



## **Real Property Appraiser Act Enforcement Actions**

January 4, 2023

In accordance with Neb. Rev. Stat. § 76-2239, the Nebraska Real Property Appraiser Board may, upon its own motion, and shall, upon the written complaint of any aggrieved person, cause an investigation to be made with respect to an alleged violation of the Real Property Appraiser Act. The Board may revoke or suspend the credential or otherwise discipline a credential holder, deny any application, or issue a cease and desist order for any violation of the Real Property Appraiser Act. Any disciplinary action taken against a credentialed real property appraiser, including any action that limits a credentialed real property appraiser's ability to practice, shall be reported to federal authorities as required by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989. If an investigation indicates that a person may have violated a provision of the act, the Board may offer the person an opportunity to voluntarily and informally discuss the alleged violation before the Board. The Board may enter into consent agreements or negotiate settlements. If an investigation indicates that a person not holding a credential under the act has violated a provision of the act, the Board may issue a cease and desist order or refer the investigation to the appropriate county attorney for the consideration of formal charges. If an investigation indicates that a credential holder has violated a provision of the act, a formal complaint shall be prepared by the board and served upon the credential holder.

The following enforcement actions in violation of the Real Property Appraiser Act have been taken by the Board within the past ten years. If disciplinary information is needed for a specific appraiser (included below or not included below), a proper public records request must be made to the Board in writing or by email ([nrpab.compliance@nebraska.gov](mailto:nrpab.compliance@nebraska.gov)) in accordance with Neb. Rev. Stat. § 84.712.01. The Board will provide any records available to the public in response to the public records request (e.g. Formal Compliant, Order of Discipline, Consent Agreement). The Board does not answer questions pertaining to disciplinary history (i.e. Has disciplinary action been taken against credential number CG#####?).

## **18-01 Stanley Wolkins**

The Board, pursuant to its authority to investigate grievances as set forth in the Act, at Neb. Rev. Stat. § 76-2239, had an investigation conducted of a report completed by Stanley Wolkins, which was the subject of grievance number 18-01, involving appraisal of property in Douglas County, Nebraska. The investigation indicated that the appraisal report does not meet the minimum requirements of the Uniform Standards of Professional Appraisal Practice (“USPAP”). Under the Nebraska Real Property Appraiser Act, Mr. Wolkins shall comply with USPAP and the alleged violations of USPAP would violate Neb. Rev. Stat. §§ 76-2237 & 2338 (12), (16) and (18). Mr. Wolkins entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on February 21, 2019, and must complete a 30-hour course on the sales comparison approach, a 15-hour course on the cost approach, and a 15-hour course on residential report writing, within twelve months of the execution of the Consent Agreement. Mr. Wolkins must also pay \$1000.00 to the Board for costs associated with the investigation, which may be made in two payments of \$500.00 each, with the first payment to be made within sixty days of the execution of the Consent Agreement, and the second payment to be made within one-hundred twenty days of execution. Finally, Mr. Wolkins shall submit a log for all appraisal assignments of real property in Nebraska for four consecutive quarters; the Board may select and send for a USPAP Standard 3-4 review, up to four reports appearing on the logs during the twelve months (one per quarterly period). Mr. Wolkins successfully met all the requirements specified in the Consent Agreement; the Board considers this matter closed as of August 20, 2020.

## **17-05 Michelle Kohl-Booth**

The Board, pursuant to its authority to investigate grievances as set forth in Neb. Rev. Stat. § 76-2239, had an investigation conducted of a report completed by Michelle Kohl-Booth, which was the subject of grievance number 17-05. The investigation indicated that the appraisal report does not meet the minimum requirements of the Uniform Standards of Professional Appraisal Practice (“USPAP”). Under the Nebraska Real Property Appraiser Act, Ms. Kohl-Booth shall comply with USPAP, and the alleged violations of USPAP would violate N.R.S. § 76-2237 and N.R.S. § 76-2238 (4) (5) (12) (15) (16). Ms. Kohl-Booth entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on June 19, 2018, and must complete the 15-hour AQB approved National USPAP course within six months of execution of the Consent Agreement, and pay \$2000.00 to the Board for costs associated with the investigation within 60 days of execution of the Consent Agreement. Ms. Kohl-Booth was also placed on probation for a period of six months. The Board has the ability during this probation period to request report logs, appraisal reports, workfiles, and education certificates, and may send up to two reports selected for review during the six month probation. Ms. Kohl-Booth successfully met all the requirements specified in the Consent Agreement; the Board considers this matter closed as of January 17, 2019.

