

KENNY C. GUINN
Governor

STATE OF NEVADA

GAIL J. ANDERSON
Administrator

SYDNEY H. WICKLIFFE, C.P.A.
Director



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.state.nv.us

October 3, 2005

Lorne Malkiewich
Director of Legislative Council Bureau
Legislative Building
401 S. Carson Street
Carson City, Nevada 89701

Re: Quarterly Report of Disciplinary Action

Dear Mr. Malkiewich:

Enclosed you will find the quarterly reports of the disciplinary actions that were assessed by the Nevada Real Estate Commission, Nevada Commission of Appraisers of Real Estate and the Administrator of the Real Estate Division for the period covering the 2nd, 3rd and 4th quarters of calendar year 2004 and the 1st and 2nd quarters of calendar year 2005. We anticipate that we will have the 3rd quarter of calendar year 2005 sent to you next month as required.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gail J. Anderson".

Gail J. Anderson
Administrator

GJA/td

enclosures as indicated

Cc: Sydney Wickliffe, Director of Department of Business & Industry

**State of Nevada, Department of Business & Industry
REAL ESTATE DIVISION**

**Quarterly Summary of Disciplinary Actions
Reporting for 1st Quarter of calendar year 2005**

REAL ESTATE COMMISSION DISCIPLINARY ACTIONS 1/1/05-3/31/05

NAME	LICENSE #	CASE #	HEARING DATE	CASE/STIP	FINE	DIV COSTS	EDUCATION	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER

REAL ESTATE ADMINISTRATOR ON BEHALF OF THE NEVADA REAL ESTATE COMMISSION PURSUANT TO NAC 645.695

LICENSE #	NAME	CITY	DATE ISSUED	FINE \$ AMT.	DATE FINE DUE	DATE FINE PAID	AMOUNT PAID	BAL. DUE	C/E	DATE C/E DUE	DATE C/E COMPLETED	REASON FOR STIPULATION
	PHEBUS, JUDYE 205-11-22-177	LAS VEGAS	1/3/2005	NONE					3 HOURS	3/10/2005	1/25/2005	NRS 645.252(2)
44261	COCCHIARO, KAREN S05-12-03-184	LAS VEGAS	1/4/2005	\$ -					3 HRS	3/11/2005	1/17/2004	NRS 645.252(2)
	DENNET, MICHAEL C S05-08-15-055	LAS VEGAS	1/4/2005	\$ 500.00	2/11/2005	2/10/2005	\$ 500.00	\$0	3 HRS CE	3/11/2005	1/13/2005	NRS 645.252(2)
27017 S	HERNANDEZ, AL S05-10-44-143	LAS VEGAS	1/4/2005	\$ 500.00	2/11/2005	2/11/2005	\$ 500.00	\$0	3 HRS CE	3/11/2005	3/14/2005	NRS 645.630(1) & NRS 645.252(2)(3)
54180 S	PICKERING, DOUGLAS, N04-06-03-138	RENO	1/5/2005	\$ 500.00	2/11/2005	2/4/2005	\$ 500.00	\$0	NONE			NRS 645.633(1h)
25938	KEYONE, GREGORY S05-11-07-162	HENDERSON	1/18/2005	\$ -					3 HRS	2/28/2005	2/3/2005	NRS 645.660(3)
50165 S	TWINING, MICHAEL E S05-12-21-202	LAS VEGAS	1/18/2005	\$ 500.00	2/28/2005	2/28/2005	\$ 500.00	\$0	NONE			NRS 645.633
47732	KROEGLER, MARJORIE S05-01-08-229	LAS VEGAS	1/27/2005	\$ 500.00	2/28/2005	3/4/2005	\$ 500.00	\$0	NONE			NRS 645.252(2)(3)
	BUCKEL, DUSTY S05-12-18-199	LAS VEGAS	2/11/2005	\$ 500.00	3/18/2005	4/29/2005	\$ 500.00	\$0	NONE			NRS 645.252 (3)
21890 BI	COMFORD, D GREGORY S05-12-32-214	MESQUITE	2/11/2005	\$ 500.00	3/15/2005	2/25/2005	\$ 500.00	\$0	NONE			NRS 645.252(3)
	CELESTINO, DO "LAKAY" S04-06013-317	LAS VEGAS	2/11/2005	\$ 750.00	3/21/2005	3/22/2005	\$ 750.00	\$0	3 HRS CONTR	4/18/2005	4/12/2005	NRS 645.633 1 (f), (h)
22515 BL	PENTON, ROBERT S05-12-18-199	LAS VEGAS	2/11/2005	\$ 500.00	3/18/2005	3/8/2005	\$ 500.00	\$0	NONE			NRS 645.633 1 (h)
41012 S	VAN, SOKPHYA S05-12-21-208	LAS VEGAS	2/11/2005	\$ 500.00	3/15/2005	3/3/2005	\$ 500.00		NONE			NRS 645.640(1)(b)
	BROWN, JEFFREY A S05-10-29-128	LAS VEGAS	2/14/2005	\$ 500.00		4/11/2005	\$ 500.00	\$0	LAW/ETHICS		4/11/2005	NRS 645.633 (1H)
00607 BI	SMITH, ALBERT S05-10-43-142	LAS VEGAS	2/18/2005	\$ 500.00	2/18/2005	2/28/2005	\$ 500.00	\$0	NONE			NRS 645.633
	FRANKEL, ADAM S05-02-10-269	LAS VEGAS	3/14/2005	\$ 250.00	4/22/2005	4/12/2005	\$ 250.00	\$0	NONE			NRS 645.580 (2)
	WISCHNETT, RICHARD, N05-02-02-078	RENO	3/22/2005	\$ 500.00	4/22/2005	4/11/2005	\$ 500.00	\$0	NONE			NRS 645.633(1C)
	JOHNSON, CARL S05-02-20-238	LAS VEGAS	3/23/2005	\$ 1,000.00	5/25/2005	5/4/2005	\$ 1,000.00	\$ -	NONE			NRS 645.252 / NRS 645.635 1

NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE DISCIPLINARY ACTIONS 1/1/05-3/31/05

NAME	LIC #	CASE #	HEARING DATE	FINE	COSTS	EDUCATION	EFF DATE	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER

APPRAISAL ADVISORY REVIEW COMMITTEE DISCIPLINARY REPORT												
NAME	LIC #	CASE #	Conference Date	FINE	COSTS	EDUCATION	OTHER	EFF DATE	DUE DATE	DATE PAID or COMPLETED	AMOUNT PAID	VIOLATION
Skaggs, Ricky L.	2194	02 078 S	1/4/2005	\$500	N/A	15 hour National USPAP and 30 hr case studies		2/28/2005	Extension granted for 30 hour Residential case studies course until 2/28/06, but all other items are due on 8/29/2005	8/29/2005	\$500	determined that in the case of the appraisal of a condominium unit located at Regency Towers, Las Vegas, NV, Respondents violated the Uniform Standards of Professional Appraisal Practice. Specifically, Record Keeping, Standards Rule 1-1(a), (b), (c), Standards Rule 1-5(a), Standards Rule 2-1(a), (b). Respondents were found to have failed to keep a signed copy of the appraisal of a condominium unit located at Regency Towers, Las Vegas, NV, Respondents violated the Uniform Standards of Professional Appraisal Practice. Specifically, Record Keeping, Standards Rule 1-1(a), (b), (c), Standards Rule 1-5(a), Standards Rule 2-1(a), (b). Respondents were found to have failed to keep a signed copy of the report in their workfile, failed to employ recognized methods and techniques necessary to produce a reliable report, committed a series of errors that affected the report, failed to analyze and disclose the sales and listing history of the subject, failed to clearly
Wood, Patricia	1344	02 078 S	1/4/2005	\$250	N/A	take and pass 15 hr National USPAP course of which cannot be counted toward renewal 30 hr case studies	suspension for 30 days 5/1/05-5/31/05	2/28/2005		8/29/2005		8/27/2005

