

# APPRAISAL REPORT

A Newsletter for Nevada Appraisers

<https://red.nv.gov/>

## NEW TECHNOLOGY EFFECTIVE AUGUST 1, 2021



In compliance with [Senate Bill 276](#), effective August 1, 2021, the Division instituted a \$15 technology fee on all original and renewal applications. All money collected from the technology fee will be used only to acquire technology for or improve the technology used by the Division.

**See below for a full list of licenses, certificates, permits and registrations affected by this change.**

1. Real Estate Brokers and Salesmen - NRS 645.830  
In addition to the fees imposed by subsection 1 and NRS 645.843, each applicant for the issuance or renewal of a real estate broker's, broker-salesperson's or salesperson's license issued pursuant to this chapter must pay to the Division a technology fee of \$15.
2. **(a) Appraisers of Real Estate - NRS 645C.450**  
In addition to any fees imposed pursuant to subsection 1, each applicant for the issuance or renewal of a certificate, license or registration card issued pursuant to this chapter must pay to the Division a technology fee of \$15.  
**(b) AMC's - NRS 645C.680**  
In addition to the fees established pursuant to subsection 1, each applicant for the issuance or renewal of a registration as an appraisal management company must pay to the Division a technology fee of \$15
3. Inspectors of Structures and Energy Auditors - NRS 645D.240  
In addition to the fees imposed by subsection 1, each applicant for the issuance or renewal of a certificate or license issued pursuant to this chapter must pay to the Division a technology fee of \$15
4. (a) Asset Management Companies and Asset Managers - NRS 645H.530  
In addition to the fee imposed by subsection 1, a person who applies to the Division for a permit to engage in asset management pursuant to subsection 1 must pay to the Division a technology fee of \$15.  
(b) In addition to the fee imposed by subsection 1, a registrant who submits to the Division an application for renewal of a permit pursuant to subsection 1 must pay to the Division a technology fee of \$15.
5. Time Shares - NRS 119A.360  
In addition to the fees imposed by subsection 1, each applicant for the issuance or renewal of a license as a sales agent must pay to the Division a technology fee of \$15

# FROM THE DESK OF THE APPRAISAL MANAGER



## PREREQUISITES FOR APPRAISER INTERNS

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There has been a change to how intern applications are processed. Certain prerequisites must be satisfied before an applicant can take the National Uniform Licensing and Certification Examinations. The applicant must have all experience and education completely verified by the appropriate state appraiser regulatory agency prior to taking the national examination. The appropriate steps are below:

1. Complete all required education and experience.
2. Submit education certificates including any college transcripts and the intern log (Form 537A) to the Division. The intern log must contain the appropriate information per NAC 645C.120.
3. Retain a copy of the intern log for your records.
4. Submit requested appraisals to the Division for review.
5. Receive a letter from the Division confirming that you have satisfied the education and experience requirements.
6. Take and pass the national examination.
7. Submit the initial application, fee, and evidence of examination completion to the Division.
8. Receive license from the Division.

### IMPORTANT

Please direct questions regarding the examination to Pearson Vue, the examination administrator.

<https://home.pearsonvue.com/> | (888) 248-8055

# A Warm Welcome to Commissioner Timothy J. O'Brien

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Commissioner Timothy J. O'Brien was appointed to the Commission of Appraisers of Real Estate (CARE) on September 1, 2020. A second-generation real estate appraiser,

Commissioner O'Brien attributes a great deal of his knowledge and experience to his father, a 40-year veteran of the profession.

In 2022, O'Brien will be celebrating 30 years as an appraiser himself. After decades in the industry, O'Brien has moved into semi-retirement and opened a small appraisal company in Northern Nevada that focuses on new construction and higher dollar valuation. Throughout his career, he has worked in variety of industries including lending, appraisal, government, and appraisal management. His varied career

has given him a unique perspective on the appraisal industry and the preparation and consumption of appraisal reports.

In addition to a business owner and Secretary of the Commission, O'Brien is a certified instructor for the Uniform Standards of the Professional Appraisal Practice (USPAP) through the Appraisal Foundation.

Today, O'Brien lives in the South Reno area with his wife, Maura, and their three daughters. During his free time, you will generally find him in the school pickup line, at his kids' soccer games, or teaching his kids horse riding in Washoe Valley.

"The appointment to the Commission is an exciting way to give back to the people of Nevada and I will do my best to ensure we continue to the protect the public and support the appraisal profession," said O'Brien.

## From the Desk of the Compliance Investigator

### RECORD KEEPING RULE

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USPAP Record Keeping Rule states an appraiser who willfully or knowingly fails to comply with the obligations of this RECORD KEEPING RULE is in violation of the ETHICS RULE. Page 10 Lines 296 and 297.

