

1 **BEFORE THE COMMISSION OF APPRAISERS OF REAL ESTATE**

2 **STATE OF NEVADA**

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION, DEPARTMENT
5 OF BUSINESS & INDUSTRY,
6 STATE OF NEVADA,

7 Petitioner,

8 vs.

9 DON E. BEEBE, JR.
10 (License No. A.0004097-CR),

11 Respondent.

Case No. 2020-638, AP21A.007.S

FILED

JUL 24 2023

NEVADA COMMISSION OF APPRAISERS
mgc/10

12 **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

13 This matter came on for hearing before the Nevada Commission of Appraisers of Real Estate (the
14 "Commission"), on Tuesday, July 18, 2023 (the "Hearing"). Don E. Beebe, Jr. ("Respondent") appeared
15 in person on his own behalf. Christal Park Keegan, Esq., Deputy Attorney General with the Nevada
16 Attorney General's Office, appeared and prosecute the Complaint on behalf of Petitioner Sharath
17 Chandra, Administrator of the Real Estate Division, Department of Business and Industry, State of
18 Nevada (the "Division"). After hearing testimony presented in this matter and for good cause appearing,
19 the Commission now enters its Findings of Fact, Conclusions of Law, and Order against Respondent as
20 follows:

21 **I. JURISDICTION**

22 The Respondent is a Certified Residential Appraiser licensed by the Division, and therefore, is
23 subject to the Jurisdiction of the Division and the provisions of NRS and NAC Chapter 645C. By availing
24 himself of the benefits and protections of the laws of the State of Nevada, the Respondent has submitted
25 to the jurisdiction of the Division.

26 **II. FINDINGS OF FACT**

27 The matter having been submitted for decision based upon the allegations of the Complaint, the
28 Commission now, based upon the evidence presented during the hearing, finds that there is substantial
evidence in the record to establish each of the following:

1 1. The Respondent provided an Appraisal Report for 5720 Whispering Waters Avenue, Las
2 Vegas, Nevada 89131 (“Property”). 0007-0013.

3 2. The Respondent’s Appraisal Report represented a signature date of June 24, 2020. 0013.

4 3. But the Respondent’s Appraisal Report provided two dates after the signature date of the
5 report, 06/26/2020 and 06/29/2020, in the Supplemental Addendum. 0024.

6 4. The Respondent’s Appraisal Report and work file do not contain support for the
7 adjustments made in the sales grid. 0009.

8 5. The Respondent’s Appraisal Report contained differing statements on whether an
9 inspection was exterior only or exterior and interior. 0008, 0011 – 0012, and 0014.

10 **III. CONCLUSIONS OF LAW**

11 The Commission, based upon the preponderance of the evidence, makes the following legal
12 conclusions:

13 The Respondent failed to prepare the appraisal report for the Property in Compliance with the
14 Standards of the Appraisal Foundation and the law. The Standards are published in the Uniform
15 Standards of Professional Appraisal Practice (“USPAP”) adopted by the Appraisal Standards Board of
16 the Appraisal Foundation, as authorized by Congress, and adopted in Nevada by NAC 645C.400(1)¹.

17 **First Violation**

18 The USPAP RECORD KEEPING RULE requires an appraiser must prepare a work file for each
19 appraisal or appraisal review assignment. A work file must be in existence prior to the issuance of any
20 report or other communication of assignment results. A written summary of an oral report must be added
21 to the work file within a reasonable time after the issuance of the oral report. The work file must include
22 all other data, information, and documentation necessary to support the appraiser’s opinions and
23 conclusions and to show compliance with USPAP, or references to the location(s) of such other data,
24 information, and documentation.

25 The Respondent violated USPAP RECORD KEEPING RULE by failing to include all reports
26 sent to the intended user in the work file, as suggested by the subsequent dates indicated after the signature
27 date of the Appraisal Report.

28 ¹ The 2020-2021 edition of USPAP, effective January 1, 2020 through December 31, 2021, is
applicable to and utilized for this Complaint.

