

# 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<br>7 hours of instruction in sales comparison/sales adjustments<br>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<br>30 hours of appraisal 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. <span style="color: red;">Cost of fines reduced at 10/5/21 commission hearing - costs amended</span>                                       |
| 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<br>Not less than 3 hours in residential adjustments<br>Not less than 7 hours in residential report writing<br>Not less than 7 hours in highest               | 10/05/21     | 9/11/20<br>10/24/20<br>11/20/20<br>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)   | <span style="color: red;">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</span> |
| 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<br>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<br>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<br>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<br>7 hours scope of work<br>14 hours residential market analysis and highest and best use<br>14 hours report writing<br>7 hours sales comparison approach | 12/05/22     | 11/29/22<br>12/11/22<br>12/4/22            | \$ 266.22   | \$ 266.22   | 06/02/21  | \$ 300.00   | \$ (33.78)  |  |   |
|                  |                |   |              |                |                |             |               |               |                        |   |              |  |             |             | 11/08/22  | \$ 266.22   |             |  |   |
|                  |                |   |              |                |                |             |               |               |                        |   |              |  |             |             | 12/09/22  | \$ 266.22   |             |  |   |
|                  |                |   |              |                |                |             |               |               |                        |   |              |  |             |             | 01/12/23  | \$ 266.22   | \$ 1,023.43 |  |   |

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|------------------|---------------|---|--------------|----------------|----------------|--------------|---------------|---------------|------------------------|--|--------------|------------------------------|--------------|--------------|-----------|-------------|--------------|--|--|--|
| 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-Documetation and Record Keeeping; Not less than 4 hours Residential Adjustments; Not less than 15 hours Residential Market Analysis and Highest and Best Use   | 10/07/22     | 8/11/22<br>9/8/22<br>9/18/22 |              |              |           |             |              | 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-Documetation and Record Keeeping; 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   |  |  |
| Christen, Kari   | A.0005797-CR  | 2020-279 and 2020-374 AP20.039.S  | 01/25/22     | S              | 01/28/22       |              |               |               |                        | 33 hours of CE<br>Not less than 4 hours of Self-Protection-Documetation and Record Keeeping<br>Not less than 14 hours Residential Report Writing and Case Studies<br>Not less than 4 hours Assignment Conditions, Elements and Results<br>Not less than 4 hours Approach Reconciliation<br>Not less than 7 hours Sales Comparison  | 07/28/23     |                              |              |              |           |             |              |  |  |  |
| Howard, Glenn    | A.0007090-RES | 2019-585 AP19A.035.S<br>2019-751 AP20.001.S<br>2020-576 AP21.003.S<br>2020-623 AP21.007.S<br>2021-607 AP21.043.S<br>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    |               |   |              |                |                |              |               |               |                        |  |              |                              |              |              | 10/10/22  | \$ 720.00   |              |  |  |  |
|                  |               |   |              |                |                |              |               |               |                        |  |              |                              |              |              | 11/10/22  | \$ 720.00   |              |  |  |  |
|                  |               |   |              |                |                |              |               |               |                        |  |              |                              |              |              | 12/12/22  | \$ 720.00   | \$ 20,769.26 |  |  |  |
| Lytle, 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   |  |

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| Lytle, 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 Keeping; Not less than 4 hours Residential Adjustments; Not less than 15 hours Residential Market Analysis and Highest and Best Use   | 05/22/23     |                   |             |             |           |             |             |  |   |
| Miller York, Martha   | A.0006205-CR  | 2020-783 AP21.011.N<br>2020-790 AP21.013.N<br>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     |                   |             |             |           |             |             |  |   |
| Emick, 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 | 08/19/24     |                   |             |             |           |             |             |  |   |

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|-------------------|---------------|--|--------------|----------------|----------------|-------------|---------------|---------------|------------------------|--|--------------|-------------------|-----------|-------------|-----------|-------------|-------------|------------|--------|
| Kane, Frank E.    | A.0007029-CR  | 2020-757 AP21.010.S<br>2020-927 AP21.018.S | 10/18/22     | S              | 10/19/22       |             |               |               |                        | 26 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 | 04/19/24     |                   |           |             |           |             |             |            |        |
| Tromba, Abigail   | A.0006628-CR  | 2020-554 AP20.047.S                        | 10/18/22     | S              | 10/19/22       |             |               |               |                        | 26 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 | 10/19/23     |                   |           |             |           |             |             |            |        |
| Ortega, Steven M. | A.0007017-CR  | 2019-998 AP20.009.S                        | 10/18/22     | S              | 10/19/22       | \$ 3,000.00 | 10/18/24      |               |                        | 20 hours of continued education  | 10/20/24     |                   |           |             |           |             |             |            |        |
|                   |               |  |              |                |                |             |               |               |                        |  |              |                   | \$ 125.00 | \$ 125.00   | 11/18/22  | \$ 125.00   |             |            |        |
|                   |               |  |              |                |                |             |               |               |                        |  |              |                   | \$ 125.00 | \$ 125.00   | 12/16/22  | \$ 125.00   | \$ 2,750.00 |            |        |
| Ortega, Steven M. | A.0007017-CR  | 2019-1006 AP20.010.S                       | 10/18/22     | S              | 10/19/22       | \$ 2,500.00 | 10/18/24      |               |                        | 10 hours of continued education  | 10/20/24     |                   |           |             |           |             |             |            |        |
|                   |               |  |              |                |                |             |               |               |                        |  |              |                   |           |             | 11/18/22  | \$ 104.17   |             |            |        |
|                   |               |  |              |                |                |             |               |               |                        |  |              |                   |           |             | 12/16/22  | \$ 104.17   | \$ 2,291.66 |            |        |
| George, Vivien J. | A.0205973-RES | 2020-575 AP21.002.S                        | 10/18/22     | S              | 10/19/22       | \$ 5,400.00 | 10/18/24      | \$ 3,475.00   | 10/18/24               | 71 hours of continuing education - 30 hours in Appraisal Procedures; 30 hours in Appraisal Practice; 4-hours in Appraiser Self Protection and Record Keeping; 7-hours in How to Support & Prove Your Adjustments                                       | 10/20/24     |                   |           |             |           |             |             |            |        |

**\$ 8,566.22**

**\$ 18,160.11**

**\$ 26,726.33 \$ 26,726.33**

**\$ 1,098.66 \$ 27,449.76**

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