

COMMISSION OF APPRAISERS OF REAL ESTATE DISCIPLINARY REPORT

| Name | License # | Case # | Hearing Date | C S VS REV C&D | Fine | Fine Due Date | Division Cost | Division Cost Due Date | Education | EDU Due Date | EDU Complete Date | Date Paid | Amount Paid | Balance Due | Violations | Action | |
|------------------|----------------|---|--------------|----------------|--------------|---------------|---------------|------------------------|--|--------------|--|-----------|-------------|--------------|---|---|--|
| Hensel, Cynthia | A.0205432-RES | AP15.039.N | 05/17/16 | ARC | | | | | 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 | | | | | 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 | \$ 3,000.00 | 06/09/19 | \$ 3,578.29 | 06/09/19 | 30 hours appraisal practice 30 hours appraisal procedures | 03/10/20 | | | | \$ 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 | |
| Beebe, Donald | A.0004097-CR | 2018-1365 AP18.007.S | 01/21/20 | S | | | | | 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 | 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 | |
| Gentile, Thomas | A.0207556-INTR | 2020-438 AP20.043.S | 01/12/21 | FF | \$ 300.00 | 03/15/21 | \$ 2,106.10 | 03/15/21 | | | | | | \$ - | \$ 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 |
| Pierce, Brett | A.0205486-CR | 2019-316 AP19.026.N | 05/25/21 | STIP | \$ 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 | 11/29/22 12/1/22 12/4/22 | 06/02/21 | \$ 300.00 | \$ (33.78) | | | |
| | | | | | | | | | | | | 03/20/23 | \$ 266.22 | | | | |
| | | | | | | | | | | | | 04/18/23 | \$ 266.22 | | | | |
| | | | | | | | | | | | | 05/25/23 | \$ 224.77 | | | | |
| Brunson, Michael | A.0207222-CG | 2018-1366 AP19.008.S | 06/23/21 | FF | \$ 5,000.00 | 08/08/22 | \$ 12,475.72 | 08/02/22 | | | | | | \$ - | \$ 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 | |
| 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 | \$ 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 | | | |
| Lytle, Darren | A.0003642-CR | 2018-1024 | 04/26/22 | C | | | \$ 4,249.90 | 12/08/22 | | | | | | | 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(vii); USPAP Standards Rule 2-2a(v) | License revoked as of 7/8/2022 | |

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| Lytle, Darren | A.0003642-CR | 2018-1555 | 04/26/22 | C | | | \$ 2,389.87 | 12/08/22 | | | | | | | 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(vii), USPAP Standards Rule 2-2a(v) | License revoked as of 7/8/2022 |
| Wagner, Adrienne | A.0207156-CR | 2020-246 | 04/26/22 | C | | | \$ 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 |
| Miller York, Martha | A.0006205-CR | 2020-783 AP21.011.N 2020-790 AP21.013.N | 07/12/22 | S | | | | | 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 | | | | | 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 | 9/6/22 6/4/23 | | | | | |
| James, Ronald L | A.0003842-CG | 2020-664 AP21.008.S | 07/12/22 | S | | | | | 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 | | | | | 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 | | | \$ 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 | | | | | | |
| Kane, Frank E. | A.0007029-CR | 2020-757 AP21.010.S 2020-927 AP21.018.S | 10/18/22 | S | | | | | 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 | | | | | | |