In a recent newsletter, I spoke of the Record Keeping Rule and what is necessary to be in the work file. **If an appraiser willingly and knowingly violates the Record Keeping Rule they also violate the Ethics Rule.**

USPAP Record Keeping Rule states the work file must include:

*All other data, information, and documentation necessary to support the appraiser's opinions and conclusions and to show compliance with USPAP, or references to the location(s) of such other documentation.*

## DID YOU KNOW...?

### The Appraisal Advisory Review Committee



**T**he Appraisal Advisory Review Committee (AARC) is comprised of volunteer Appraisers who gather to hear investigative cases in an informal setting.

Allegations and cases are presented to the Committee, whose members then discuss the allegations and possible recommendations for education.

Committee recommendations are presented to the respondent, and if he or she agrees to the stipulated agreement (recommendation), then it is presented to the Appraisal Commission for approval. If the respondent does not agree to the stipulated agreement, then the case is forwarded to the Appraisal Commission to be presented there.

All volunteer appraisers who have served on the AARC say it is a great way to give back and an invaluable learning tool.

If you're interested in serving on the AARC, complete [the application on the Division's website](#) and email it to [jvlindsay@red.nv.gov](mailto:jvlindsay@red.nv.gov).

#### **FOR YOUR REFERENCE:**

##### **NAC 645C.600**

Establishment; appointment, rights and duties of members.

##### **NAC 645C.610**

Duties of committee; action by Administrator.

##### **NAC 645C.620**

Informal conference; Notification; procedure; report to Administrator.

# DISCIPLINE CASES FROM THE APPRAISAL ADVISORY REVIEW COMMITTEE

Note: The following is a summary of recent disciplinary actions imposed by the Nevada Commission of Appraisers of Real Estate. This is only a summary of the written decisions of the Commission. For brevity, some of the facts and conclusions may have been edited out. Because these are summaries only, and because each case is unique, and fact specific, these summaries should not be relied on as precedent as to how similar cases may be handled.



**AS OF JULY 2021, THERE ARE 20 CASES PENDING CARE FOR 2021.**

## CASE ONE

Complaint received April 21, 2020. The complaint contained an appraisal for the subject property signed by the respondent on March 18, 2019. The complaint stated the respondent used comparables outside the subject property's neighborhood, undervalued the site, and undervalued the subject.

### VIOLATIONS

Record Keeping Rule	Standards Rule 1-2 (h)
Competency Rule	Standards Rule 1-4 (a)
Scope of Work Rule	Standards Rule 2-1 (a)
Standards Rule 1-1 (a)	Standards Rule 2-1 (b)
Standards Rule 1-1 (b)	Standards Rule 2-2 (a)(viii)
Standards Rule 1-1 (c)	

### DISCIPLINE

Documentation & Record Keeping: 4 HRS  
Residential Adjustments: 4 HRS  
Residential Market Analysis & Highest and Best Use: 15 HRS  
NRED to review respondent's appraisal logs for USPAP compliance

## CASE TWO

Complaint received February 20, 2020. The complaint contained an appraisal for the subject property signed by the respondent on August 17, 2019.

### VIOLATIONS

Record Keeping Rule	Standards Rule 2-1 (a)
Standards Rule 1-1 (a)	Standards Rule 2-1 (b)
Standards Rule 1-1 (b)	
Standards Rule 1-3 (b)	
Standards Rule 1-4 (a)	

### DISCIPLINE

Documentation & Record Keeping: 4 HRS  
Residential Adjustments: 4 HRS  
Residential Market Analysis & Highest and Best Use: 15 HRS  
NRED to review respondent's appraisal logs for USPAP compliance

## CASE THREE

Complaint received March 12, 2020. The complaint contained an appraisal for the subject property signed by the respondent on January 14, 2020. The complaint stated that the respondent undervalued the subject property through the use of lower-valued comparables.

### VIOLATIONS

Record Keeping Rule	Standards Rule 1-4 (a)
Competency Rule	Standards Rule 1-4 (b)
Scope of Work Rule	Standards Rule 1-6 (a)
Standards Rule 1-1 (a)	Standards Rule 2-1 (a)
Standards Rule 1-1 (b)	Standards Rule 2-1 (b)
Standards Rule 1-1 (c)	Standards Rule 2-2 (a)(x)
Standards Rule 1-2 (h)	

### DISCIPLINE

Documentation & Record Keeping: 4 HRS  
Residential Adjustments: 4 HRS  
Residential Market Analysis & Highest and Best Use: 15 HRS  
NRED to review respondent's appraisal logs for USPAP compliance

## CASE FOUR

Anonymous complaint received February 18, 2020. The complaint contained an appraisal for the subject property signed by the respondent on November 27, 2017.

### VIOLATIONS

Record Keeping Rule	Standards Rule 2-1 (a)
Scope of Work Rule	Standards Rule 2-1 (b)
Standards Rule 1-1 (a)	Standards Rule 2-2 (a)(viii)
Standards Rule 1-4 (a)	Standards Rule 2-2 (a)(x)
Standards Rule 1-5 (a)	
Standards Rule 1-6 (a)	

### DISCIPLINE

Sales Comparison Approach: 7 HRS  
Residential Adjustments: 4 HRS  
Report Writing: 4 HRS  
NRED to review respondent's appraisal logs for USPAP compliance.