## **15-18 Roger Smith (CG280079)**

A Grievance was filed against Roger L. Smith as the appraiser responsible for a completed appraisal report that allegedly failed meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board voted to open investigation 15-18 for the Grievance. The Board’s investigation concluded that the Smith report failed to meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act.

A formal hearing was conducted on June 20-21, 2017 upon the complaint filed against the respondent alleging violations of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice,” and Neb. Rev. Stat. § 76-2238 (4)(5)(12)(15)(16)(18) and (23).

On August 22, 2017, the hearing officer released the Findings of Fact and Conclusion of Law confirming violations of Neb. Rev. Stat. §76-2237, and 76-2238 (4)(12)(15)(16) and (18). The Board took up this matter for determination of appropriate discipline at its October 19, 2017 meeting, and found that the violations of USPAP are substantial and serious, and issued an Order of Discipline, in which Mr. Smith is placed on probation for a period of one year commencing December 1, 2017 (during the period of probation, any appraisal report by Smith shall be required to be signed by a supervisor, who shall be a Certified real property appraiser in the State of Nebraska whose scope of practice is appropriate for the assignment), the Board may request logs of Mr. Smith’s appraisals for any two monthly periods during the one-year probation, and the Board will have the right to have up to two reports reviewed by a review appraiser selected by the Board from the logs, a USPAP course of not less than 15 hours shall be completed by June 1, 2018, and costs associated with the investigation in the amount of \$30,000.00 shall be paid to the Board. Mr. Smith asked that the Board reconsider the Order of Discipline. At the November 16, 2017 meeting the Board agreed to formally reconsider the Order of Discipline. Upon reconsideration, the costs incurred for an administrative hearing in this matter, including fees of counsel, court reporters, investigators, and witnesses, were considered and compared with the costs incurred and taxed against respondents in other disciplinary matters. The Board also considered the level of discipline imposed by the October 19, 2017 order. The costs incurred by the Board in this action for the administrative hearing total \$45,226.75, and the total agency costs were \$50,694.54. The Board amended the Order of Discipline to reduce the costs associated with the investigation to the amount of \$24,000.00.

An Order to Show Cause and a request for an appraisal log for the period from March 1, 2018 through April 30, 2018 was issued to Roger Smith at the Board’s meeting on May 17, 2018. At its meeting on June 21, 2018, the Board took notice, for the record, of receipt of the Certificate of Service dated June 20, 2018 evidencing that Mr. Smith has received the Order to Show Cause, and that Mr. Smith has not provided a written response to the Order to Show Cause, and that Mr. Smith has not appeared before the Board concerning the Order to Show Cause. The Board issued an Order of Suspension to Mr. Smith for not meeting the terms of the Order of Discipline imposed by the Board at the November 16, 2017 meeting.

#### **14-22, 14-23, 14-24, 14-26, and 14-27 Nicholas Dizona (CG280025)**

Five Grievances were filed against Nicholas Dizona as the appraiser responsible for completed appraisal reports that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that Standard 3-Compliance reviews be completed on Mr. Dizona’s appraisal reports for subject properties of investigations 14-22, 14-23, 14-24, 14-26, and 14-27. The Standard 3-Compliance Review Reports indicated that Mr. Dizona’s appraisal reports did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Dizona entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on October 15, 2014 for the alleged violations of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice,” and violations of § 76-2238 (2) (4) (10) (13) (14) and (16). Mr. Dizona was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a General Report Writing course of at least 30 hours within six months of the execution of the agreement. Mr. Dizona will pay \$5000.00 for costs associated with the investigation by December 31, 2014. Mr. Dizona was also ordered to submit a work log of completed appraisal assignments for eight subsequent quarters beginning three months after the date the Consent Agreement was executed. Mr. Dizona will be responsible for costs of up to eight reviews of reports selected by the Board. Mr. Dizona is also restricted from acting as a Supervisory Appraiser during the eight quarters of the consent agreement. Mr. Dizona’s credential shall be suspended for whichever is longer, a period of 30 days or until he has taken and passed the Certified General Appraiser Exam, starting on November 1, 2014. February 16, 2017: all terms of the consent agreement have been fulfilled

