

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	5/17/16	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	8/25/17	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	7/23/19				\$ -	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	3/8/19	C	\$ 3,000.00	06/09/19	\$ 3,578.29	06/09/19	30 hours appraisal practice 30 hours of appraisalal procedures	3/10/20				\$ 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
Gentile, Thomas	A.0207556-INTR	2020-438 AP20.043.S	1/12/21	FF	\$ 300.00	03/15/21	\$ 2,106.10	03/15/21					\$0.00	\$ 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
Brunson, Michael	A.0207222-CG	2018-1366 AP19.008.S	6/23/21	FF	\$ 5,000.00	08/08/22	\$ 12,475.72	08/02/22					\$0.00	\$ 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	4/26/22	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	5/10/25				\$ 25,803.52		
Lytle, Darren	A.0003642-CR	2018-1024	4/26/22	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(viii), USPAP Standards Rule 2-2a(v)	License revoked as of 7/8/2022
Lytle, Darren	A.0003642-CR	2018-1555	4/26/22	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(viii), USPAP Standards Rule 2-2a(v)	License revoked as of 7/8/2022
Wagner, Adrienne	A.0207156-CR	2020-246	4/26/22	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

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Ortega, Steven M.	A.0007017-CR	2019-906 AP20.006.S	7/12/22	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	8/19/24							
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	4/19/24	2/29/24 3/1/24 3/14/24						
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		1/18/24	\$125.00				
												2/16/24	\$125.00				
												3/18/24	\$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		1/18/24	\$104.17				
												2/16/24	\$104.17				
												3/18/24	\$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		11/20/23	\$5,000.00				
												2/1/24	\$3,875.00	\$ -			
Hatch, Michael H.	A.0000317-CR	2020-559 AP20.048.S	1/31/23	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	1/31/24	2/1/24 2/14/24 2/15/24						
Slaman, Nathan S.	A.0006908-CR	2017-2137 AP18.003.S 2020-787 AP21.012.S 2021-299 AP21.034.S	1/31/23	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	7/21/24		1/2/24	\$400.00				
												2/2/24	\$400.00	\$ 16,000.00			
												3/7/24	\$400.00	\$ 15,600.00			

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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	1/31/23	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	7/31/24		1/23/24	\$888.88			
												2/27/24	\$888.88			
												4/9/24	\$888.88	\$ 3,555.68		
Camino, Alfonso A.	A.0001257-CR	2017-989 AP17.032.S	4/4/23	S	\$ 5,000.00	07/06/24	\$ 450.00	01/24/25	18 hours of CE - 14 hours of Residential Report Writing and Case Studies; 4 hours of Support Adjustments	4/7/24				\$ 4,723.34		
Freiburger, Floyd Joseph	A.0007386-CR	2019-1269 AP20.015.S	4/4/23	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	4/6/24	3/3/24 3/24/24 3/27/24	1/3/24	\$445.83			Supervising appraiser certificate revoked and suspended.
												2/2/24	\$445.83			
												3/5/24	\$445.83			
												4/2/24	\$445.87			
Schmalz, Harry H.	A.0001745-CR	2019-991 AP20.008.S 2020-590 AP21.020.S	4/4/23	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						
Spragno, Shelby Brittnany	A.0006286-CR	2019-759 AP20.002.S	4/4/23	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	4/24/24	9/20/23 9/21/23 9/26/23 11/3/23 1/16/24	1/3/24	\$300.00			
												2/2/24	\$300.00			
												3/5/24	\$300.00			
											4/2/24	\$300.00	\$ 3,895.00			
Beebe Jr., Don E.	A.0004097-CR	2020-638 AP21A.007.S	7/18/23	C			\$ 5,252.14	09/01/25	7 hours Residential Sales Report Writing; 4 hours of Work File			1/3/24	\$222.00		USPAP Record Keeping Rule; NRS 645C.470(2)	
												2/13/24	\$220.00			
												4/2/24	\$220.00	\$ 3,958.00		

