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STATE OF NEVADA

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Director



SHARATH CHANDRA  
Administrator

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Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION  
[www.red.nv.gov](http://www.red.nv.gov)

**NOTICE & AGENDA OF PUBLIC MEETING**  
OF THE  
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE

**April 4-6, 2023**

The Nevada Commission of Appraisers of Real Estate will conduct a meeting **TUESDAY, APRIL 4, 2023, beginning at 9:00 a.m. and each day thereafter at 9:00 a.m. through THURSDAY, APRIL 6, 2023, or until the Commission concludes its business at the following locations:**

NEVADA STATE BUSINESS CENTER  
3300 WEST SAHARA AVENUE  
4<sup>TH</sup> FLOOR, NEVADA ROOM  
LAS VEGAS, NEVADA 89102

**With VIDEO CONFERENCE TO:**  
NEVADA DIVISION OF INSURANCE  
1818 E. COLLEGE PARKWAY, SUITE 103  
CARSON CITY, NEVADA 89706

**Members of the public can attend the meeting virtually and participate during the agenda items designated for public comment by video or telephone using the information below:**

**DIAL-IN NUMBER: (844) 621-3956 OR WEBEX.COM**

**TUESDAY, APRIL 4, 2023**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2483 973 0882##**

**WEBEX.COM MEETING NUMBER: 2483 973 0882 MEETING PASSWORD: UkUGZa2Kj62**

**WEDNESDAY, APRIL 5, 2023**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2490 304 3454##**

**WEBEX.COM MEETING NUMBER: 2490 304 3454 MEETING PASSWORD: HhdJu83Yuz7**

**THURSDAY, APRIL 6, 2023**

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2483 144 8534##**

**WEBEX.COM MEETING NUMBER: 2483 144 8534 MEETING PASSWORD: qHgN2qMim37**

**STACKED AGENDA:** Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the President. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

**PUBLIC COMMENT:** Public Comment may be limited to three minutes per person at the discretion of the President. The Commission may only take action on those items denoted as potential action items.

Members of the public may submit written public comment by email to Maria Gallo at [mgallo@red.nv.gov](mailto:mgallo@red.nv.gov). Emails received prior to 4:00 p.m. on the day before the meeting will be provided to the Commission for review and entered into the record.

**NOTICE:** Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

**1) COMMISSION/DIVISION BUSINESS:**

- A. Call to order, introduction of Commissioners in attendance; and establish quorum.
- B. Introduction of Division staff in attendance.

**2) PUBLIC COMMENT:**

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to the Commission Coordinator. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE PRESIDENT.***

**3) DISCIPLINARY ACTION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

- A. NRED v. **ALFONSO A. CAMINO**, for possible action  
Case No. 2017-989 AP17.032.S  
License No. A0001257-CR (Active)
- B. NRED v. **FLOYD JOSEPH FREIBURGER**, for possible action  
Case No. 2019-1269 AP20.015.S  
License No. A0007386-CR (Active)
- C. NRED v. **HARRY H. SCHMALZ**, for possible action  
Case No. 2019-991 AP20.008.S  
License No. A0001745-CR (Active)
- D. NRED v. **HARRY H. SCHMALZ**, for possible action  
Case No. 2020-950 AP21.020.S  
License No. A0001745-CR (Active)
- E. NRED v. **SHELBY BRITTNANY SPRAGNO**, for possible action  
Case No. 2019-759 AP20.002.S  
License No. A.0006286-CR (Active)

**4) COMMISSION/DIVISION BUSINESS:**

- A. Discussion regarding the Administrator's report.
- B. Discussion regarding the Disciplinary Report.
- C. Discussion regarding Appraisal Program Manager's report on compliance caseload.
- D. Discussion regarding NRED's complaint process.
- E. Discussion regarding Fannie Mae's complaint process with representatives Kevin Smith, Darren Beatty, and Lyle Radke from Fannie Mae.
- F. Discussion regarding Fannie Mae updating its "Selling Guide".

- G. Discussion regarding Practical Applications of Real Estate Appraisal (PAREA) including a presentation by Scott DiBiasio, Manager of State and Industry Affairs at the Appraisal Institute.
- H. For possible action: Discussion and possible action to approve the minutes of the January 31, 2023, meeting.

**5) FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S).**

**6) PUBLIC COMMENT:**

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to the Commission Coordinator. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE PRESIDENT.***

**7) FOR POSSIBLE ACTION: ADJOURNMENT**

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS**

Carson City Assessor  
201 N. Carson Street, Suite 6  
Carson City, NV 89701

Churchill County Assessor  
155 N. Taylor Street, Suite 200  
Fallon, NV 89406

Clark County Assessor  
500 S. Grand Central Pkwy  
Second Floor  
Las Vegas, NV 89106

Douglas County Assessor  
1616 8<sup>th</sup> Street  
P.O. Box 218  
Minden, NV 89423

Elko County Treasurer  
571 Idaho St. Ste 101  
Elko, NV 89801

Humboldt County Assessor  
50 W. Fifth Street  
Winnemucca, NV 89445

Lander County Assessor  
315 S. Humboldt  
Battle Mountain, NV 89820

Lyon County Assessor  
Lyon County Courthouse  
P.O. Box 460  
Yerington, NV 89447

Mineral County Assessor  
1<sup>st</sup> & A Street  
P.O. Box 400  
Hawthorne, NV 89515

Nevada Association of Realtors  
760 Margrave Drive, Suite 200  
Reno, NV 89510

Nevada Real Estate Division  
3300 W. Sahara Avenue,  
Las Vegas, NV 89102

Nevada Public Notice Website  
<https://notice.nv.gov/>

NDOT-Right of Way Division  
123 E. Washington Avenue  
Las Vegas, NV 89301

NDOT - Chief ROW Agent  
Capitol Complex  
Carson City, NV 89710

Nevada Chapter Appraisal Institute  
2251 N. Rampart Blvd., Suite 1495  
Las Vegas, Nevada 89128

Nye County Assessor  
Nye County Courthouse  
P.O. Box 271  
Tonopah, NV 89049

Pershing County Assessor  
400 Main Street  
P.O. Box 89  
Lovelock, NV 89419

Washoe County Assessor  
1001 E. 9<sup>th</sup> Street, P.O. Box 11130  
Reno, NV 89520

White Pine County Assessor  
297 Nevada Northern Rail Way, Suite 3  
Ely, NV 89301

State of Nevada  
Dept. of Business & Industry  
State Real Estate Division  
INTERNET

PAGE: [http://red.nv.gov/Content/Meetings/Real\\_Estate\\_Calendar](http://red.nv.gov/Content/Meetings/Real_Estate_Calendar)

Contact for Supporting Materials:  
MARIA GALLO  
Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102  
Phone: 702-486-4074  
Email: [mgallo@red.nv.gov](mailto:mgallo@red.nv.gov)