#### **14-15 Scott Harsh (L270155)**

A Grievance was filed against Scott Harsh as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3-Compliance review be completed on Mr. Harsh’s appraisal report for subject property on investigation 14-15. The Standard 3-Compliance Review Report indicated that Mr. Harsh’s appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Harsh entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on August 21, 2014 for the alleged violations of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice,” and violations of § 76-2238 (13) (14). Mr. Harsh was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a Residential Report Writing course of at least 15 hours within six months of the execution of the agreement. Mr. Harsh will pay \$750 for costs associated with the investigation within 60 days of the agreement’s execution. Mr. Harsh was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning three months after the date the Consent Agreement was executed. Mr. Harsh will be responsible for costs of up to three reviews of reports selected by the Board. October 21, 2015: all terms of the consent agreement have been fulfilled.

### **12-11 Jeffrey Honas (CG270168)**

A Grievance was filed against Jeffrey Honas as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Honas entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on May 15, 2014 for the alleged violation of Neb. Rev. Stat. § 76-2238 (13), (16) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Honas was ordered by the Board to complete a Mastering Unique and Complex Property Appraisal course of at least 14 hours as approved by the Agency within 6 months of the execution of the agreement. Mr. Honas will pay \$500.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Honas shall not co-sign any appraisal reports or engage in any real appraisal activity in a supervisory or training capacity for a period of three months after the Board's execution of this Agreement. August 21, 2014: all terms of the consent agreement have been fulfilled.

### **13-27 Andrew Lundy (CG280193) (CR2014010)**

A Grievance was filed against Andrew Lundy as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Lundy entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on April 24, 2014 for the alleged violation of Neb. Rev. Stat. § 76-2238 (13), (14) and (18) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Respondent’s credential will permanently be downgraded from a Certified General to a Certified Residential credential, CR2014010. Mr. Lundy will pay \$500.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Lundy has completed the terms of the Consent Agreement. The Board voted to close this investigation at its June 19, 2014 regular meeting.

### **13-26 Roger Smith (CG280079)**

A Grievance was filed against Roger Smith as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Russell entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on April 24, 2014 for the alleged violation of Neb. Rev. Stat. § 76-2238 (4), (13) and (14) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Smith was ordered by the Board to complete a Report Writing course of at least 30 hours as approved by the Agency within 6 months of the execution of the agreement. Mr. Smith will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Smith was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. A maximum of 4 total reports may be selected from the Respondent’s log during the consent agreement period. All subsequent reports on the log must be compliant with Nebraska statutes or the Board may take additional action. Mr. Smith must also pass the Certified General Appraiser examination as administered by AMP, Inc. within six months. Mr. Smith has completed the terms of the Consent Agreement. The Board voted to close this matter at its May 21, 2015 regular meeting.

### **13-24 and 13-25 Greg Engh (L291148R)**

Two Grievances were filed against Greg Engh as the appraiser responsible for completing appraisal reports that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Engh entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on March 20, 2014 for the alleged violation of Neb. Rev. Stat. § 76-2238 (4), (13), and (14) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Engh was ordered by the Board to complete a 15-hour Statistics, Modeling and Finance course as approved by the Agency within 6 months of the execution of the agreement. Mr. Engh will pay \$500.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Engh was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. All subsequent reports on the log must be compliant with Nebraska statutes or the Board may take additional action. Mr. Engh has completed the terms of the Consent Agreement. The Board voted to close this matter at its March 19, 2015 regular meeting.