## CASE FIVE

Anonymous complaint received on February 3, 2020. The complaint contained an appraisal on the subject property signed by the respondent on January 29, 2019.

### VIOLATIONS

None. Respondent is no longer licensed.

## CASE SIX

The respondent's report contains many USPAP violations and makes unwarranted adjustments. The respondent overvalued the subject property to advocate for the party requiring a higher valuation in a divorce proceeding.

### VIOLATIONS

Standards Rule 1-1 (c)  
Standards Rule 2-1 (a)  
Standards Rule 2-1 (b)  
Standards Rule 2-2 (a)(viii)

### DISCIPLINE

Documentation & Record Keeping: 4 HRS  
Report Writing: 4 HRS  
NRED to review respondent's appraisal logs for USPAP compliance.

# ATTENTION MILITARY VETERANS

## Why You Should Consider a Career in Real Estate Appraisal



*Are you a military veteran considering a career in real estate appraisal?* Real estate appraisers provide opinions of value that can be used for mortgage lending, property tax appeal, litigation support, estate planning, and insurance, among other purposes. There are many benefits to becoming an appraiser, all noted below.

- 1 Work on Your Own Schedule**  
Appraisers have the independence and flexibility to plan their work schedules.
- 2 State of the Art Technology**  
Successful appraisers will make use of the latest in technology.
- 3 Earn a Good Wage**  
Wages are typically based on the number of appraisals performed. More appraisals equals more money.
- 4 Your Job is Necessary**  
Appraisers are an integral part of the real estate market.
- 5 Good Job Outlook**  
Outlook for the appraisal profession shows there will be continued demand.
- 6 Interested in Real Estate**  
Provides an opportunity to study market transactions, inspect properties, and develop opinions of value.
- 7 Active Work Environment**  
Appraisers do not work at a desk every day. Appraisers interact with others, including property owners, buyers, real estate agents, brokers, and other appraisers. When not at an appointment, many appraisers have the flexibility to work from their home offices.
- 8 Networking Opportunities**  
There are several professional associations that offer educational programs and host social networking opportunities.
- 9 Online Education**  
There are many online educational programs available that provide flexibility to obtain education. Traditional classroom opportunities are also widely available.

Military Veterans may be able to secure funding for appraisal education and training through the US Department of Veterans Affairs. To learn more about the appraisal profession or how to become an appraiser, visit [www.appraisalfoundation.org](http://www.appraisalfoundation.org).

### About The Appraisal Foundation

The Appraisal Foundation is the nation's foremost authority on the valuation profession. The organization sets the Congressionally-authorized standards and qualifications for real estate appraisers, and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at [www.appraisalfoundation.org](http://www.appraisalfoundation.org).

The Appraisal Foundation  
1155 15th Street NW, Suite 1111  
Washington, DC 20005  
Phone: 202.347.7722  
Web: [www.appraisalfoundation.org](http://www.appraisalfoundation.org)

Connect with us on



**THE APPRAISAL FOUNDATION**  
*Authorized by Congress as the Source of Appraisal  
Standards and Appraiser Qualifications*

# A Couple More Things . . .

## ISSUES WITH INTERN LOGS

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- Do not include time spent studying for appraisal courses.
- Includes complete property addresses including city, state, and zip code.
- **Keep a copy your log.**

## SEEKING A COMMISSIONER

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The Real Estate Division is still seeking an appraiser from Northern Nevada to serve on the Commission of Appraisers of Real Estate. For more information, please visit the [Governor's website](#) and review the application process for boards and commissions.

## NEW ONLINE:

- [Online Renewal for Licensees and Educators](#)
- [New Continuing Education \(CE\) Courses](#)
- [Renewed CE Courses](#)

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## APPRAISAL STATISTICS AS OF JULY 2021

APPRAISER TYPE	COUNT
Certified General Appraisers	415
Certified Residential Appraisers	452
Residential Appraisers	77
Appraiser Interns	90
Appraisal Management Companies	154

It is the intent to get a newsletter out at least quarterly. If you have suggestions or recommendation for the newsletter, please feel free to contact Jaye Lindsay, Appraisal Program Manager, at [jvlindsay@red.nv.gov](mailto:jvlindsay@red.nv.gov).

### REAL ESTATE DIVISION

SHARATH CHANDRA  
Administrator

CHARVEZ FOGER  
Deputy Administrator

JAYE LINDSAY  
Appraisal Program Manager

JAMES SILVA  
Compliance/Audit Investigator II

### COMMISSION OF APPRAISERS OF REAL ESTATE

SCOTT D. KRUEGER  
*President*  
Clark County

TIMOTHY O'BRIEN  
*Vice President*  
Washoe County

LARRY MICHAEL GANDY, JR.  
*Secretary*  
Washoe County

VACANT  
*Commissioner*

VACANT  
*Commissioner*