 1,000.00	11/01/20	Not less than 7 hours in Understanding Luxury Home Features Not less than 3 hours in New Construction Essential: Luxury Home Features Not less than 4 hours in Fundamental of Appraising Luxury Homes	10/03/22	8/7/22 8/14/22	\$ 4,750.00	\$ 4,750.00	10/16/20	\$ 4,750.00	\$ -		
Beebe, Donald	A.0004097-CR	2018-1365 AP18.007.S	01/21/20	S	10/05/20					Not less than 7 hours in cost approach Not less than 3 hours in residential adjustments Not less than 7 hours in residential report writing Not less than 7 hours in highest and best use	10/05/21	9/11/20 10/24/20 11/20/20 8/20/21	\$ -	\$ -		\$ -	\$ -	Record Keeping Rule; Standard Rule 1-1(a) & (b); 1-3(b); 1-4(a) & (b)(i) & (iii); 1-5(b); 1-6(a) & (b); 2-2(a)(viii) & (x)	9.7.21 Respondent sent certificates of completed education but 4 hours were completed prior to signed stipulation by commission; per Jaye, respondent will need to complete another 4 hour course before his agreement expires
Tardio, Sergio	A.00007555-CR	2017-868 AP17.031.S	01/12/21	STIP	02/15/21	\$ 237.04	03/17/21	\$ -		Not less than 14 hours of valuation and cost approach; Not less than 4 hour of ethics, competence & negligence; Not less than 15 hours of residential market analysis & highest and best use; Nott less than 4 hours of adjustments; Not less than 5 hours in work file	08/15/22		\$ 237.04	\$ 237.04	03/04/21	\$ 237.04	\$ -		Respondent agreed to pay fine of \$1800.00 and investigative costs of \$1044.44, in 12 monthly installments.
Tardio, Sergio			01/12/21			\$ -		\$ 237.00	02/17/21				\$ 237.00	\$ 237.00	07/18/22	\$ 237.00	\$ -		