### **13-21 Kenneth Riggs, Jr. (CG2013005R)**

A Grievance was filed against Kenneth Riggs as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Riggs entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on March 20, 2014 for the alleged violation of Neb. Rev. Stat. § 76-2238 (4), (13) and (14) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Riggs was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a 30-hour General Appraiser Market Analysis and Highest and Best Use course as approved by the Agency within 6 months of the execution of the agreement. Mr. Riggs will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Riggs was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. All subsequent reports on the log must be compliant with Nebraska statutes or the Board may take additional action. Mr. Riggs has completed the terms of the Consent Agreement. The Board voted to close this matter at its March 19, 2015 regular meeting.

### **13-23 Russell Nelsen (CG920276)**

A Grievance was filed against Russell Nelsen as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Nelsen entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on February 20, 2014 for the alleged violation of Neb. Rev. Stat. § 76-2238 (13) and (14) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Nelsen was ordered by the Board to complete a 15-hour AQB approved National USPAP course, a 15-hour Residential Site Valuation and Cost Approach course, and a 15-hour Residential Applications and Case Studies course as approved by the Agency within 6 months of the execution of the agreement. Mr. Nelsen will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Nelsen was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. All subsequent reports on the log must be compliant with Nebraska statutes or the Board may take additional action. Mr. Nelsen has completed the terms of the Consent Agreement. The Board voted to close this matter at its February 19, 2015 regular meeting.

### **13-10 Aaron Wilson (L240169)**

A Grievance was filed against Aaron Wilson as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Wilson entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on February 20, 2014 for the alleged violation of Neb. Rev. Stat. § 76-2238 (14) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Wilson was ordered by the Board to complete a 15-hour AQB approved National USPAP course and a 15-hour Residential Sales Comparison course as approved by the Agency within 6 months of the execution of the agreement. Mr. Wilson will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Wilson was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. All subsequent reports on the log must be compliant with Nebraska statutes or the Board may take additional action. Mr. Wilson must also complete and pass the Licensed Residential Appraiser examination as administered through Applied Management Professionals. Mr. Wilson’s credential shall be suspended until the Licensed Residential Appraiser exam is completed and passed. Mr. Wilson did not renew his credential and is inactive as a Nebraska appraiser as of June 30, 2014. All incomplete terms of the Consent Agreement still stand.

### **13-06 and 13-09 Darrell Shively, II (CR280047R)**

Two Grievances were filed against Darrell Shively, II as the appraiser responsible for completing appraisal reports that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Shively entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on January 16, 2014 for the alleged violation of Neb. Rev. Stat. § 76-2238 (10), (13), (14), and (16) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Shively was ordered by the Board to complete a 15-hour AQB approved National USPAP course, an Advanced Residential Applications and Case Studies course of at least 15 hours as approved by the Agency, and a Residential Report Writing course of at least 15 hours within 6 months of the execution of the agreement. Mr. Shively will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Shively was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. All subsequent reports on the log must be compliant with Nebraska statutes or the Board may take additional action. In addition, Mr. Shively’s credential shall be suspended for a period of 60 days beginning on the date of agreement execution. During the period of suspension, Mr. Shively is to refrain from completion or signing of an appraisal report and shall not accept a new appraisal assignments. During this time, Mr. Shively shall not perform in a supervisory or advisory capacity. Mr. Shively did not renew his credential and is inactive as a Nebraska appraiser as of June 30, 2014. All incomplete terms of the Consent Agreement still stand.



### **13-13 Bruce Wilkie (CR980035)**

A Grievance was filed against Bruce Wilkie as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Mr. Wilkie entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on October 10, 2013 for the alleged violation of Neb. Rev. Stat. § 76-2238 (13) and (14) and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Wilkie was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a 15-hour Residential Market Analysis and Highest and Best Use Course as approved by the Agency within 6 months of the execution of the agreement. Mr. Wilkie will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Wilkie was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. All subsequent reports on the log must be compliant with Nebraska statutes or the Board may take additional action. October 15, 2014: all terms of the consent agreement have been fulfilled.

### **13-07 Patricia Wieser (L940180)**

A Grievance was filed against Patricia Wieser as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). Ms. Wieser entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on September 18, 2013 for the alleged violation of Neb. Rev. Stat. § 76-2238 and § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Ms. Wieser was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a Residential Sales Comparison Approach course of at least 15-hours within 6 months of the execution of the agreement. Ms. Wieser will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Ms. Wieser was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. All subsequent reports on the log must be compliant with Nebraska statutes or the Board may take additional action.