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| Tromba, Abigail | A.0006628-CR | 2020-554 AP20.047.S | 10/18/22 | S | | | | | 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 | 5/11/23 5/17/23 5/18/23 | | | | | |
| Ortega, Steven M. | A.0007017-CR | 2019-998 AP20.009.S | 10/18/22 | S | \$ 3,000.00 | 10/18/24 | | | 20 hours of continued education | 10/20/24 | | 04/18/23 | \$ 125.00 | | | |
| | | | | | | | | | | | | 05/23/23 | \$ 125.00 | | | |
| | | | | | | | | | | | | 05/23/23 | \$ 125.00 | | | |
| Ortega, Steven M. | A.0007017-CR | 2019-1006 AP20.010.S | 10/18/22 | S | \$ 2,500.00 | 10/18/24 | | | 10 hours of continued education | 10/20/24 | | 04/18/23 | \$ 104.17 | | | |
| | | | | | | | | | | | | 05/23/23 | \$ 104.17 | | | |
| | | | | | | | | | | | | 05/23/23 | \$ 104.17 | | | |
| George, Vivien J. | A.0205973-RES | 2020-575 AP21.002.S | 10/18/22 | S | \$ 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 | | | | | | |
| Hatch, Michael H. | A.0000317-CR | 2020-559 AP20.048.S | 01/31/23 | S | | | | | 22 hours of continuing education- Not less than 4 hours Appraiser Self Protection-Documentation and Record Keeping Not less than 4 hours Approach Reconciliation; Not less than 14 hours Residential Market Analysis and Highest and Best Use | 01/31/24 | | | | | | |
| Slaman, Nathan S. | A.0006908-CR | 2017-2137 AP18.003.S 2020-787 AP21.012.S 2021-299 AP21.034.S | 01/31/23 | S | \$ 15,500.00 | 05/01/26 | \$ 4,500.00 | 05/01/26 | 60 hours of CE Not less than 30 hours of USPA; Not less than 7 hours How to Support & Prove Your Adjustments; Not less than 4 hours Appraiser Self Protection and Record Keeping; Not less than 15 hours Residential Market Analysis and Highest and Best Use; Not less than 4 hours Approach Reconciliation | 07/21/24 | | 05/01/23 | \$ 406.00 | | | |
| | | | | | | | | | | | | 06/01/23 | \$ 406.00 | \$ 19,200.00 | | |
| Lace, Richard W. | A.0002907-CR | 2020-18 AP20.023.N 2020-19 AP20.024.N 2020-21 AP20.025.N 2020-22 AP20.026.N | 01/31/23 | S | \$ 15,000.00 | 08/02/24 | \$ 1,000.00 | 08/02/24 | 32 hours of CE Not less than 15 hours Residential Market Analysis and Highest and Best Use; Not less than 7 hours Sales Comparison; Not less than 7 hours Cost Approach; Not less than 3 hours Report Writing | 07/31/24 | | | | | | |
| | | | | | | | | | | | | 03/21/23 | \$ 888.88 | | | |
| | | | | | | | | | | | | 04/28/23 | \$ 888.88 | | | |
| | | | | | | | | | | | | 05/23/23 | \$ 888.88 | \$ 12,444.48 | | |
| Camino, Alfonso A. | A.0001257-CR | 2017-989 AP17.032.S | 04/04/23 | S | \$ 5,000.00 | 07/06/24 | \$ 450.00 | 07/06/24 | 18 hours of CE - 14 hours of Residential Report Writing and Case Studies; 4 hours of Support Adjustments | 04/07/24 | | 05/02/23 | \$ 363.33 | | | |

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| | | | | | | | | | | | | 06/01/23 | \$ 363.33 | \$ 4,723.34 | | |
| Freiburger, Floyd Jose | A.0007386-CR | 2019-1269 AP20.015.S | 04/04/23 | S | \$ 5,000.00 | 04/06/24 | \$ 350.00 | 04/06/24 | 24 hours of CE - 15 hours of USPAP, 6 hours in Ethics, Competency and Negligence and 3 hours in Work File | 04/06/24 | | | | | | Supervising appraiser certificate revoked and suspended. |
| | | | | | | | | | | | | 05/01/23 | \$ 445.83 | | | |
| | | | | | | | | | | | | 06/01/23 | \$ 445.83 | \$ 4,458.34 | | |
| Schmalz, Harry H. | A.0001745-CR | 2019-991 AP20.008.S 2020-590 AP21.020.S | 04/04/23 | S | \$ 10,000.00 | 06/17/26 | \$ 5,676.90 | 06/17/23 | 51 hours of CE - 14 hours of Valuation and Cost Approach, 4 hours of Ethics, Competence and Negligence, 4 hours of Adjustments, 5 hours of Work File, 4 hours in Manufactured Housing, 5 hours in Land and Site Valuation and 15 hours Residential Market Analysis and Highest and Best Use | 10/17/24 | | | | | | |
| | | | | | | | | | | | | 06/01/23 | \$ 425.00 | | | |
| | | | | | | | | | | | | 06/30/23 | \$ 425.00 | \$ 15,251.90 | | |
| Spragno, Shelby Brittr | A.0006286-CR | 2019-759 AP20.002.S | 04/04/23 | S | \$ 4,500.00 | 05/05/25 | \$ 3,195.00 | 05/05/25 | 23 hours of CE - 7 hours Appraising Condos, Co-Ops and PUDS, 4 hours of Ethics, Competence and Negligence, 5 hours of Work File, 7 hours of Public Records, Square Footage & Real Estate Information Crisis | 04/24/24 | | 04/13/23 | \$ 500.00 | | | |
| | | | | | | | | | | | | 06/01/23 | \$ 300.00 | | | |
| | | | | | | | | | | | | 06/30/23 | \$ 300.00 | \$ 6,595.00 | | |

\$ 8,566.22

\$ 18,160.11

\$ 1,057.21 \$ 26,426.33

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