

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	
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		**Outstanding balance forwarded to collections July 2024**
Lytte, 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(x)	License revoked as of 7/8/2022 **Outstanding balance forwarded to collections July 2024**
Lytte, 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(x)	License revoked as of 7/8/2022 **Outstanding balance forwarded to collections July 2024**
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
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						

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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		7/18/24	\$125.00	\$	125.00		
												8/16/24	\$125.00				
												9/18/24	\$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		7/18/24	\$104.17	\$	104.17		
												8/16/24	\$104.17				
												9/18/24	\$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		2/1/24	\$3,875.00				
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 15 hours of USPAP; 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		4/6/24		8/6/24	\$550.00		
												4/12/24					
												9/5/24	\$550.00	\$	12,850.00		
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	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	7/24/24 7/25/24 7/29/24	8/5/24	\$889.04	\$	-		
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	**Outstanding balance forwarded to collections July 2024**	
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		7/9/24	\$425.00	\$	9,301.90		
												8/15/24	\$425.00				
												9/10/24	\$425.00				
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	8/2/24	\$300.00				
												9/4/24	\$300.00	\$	2,395.00		
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					\$	3,738.00	USPAP Record Keeping Rule; NRS 645C.470(2)	

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Witherby, Thomas L.	A.0001528-CR	2020-492 AP20.045.S	10/3/23	C			\$ 3,897.22	08/27/27				8/13/24	\$110.00		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 **Order amended 7/23/24 - fines removed, costs upheld**
												9/12/24	\$200.00	\$ 3,587.22		
Belk, Brandon	A.0207795-CR	2021-46 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	10/12/23 11/7/23 11/14/23					
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 Supervising Market Adjustments	9/18/24	8/4/24 8/25/24 8/27/24 9/1/24 9/3/24					
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	6/25/24 7/6/24 7/14/24	7/16/24	\$407.21			
												8/16/24	\$407.21			
												9/16/24	\$407.21	\$4,072.10		
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	8/27/224 9/24/24 9/4/24 9/5/24 9/6/24 9/7/24	7/22/24	\$560.00			
												8/13/24 9/9/24	\$560.00 \$560.00	\$10,028.56 \$7,045.40		
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								
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)	
Corn, Bradley W.	A.0005827-CR	2021-512 AP21.038.N	4/23/24	C										\$0.00		**Request for Rehearing granted at 7/23/2024 meeting-discipline set aside**
Arcella, Bonnie	A.0207063-CR	2022-36 AP22.018.S	7/23/24	S					Not less than 4 hours Missing Explanation; Not less than 4 hours Sales Comparison Approach Reconciliation or similar; Not less than 4 hours Mastering Market-based Adjustments or similar	11/1/24						