### **13-14 and 13-15 Roger Reininger (CG920637)**

A Grievance was filed against Roger Reininger as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3-Compliance review be completed on Mr. Reininger’s appraisal reports for subject properties on investigations 13-14 and 13-15. The Standard 3-Compliance Review Reports indicated that Mr. Reininger’s appraisal reports did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Reininger entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on August 22, 2013 for the alleged violations of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice,” and violations of § 76-2238 (13) and (14). Mr. Reininger was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and courses A301 and A302 as provided by American Society of Farm Managers and Rural Appraisers (ASFMRA) within six months of the execution of the agreement. Mr. Reininger will pay \$1,500 for costs associated with the investigation within 60 days of the agreement’s execution. Mr. Reininger was also ordered to submit the first two appraisal reports completed after the end of the suspension for the Board to review. Mr. Reininger shall pay \$1,500 for the review of the two reports. Mr. Reininger shall have his credential suspended for a period of 90 days or until the required education is successfully completed, whichever occurs later. 1/21/2013, Mr. Reininger has completed the education mandated by the consent agreement. Mr. Reininger’s credential shall be no longer suspended.

### **12-24 and 12-29 Andrew M. Lundy (CG280193)**

A Grievance was filed against Andrew M. Lundy as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3-Compliance review be completed on Mr. Lundy’s appraisal report for subject property on investigation 12-29. The Standard 3-Compliance Review Report indicated that Mr. Lundy’s appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. The Board also had a report investigated for investigation 12-24. This report did not meet the minimum standards of USPAP. Mr. Lundy entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on July 18, 2013 for the alleged violations of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice,” and violations of § 76-2238 (10) (13) (14) and (16). Mr. Lundy was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a General Income Approach course of at least 15 hours within six months of the execution of the agreement. Mr. Lundy will pay \$750 for costs associated with the investigation within 60 days of the agreement’s execution. Mr. Lundy was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning three months after the date the Consent Agreement was executed. Mr. Lundy will be responsible for costs of any reviews of reports selected by the Board. Mr. Lundy has completed the terms of the Consent Agreement. The Board voted to close this investigation at its September 19, 2014 regular meeting.

## **12-20 Dan Cuda (CG930122)**

A Grievance was filed against Dan Cuda as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3-Compliance review be completed on Mr. Cuda’s appraisal report. The Standard 3-Compliance Review Report indicated that Mr. Cuda’s appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Cuda entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on April 18, 2013 for the alleged violation of Neb. Rev. Stat. § 76-2237 and § 76-2238, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Cuda was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a 15-hour Report Writing and Case Studies course within 6 months of the execution of the agreement. Mr. Cuda will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Cuda was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. In addition, Mr. Cuda is not to co-sign any appraisal reports or engage in supervisory duties until after the terms of his Agreement have been fulfilled. March 20, 2014: terms of consent agreement have been fulfilled.

## **12-21 Stephen Folmer (CR280001)**

A Grievance was filed against Stephen Folmer as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3-Compliance review be completed on Mr. Folmer’s appraisal report. The Standard 3-Compliance Review Report indicated that Mr. Folmer’s appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Folmer entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on March 12, 2013 for the alleged violation of Neb. Rev. Stat. § 76-2237 and § 76-2238, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Folmer was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a 15-hour Report Writing and Case Studies course within 6 months of the execution of the agreement. Mr. Folmer will pay \$750.00 for costs associated with the investigation within 60 days of the execution of this agreement. Mr. Folmer was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters beginning 3 months after the date the Consent Agreement was executed. Mr. Folmer has completed the terms of the Consent Agreement. The Board voted to close this investigation at its April 24, 2014 regular meeting.