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Polak, Traci	A.0207532-INTR	2019-1270 AP20.016.S	01/13/21	STIP	01/20/21	\$ -		\$ -		Not less than 14 hours residential market analysis & highest & best use; Not less than 6 hours ethics, competency & negligence Not less than 3 hours work file	01/20/22		\$ -	\$ -		\$ -	\$ -	USPAP Record Keeping Rule; USPAP Standard Rules 1; 1-3(b); 1-4(a); 1-6(a) & (b); 2, 2-1(a) & (b); 2-2(a)(viii) & (x)	
Gentile, Thomas	A.0207556-INTR	2020-438 AP20.043.S	01/12/21	FF	03/15/21	\$ 300.00	03/15/21	\$ 2,106.10	03/15/21				\$ 2,406.10	\$ 2,406.10		\$ -	\$ 2,406.10	NRS 645C.260(1)(b); NRS 645C.470(2) pursuant to NAC 645C.120; NRS 645C.460(1)(a) and/or (b)	Respondent shall complete 400 additional intern appraisal hours with an unrelated supervisor within 1 year of effective date of order; Respondent is required to renew and maintain a current appraisal intern registration card
Bush, Garry	A.0001553-CG	2019-390 AP19.027.S 2019-1008 AP20.011.S	05/25/21	STIP	06/04/21	\$ -		\$ -		3 hours work file; 15 hours report writing	06/06/22		\$ -	\$ -		\$ -	\$ -	USPAP Record Keeping Rule, Standards Rule 1-4(a), 1-6(a), 2-1(a), 2-1(b), 2-2(a), 2-2(a)(viii)	
Obed, Jason	A.207696-CR	2019-1318 AP20.018.S	05/25/21	STIP	06/04/21	\$ -		\$ -		4 hours Residential Appraiser Adjustments 14 hours Residential Site Valuation and Cost Approach	06/06/22		\$ -	\$ -		\$ -	\$ -	USPAP Standards Rule 1-4(a), 2-1(a)	
Pierce, Brett	A.0205486-CR	2019-316 AP19.026.N	05/25/21	STIP	06/04/21	\$ 266.22	06/01/21	\$ -		6 hours ethics, competency and negligence 7 hours scope of work 14 hours residential market analysis and highest and best use 14 hours report writing 7 hours sales comparison approach	12/05/22		\$ 266.22	\$ 266.22	06/02/21	\$ 300.00	\$ (33.78)		
													\$ 266.22	\$ 266.22	07/11/22	\$ 266.22	\$ -		
													\$ 266.22	\$ 266.22	08/16/22	\$ 266.22			
															09/09/22	\$ 266.22	\$ 2,088.31		
Brunson, Michael	A.0207222-CG	2018-1366 AP19.008.S	06/23/21	FF	08/02/21	\$ 5,000.00	08/08/22	\$ 12,475.72	08/02/22				\$ 17,475.72	\$ 17,475.72		\$ -	\$ 17,475.72		Respondent filed petition for rehearing and stay; petition for stay was granted until commission makes a decision on the rehearing 10/5/21 - commission denied petition for rehearing, investigative costs reduced
Bayne, Ian	A.0207538-CR	2020-349 AP20.036.S	10/05/21	S	10/07/21					Not less than 4 hours Appraiser Self Protection-Documentation and Record Keeping; Not less than 4 hours Residential Adjustments; Not less than 15 hours Residential Market Analysis and Highest and Best Use	10/07/22							Record Keeping Rule; Competency Rule; Scope of Work Rule; USPAP Standards Rule 1, 1-1 (a)(b)(c); 1-2 (h); 1-4 (a); Standards Rule 2; 2-1 (a) (b); 2-2 (a)(viii)	
Perkes, Mark R	A.0206823-CR	2020-88 AP20.029.S	10/05/21	S	10/07/21					Not less than 4 hours Missing Explanation; Not less than 4 hours Appraiser Self-Protection-Documentation and Record Keeping; Not less than 4 hours Residential Adjustments; Not less than 14 hours Residential Market Analysis and Highest and Best Use	10/07/22							Record Keeping Rule; Competency Rule; Scope of Work Rule; USPAP Standards Rule 1, 1-1 (a)(b)(c), 1-2 (h), 1-4	