1 The Respondent also violated USPAP RECORD KEEPING RULE by failing to contain the data,
2 information, or documentation used to arrive at the opinions or conclusions with the Appraisal Report.

3 The Respondent's actions constitute unprofessional conduct pursuant to NRS 645C.470(2), as
4 determined by NAC 645C.405(1) and (2) and grounds for disciplinary action pursuant to NRS
5 645C.460(1)(a) and/or (b).

6 **Third Violation**

7 USPAP Standards Rule 1-4(a) requires an appraiser must collect, verify, and analyze all
8 information necessary for credible assignment results: (a) When a sales comparison approach is necessary
9 for credible assignment results, an appraiser must analyze such comparable sales data as are available to
10 indicate a value conclusion.

11 The Respondent violated Standards Rule 1-4(a) by failing to contain the necessary data,
12 information, or documentation to support the adjustments made in the sales grid within the Appraisal
13 Report or work file.

14 The Respondent's actions constitute unprofessional conduct pursuant to NRS 645C.470(2), as
15 determined by NAC 645C.405(1) and grounds for disciplinary action pursuant to NRS 645C.460(1)(a)
16 and/or (b).

17 **Fourth Violation**

18 USPAP Standards Rule 2-1(a) requires each written or oral real property appraisal report must:
19 (a) clearly and accurately set forth the appraisal in a manner that will not be misleading.

20 In violation of Standards Rule 2-1(a), Respondent's Appraisal Report made differing statements
21 regarding the inspection of the subject property on whether it was exterior only or exterior and interior.

22 The Respondent's actions constitute unprofessional conduct pursuant to NRS 645C.470(2), as
23 determined by NAC 645C.405(1) and (2) and grounds for disciplinary action pursuant to NRS
24 645C.460(1)(a) and/or (b).

25 **ORDER**

26 IT IS HEREBY ORDERED that Respondent shall pay to the Division a total amount of
27 \$5,252.14. This total amount reflects no administrative fine amounts for committing any of the above
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1 stated (3) violations of law, but \$5,252.14 for the Division's costs and attorney's fees. Respondent shall
2 pay in equal installments within 24 months (2 years) beginning September 1, 2023, as follows:

3 **1st Year: 12 payments at \$220/month**

4 **2nd Year: 11 payments at \$220/month**

5 With \$192.14 to be paid on the 12th and final payment in the 2nd year for a total payment of
6 \$5,252.14, as being the total Amount Due hereunder. At any time, RESPONDENT may elect to make
7 pre-payments on the Amount Due with no penalties so long as the monthly amount due in the annual
8 period is satisfied in full as specified above.

9 If the payment is not actually received by the Division on or before its due date, it shall be
10 construed as an event of default. In the event of default, Respondent's licenses and permit shall be
11 immediately suspended, and the unpaid balance of the costs and fees, together with any attorney's fees
12 and costs that may have been assessed, shall be due in full to the Division within ten (10) calendar days
13 of the date of default. The Division may institute debt collection proceedings for failure to timely pay the
14 total fine.

15 IT IS FURTHER ORDERED that Respondent's Certified Residential Appraiser License No.
16 A.0004097-CR is hereby revoked, effective thirty (30) days from the date of this Order pursuant to NRS
17 645C.520. The Respondent shall not reapply for his license until the amount is paid in full, and the
18 Respondent has successfully completed the following continuing education requirements, which shall
19 not be counted towards his license renewal requirements:

20 7 Hours of Residential Sales Report Writing; and

21 A minimum of 4 Hours of Work File

22 The Commission retains jurisdiction for correcting any errors that may have occurred in the
23 drafting and issuance of this Decision.

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1 Pursuant to NRS 645C.520, this Order shall become effective 30 days from the date of this Order,
2 on the 24th day of July, 2023.

3 Dated this 24th day of July, 2023.

4 NEVADA REAL ESTATE COMMISSION

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6 By: 
Vice President, Nevada Real Estate Commission

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8 Dated this 19th day of July, 2023

9 AARON D. FORD
10 Attorney General

11 By: 
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