### **12-06 Greg Engh (L291148R)**

A Grievance was filed against Greg Engh as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3 Compliance review be completed on Mr. Engh’s appraisal report. The Standard 3 Compliance Review Report indicated that Mr. Engh’s appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Engh entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on February 28, 2013 for the alleged violation of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Engh was ordered by the Board to complete a 15-hour AQB approved National USPAP course within six months of the execution of the agreement. Mr. Engh was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters effective at the execution of the agreement, and pay \$750.00 for costs associated with the investigation within 30 days of execution of the agreement. March 20, 2014: Terms of consent agreement have been fulfilled.

### **11-26 Roger L Smith (CG280079)**

A Grievance was filed against Roger L. Smith as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3 Compliance review be completed on Mr. Smith’s appraisal report. The Standard 3 Compliance Review Report indicated that Mr. Smith’s appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Smith entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on October 26, 2012 for the alleged violation of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Smith was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a 30-hour General Appraiser Sales Comparison Approach course within six months of the execution of the agreement. Mr. Smith was also ordered to submit a work log of completed appraisal assignments for four subsequent quarters effective at the execution of the agreement, and pay \$300.00 for costs associated with the investigation within 30 days of execution of the agreement. December 19, 2013: Terms of the Consent Agreement have been fulfilled.

### **11-21 Billy C. Graham (CR280207)**

A Grievance was filed against Billy C. Graham as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3-Compliance review be completed on Mr. Graham’s appraisal report. The Standard 3-Compliance Review Report indicated that Mr. Graham’s appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Graham entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on May 17, 2012 for the alleged violation of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Graham was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a 15-hour Report Writing and Case Studies course within six months of the execution of the agreement. Mr. Graham was also ordered to submit a work log of completed appraisal assignments for two subsequent quarters beginning six months after the date the Consent Agreement was executed. Mr. Graham has completed the terms of the Consent Agreement. The Board voted to close this investigation at its May 23, 2013 regular meeting.

### **11-22 Bruce W. Scheopner (CG280014)**

A Grievance was filed against Bruce W. Scheopner as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice (“USPAP”). The Board requested that a Standard 3-Compliance review be completed on Mr. Scheopner’s appraisal report. The Standard 3-Compliance Review Report indicated that Mr. Scheopner’s appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Scheopner entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on May 17, 2012 for the alleged violation of Neb. Rev. Stat. § 76-2237, which states “Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice.” Mr. Scheopner was ordered by the Board to complete a 15-hour AQB approved National USPAP course, and a 15-hour Report Writing and Case Studies course within six months of the execution of the agreement. Mr. Scheopner was also ordered to submit a work log of completed appraisal assignments for two subsequent quarters beginning six months after the date the Consent Agreement was executed. Mr. Scheopner has completed the terms of the Consent Agreement. The Board voted to close this investigation at its May 23, 2013 regular meeting.

### **11-03 Robin L. Spence (CG220014)**

A Grievance was filed against Robin L. Spence as the appraiser responsible for a completed appraisal report that allegedly did not meet the minimum standards required by the Uniform Standards of Professional Appraisal Practice ("USPAP"). The Board requested that a Standard 3-Compliance review be completed on Mr. Spence's appraisal report. The Standard 3-Compliance Review Report indicated that Mr. Spence's appraisal report did not meet the minimum requirements of USPAP and the Nebraska Real Property Appraiser Act. Mr. Spence entered into a Consent Agreement with the Nebraska Real Property Appraiser Board on April 19, 2012 for the alleged violation of Neb. Rev. Stat. § 76-2237, which states "Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The Board shall adopt and promulgate rules and regulations which conform to the Uniform Standards of Professional Appraisal Practice." Mr. Spence was ordered by the Board to complete a 15-hour AQB approved National USPAP course, a 30-hour General Appraiser Report Writing and Case Studies course, and a 30-hour Advanced Market Analysis and Highest and Best Use course by August 1, 2012. Along with a \$300.00 review fee, Mr. Spence must also report completed appraisal assignments quarterly beginning March 1, 2012 for a period of one year. Finally, Mr. Spence cannot perform the duties or practice in a supervisory or advisory capacity until the terms of the Consent Agreement are completed. Mr. Spence has completed the terms of the Consent agreement. At its regular meeting on 6/20/2013, the Board voted to close this investigation.