

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	Total Due	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 W.	A.0207556-INTR	2020-438 AP20.043.S	1/12/21	FF	\$ 300.00	03/15/21	\$ 2,106.10	03/15/21				\$ 2,406.10		\$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				\$ 17,475.72		\$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**
Lytie, Darren	A.0003642-CR	2018-1024	4/26/22	C			\$ 4,249.90	12/08/22				\$ 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 **Outstanding balance forwarded to collections July 2024**
Lytie, Darren	A.0003642-CR	2018-1555	4/26/22	C			\$ 2,389.87	12/08/22				\$ 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 **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 Residential Sales Report Writing	8/19/24	11/11/22 3/20/23 4/13/24 9/12/24						

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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	9/23/24 4/8/25 4/17/25 4/25/25		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 4/12/24 4/21/24 6/26/24 7/12/24		4/8/25	\$550.00			
													5/5/25	\$600.00			
													6/12/25	\$700.00	\$ 7,700.00		
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**
Spragno, Shelby Brittnary	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		5/2/25	\$295.00	\$ -		
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)	Petition for Request for Restitution Restructure granted 4/22/25 - new order issued
Witherby, Thomas L.	A.0001528-CR	2020-492 AP20.045.S	10/3/23	C			\$ 3,897.22	08/27/27					5/6/25	\$200.00		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**
													6/4/25	\$200.00	\$ 2,587.22		
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		4/17/25	\$407.21			
													5/13/25	\$407.21			
													6/10/25	\$407.21	\$407.21		
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		5/12/25	\$560.00			
													6/12/25	\$560.00	\$4,988.56		
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		

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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	1/27/25			1/14/25	\$6,435.83	\$0.00	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)	
Desposato, Kay J.	A.0205605-CR	2021-773	1/21/25	S	\$3,250.00	1/23/2028	\$5,037.41	1/23/2028				\$8,287.41	4/18/25	\$230.21			Respondent will not reapply for her appraisal license for 5 years from the effective date of the order
													5/22/25	\$230.21			
													6/23/25	\$230.21	\$7,136.36		
Young, Gary G.	A.0207799-CG	2024-975	1/21/25	S			\$1,616.32	4/24/2025				\$1,616.32	4/11/25	\$1,077.55	\$0.00		Respondent must not supervise any interns in Nevada until Nevada Reciprocal Stayed Revocation is lifted.
Valdovinos Jr, Arturo	A.0005988-RES	2022-382	1/21/25	S	\$24,000.00	3/23/2028	\$5,397.86	3/23/2028	19 hours of CE - No less than 7 hours of Appraising Today's Manufactured Homes, Not less than 4 hours of Missing Explanations, Not less than 4 hours of Sales Comparison Approach Reconciliation, Not less than 4 hours of Ethics, Competency and Reconciliation	1/23/26		\$29,397.86	4/23/25	\$705.00			Respondent must submit one month of appraisal logs for Division review.
													5/23/25	\$705.00			
													6/23/25	\$715.58	\$23,282.86		
Beebe Jr., Don E.	A.0004097-CR	2020-638 AP21A.007.S	4/22/25	REV			\$ 5,252.14	9/1/2025	7 hours Residential Sales Report Writing; 4 hours of Work File				5/29/25	\$100.00			
													6/27/25	\$100.00	\$3,538.00		
Kavula, Keith T.	A.0007139-CR	2022-427	4/22/25	S	\$6,400.00	4/27/2028	\$5,477.12	4/27/2028					5/22/25	\$330.00			Respondent agrees to not reactivate his license for period of 5 years. Must petition the commission to reactivate.
													6/26/25	\$330.00	\$11,217.12		