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Christen, Kari	A.0005797-CR	2020-279 and 2020-374 AP20.039.S	01/25/22	S	01/28/22					33 hours of CE Not less than 4 hours of Self-Protection-Documentation and Record Keeping Not less than 14 hours Residential Report Writing and Case Studies Not less than 4 hours Assignment Conditions, Elements and Results Not less than 4 hours Approach Reconciliation Not less than 7 hours Sales Comparison	07/28/23								
Howard, Glenn	A.0007090-RES	2019-585 AP19A.035.S 2019-751 AP20.001.S 2020-576 AP21.003.S 2020-623 AP21.007.S 2021-607 AP21.043.S 2021-675 AP21.045.S	04/26/22	S	06/10/22	\$ 18,500.00	05/10/25	\$ 7,303.52	05/10/22	1ST YEAR - Not less than 3 hours cours in Nevada Law; Not less than 30 hours in Appraisal Procedures or Not less than 30 hours in Appraisal Principles 2ND YEAR - Not less than 7 hour USPAP course; Not less than 30 hours in Appraisal Procedures or Principles (whichever not take in previous year); 3RD YEAR - Not less than 4 hours of Appraiser Self Protection; Not less than 4 hours of Ethics, Competency and Negligence	05/10/25						\$ 25,803.52		
Howard, Glenn															08/10/22	\$ 720.00			
															09/13/22	\$ 720.00	\$ 22,929.26		
Lyle, Darren	A.0003642-CR	2018-1024	04/26/22	C	06/08/22			\$ 4,249.90	12/08/22				\$ 4,249.90	\$ 4,249.90				NRS 645C.500(5); USPAP Ethics Rule, USPAP Record-Keeping Rule, USPAP Standards Rule 1-1a, USPAP Standards Rule 1-1b, USPAP Standards Rule 1-1c, USPAP Standards Rule 1-3b, USPAP Standards Rule 1-4a, USPAP Standards Rule 1-4b, USPAP Standards Rule 1-4f, USPAP Standards Rule 1-6a, USPAP Standards Rule 1-6a and b, USPAP Standards Rule 2-1a, USPAP Standards Rule 2-2a(viii), USPAP Standards Rule 2-2a(x)	License revoked as of 7/8/2022
Lyle, Darren	A.0003642-CR	2018-1555	04/26/22	C	06/08/22			\$ 2,389.87	12/08/22				\$ 2,389.87	\$ 2,389.87				USPAP Record-Keeping Rule, USPAP Standards Rule 1-1a, USPAP Standards Rule 1-1b, USPAP Standards Rule 1-1c, USPAP Standards Rule 1-3b, USPAP Standards Rule 1-4a, USPAP Standards Rule 1-4b, USPAP Standards Rule 1-6a and b, USPAP Standards Rule 2-1a, USPAP Standards Rule 2-2a(viii), USPAP Standards Rule 2-2a(x)	License revoked as of 7/8/2022
Wagner, Adrienne	A.0207156-CR	2020-246	04/26/22	C	06/08/22			\$ 3,646.14	06/08/25									USPAP Record-Keeping Rule, USPAP Competency Rule, USPAP Scope of Work Rule, USPAP Standards Rule 1-1a, USPAP Standards Rule 1-1b, USPAP Standards Rule 1-1c, USPAP Standards Rule 1-2h, USPAP Standards Rule 1-4a, USPAP Standards Rule 1-4b, USPAP Standards Rule 2-1a, USPAP Standards Rule 2-1b	License revoked as of 7/8/2022 - for a period of 1 year
Udom, Chukwunweike E.	A.0007374-CR	2020-188	04/26/22	S	05/20/22					Not less than 4 hours Appraiser Self Protection-Documentation and Record Keeeping; Not less than 4 hours Residential Adjustments; Not less than 15 hours Residential Market Analysis and Highest and Best Use	05/22/23								

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Miller York, Martha	A.0006205-CR	2020-783 AP21.011.N 2020-790 AP21.013.N 2020-830 AP21.014.N	07/12/22	S	07/14/22					15 hours of CE - Not less than a 15-hour course in Residential Market Analysis and Highest and Best Use	07/14/23								
Erick, Jarrod	A.0208127-RES	2020-392 AP20.00.S	07/12/22	S	07/14/22					25 hours of CE - Not less than 4 hours in Appraiser Self-Protection: Documentation and Record Keeping Not less than 7 hours in Residential Sales Comparison Not less than 14 hours in Residential Site Valuation and Cost Approach	07/14/23								
James, Ronald L	A.0003842-CG	2020-664 AP21.008.S	07/12/22	S	07/14/22					37 hours of CE - Not less than 15 hours in Residential Market Analysis and Highest and Best Use Not less than 7 hours in how to Support and Prove Your Adjustments Not less than a 15 hour USPAP course	07/14/23								
Christie, Brian	A.000338-CR	2020-311 AP20.035.S	07/12/22	S	07/14/22					34 hours of CE - Not less than 4 hours Appraiser Self-Protection; Documentation and Record Keeping; Not less than 15 hours Residential Report Writing and Case Studies; Not less than 15 hour	07/14/23								
Ortega, Steven M.	A.0007017-CR	2019-906 AP20.006.S	07/12/22	C	07/20/22			\$ 5,579.38	08/19/25	41 hours of CE - Not less than 15 hours of Residential Market Analysis and Highest and Best Use; Not less than 7 hours How to Support and Prove Your Adjustments; Not less than 4 hours of Appraiser Self Protection: Documentation and Record Keeping; Not less than 15 hours									

**\$ 12,553.26**

**\$ 19,397.11**

**\$ 32,482.81 \$ 32,482.81**

**\$ 6,322.70 \$ 28,514.64**

Fields with yellow highlights are items that have been updated since the last Commission meeting.

Fields with bold black outlines are items that have been added to this report since the last