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Allan, Kristina Ann	A.0005276-CR	202-915 AP21.016.S	7/18/23	S					30 hours of CE - not less than 4 hours in Self Protection: Documentation and Record Keeping; Not less than 4 hours Residential Report Writing vs Form Filing; Not less than 4 hours Ethics, Competency and Negligence; Not less than 4 hours Missing Explanations; Not less than 7 hours Cost Approach; Not less than 7 hours Sales Comparison	1/1/24	11/18/23 11/25/23 12/26/23 12/27/23					
Witherby, Thomas L.	A.0001528-CR	2020-492 AP20.045.S	10/3/23	C	\$ 60,000.00	04/08/24	\$ 3,897.22	04/08/24						\$ 63,897.22	USPAP Record Keeping Rule; NRS 645C.470(2) pursuant to NAC 645C.405(1); USPAP Standards Rule 1-1(c); USPAP Standards Rule 1-5(b); USPAP Standards Rule 2-1(a); USPAP Standards Rule 2-2(a)(x)	License revoked as of 10/10/23
Belk, Brandon	A.0207795-CR	2021-461 AP21.026.S	10/3/23	S					12 hours of CE - Not less than 4 hours Self Protection: Documentation and Record Keeping; Not less than 4 hours Residential Report Writing vs Form Filing; Not less than 4 hours Sales Comparison Approach Reconciliation	1/2/24						
Stephens, Tabitha M.	A.0207915-CR	2021-268 AP21.033.S	1/16/24	S					19 hours of CE - No less than 4 hours Self Protection: Documentation and Record Keeping; No less than 4 hours Residential Report Writing vs Form Filing; No less than 4 hours Missing Explanations; No less than 4 hours of Ethics, Competency and Negligence; No less than 3 hours of Selecting and Supporting Market Adjustments	9/18/24						
Aste, Kristen N.	A.007406-CR	2020-676 AP21.009.S	1/16/24	S	\$3,000.00	7/18/2025	\$4,329.95	7/18/2025	12 hours of CE - Not less than 4 hours Ethics, Competency and Negligence; Not less than 4 hours Missing Explanations; Not less than 4 hours Appraiser Self Protection: Documentation and Record	7/18/24		2/15/24	\$407.21			
												3/18/24	\$407.21	\$6,515.53		
Soule, Kent The	A.0007851-CR	2021-717 AP22.03.S 2021-897 AP22.008.S	1/16/24	S	\$10,000.00	4/17/2026	\$3,948.56	4/17/2026	24 hours of CE - Not less than 4 hours of Appraiser Self Protection: Documentation and Record Keeping; Not less than 4 hours Sales Comparison Approach Reconciliation; Not less than 4 hours Ethics, Competency and Negligence; Not less than 4 hours Missing Explanations; Not less than 4 hours Assignment Conditions, Elements and Results; Not less than 4 hours Scope of Work: Appraisals and Inspections	7/18/25		3/14/24	\$560.00			
												4/5/24	\$560.00	\$12,828.56		
Stalk, Joshua Ryan	A.0207120-RES	2020-1080 AP21.024.S	1/16/24	S	\$32,000.00	1/19/2025	\$4,202.41	1/19/2025	16 hours of CE - Not less than 4 hours Appraiser Self Protection: Documentation and Record Keeping; Not less than 4 hours Missing Explanations; Not less than 4 hours Ethics, Competency and Negligence; Not less than 4 hours Residential Report Writing vs Form Filing	7/18/24	2/6/24 3/27/28 3/28/28	2/20/24	\$36,202.41	\$0.00		
Wood, Patricia	A.0001344-CR	2021-387 AP21.037.S	1/16/24	S	\$4,500.00	2/1/2025	\$2,545.40	2/1/2025						\$7,045.40		
Maness, Charles S.	A.0007326-CR	2021-311 AP21.036.S	1/16/24	S			\$6,435.83	7/28/2025	Not less than 14 hours Cost Approach and Residential Site Valuation; Not less than 4 hours Appraiser Self Protection: Documentation and Record-Keeping; Not less than 4 hours of Ethics, Competency and Negligence; Not less than 4 hours Missing Explanations and Not less than 4 hours of Supporting Adjustments	7/18/25				\$6,435.83	USPAP Record Keeping Rule, USPAP Competency Rule, USPAP Scope of Work Rule, USPAP Standards Rule 1-1(a), USPAP Standards Rule 1-2(h), USPAP Standards Rule 2-2(a)(viii) and USPAP Standards Rule 2-2(a)(x)	