Potter, Richard J.	3478	03.029.S	1/4/2005	N/A	N/A	take and pass 15 hr National USPAP, 30 hr basic principles and pass exam, 15 hr cost approach	n/a	2/29/2005	8/29/2005	8/12/2005	n/a	The Committee determined that in the case of the appraisal of a single family residence located at 3020 N. Liberty Cr., Las Vegas, NV, Respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, Standards Rule 1-1(c), Standards Rule 1-2(e)(i), Standards Rule 1-4(a), 1-5(a), (b) and (c) and 2-2(iii). Respondent was found to have committed a series of errors when preparing the report that affected the results of the report, failed to identify the characteristics of the property that were relevant to the purpose and intended use of the report, including it's location and physical attributes, failed to analyze comparable sales data which was
Haebler, Allie	1545	02.085.S	1/5/2005	N/A	N/A	take and pass 15 hr National USPAP course of which cannot be counted toward renewal	n/a	2/29/2005	8/29/2005	8/4/2005	n/a	The Committee determined that in the case of the appraisal of a single family residence located at 7521 Brittlehorn Avenue, Las Vegas, NV, Respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, the Record Keeping rule and Standards Rule 1-2(c), Standards Rule 1-4(a), Standards Rule 2-1(a). Respondent was found to have failed to keep a complete work file and failed to address exposure time as required by USPAP.

Chelimsky, Steven C.	204902.061.S	1/6/2006	N/A	N/A	take and pass 15 hr National USPAP course of which cannot be counted toward renewal	n/a	4/26/2005	10/24/2005	The Committee determined that in the case of the appraisal of a single family residence located at 3014 Big Bluff Avenue, Las Vegas, NV, respondent violated the Uniform Standards of Professional Appraisal Practice. Specifically, Record Keeping, Standards Rule 1-1(b), Standards Rule 1-4(a), Standards Rule 2-1(a), Standards Rule 2-1 and Standards Rule 2-2. Respondent was found to have committed a substantial error of omission which significantly affected the appraisal, failed to analyze all available sales, prepared a misleading report, and failed to prominently state or correctly state which reporting option is used. Further, respondent failed to keep a complete
Duffy, Michael	183703.024.S	3/15/2006	N/A	N/A	take and pass 16 hr National USPAP course and complete a 7 hour cost approach seminar Cannot count toward renewal	n/a	4/26/2005	10/24/2005	The Committee determined that in the case of the appraisal of a single family residence located at 1006 Spencer St., respondent violated USPAP Standards Rule 1-4(a) failed to analyze comparable sales data as are available to indicate a value conclusion; Standards Rule 1-5 failed to analyze the current Agreement of Sale; and Standards Rule 2-1(a) failed to clearly and accurately set forth the appraisal in a manner that was not misleading.

Whang, Donald (Jr.)	348/03.017.S		3/15/2005	N/A	N/A	N/A	take and pass 15 hr National USPAP and complete and successfully pass the exam for a one week case studies course. Cannot count toward renewal and may not be by distance ed	n/a	4/26/2005	10/24/2005			determined that in the case of the appraisal of a single family residence located at 2781 Tioga Pines Cr. Las Vegas, NV, Respondent violated the Uniform Standards of Professional Appraisal Practice as follows: Standards Rule 1-1(b) committed a substantial error or omission that significantly affected the results of the report Standards Rule 1-1(c) by making a series of errors that affected the results of the appraisal. Standards Rule 1-5 failed to analyze the
Berry, Mark	176/02.079.S		3/15/2005	\$500			take and pass 15 hr National USPAP and one week course in case studies Cannot count toward renewal	Suspension for 30 days	4/26/2005	12/19/2005			determined that in the case of the appraisal of a condominium unit located at Regency Towers, Las Vegas, NV, Respondents violated the Uniform Standards of Professional Appraisal Practice as follows: Record Keeping Rule failed to keep a signed copy of the appraisal report in his workfile. Standards Rule 1-1(a) failed to use recognized methods and techniques to produce a credible report Standards Rule 1-1(b) committed a substantial error or omission that significantly affected the results of the report. Standards Rule 1-1(c) by making a series of errors that affected the results of the appraisal Standards Rule 1-5

[illegible]

