

KENNY C. GUINN
Governor

STATE OF NEVADA

GAIL ANDERSON
Administrator

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



**DEPARTMENT OF BUSINESS AND
INDUSTRY
REAL ESTATE DIVISION**

2501 E. Sahara Avenue, Suite 303
Las Vegas, Nevada 89104
(702) 486-4033 ext. 280 • Fax (702) 486-4067
E-mail: ljpierson@red.state.nv.us
www.red.state.nv.us

NOTICE & AGENDA OF PUBLIC MEETING
OF THE
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE
DECEMBER 11-13, 2006

The Nevada Commission of Appraisers of Real Estate will conduct a meeting on **MONDAY, DECEMBER 11, 2006 beginning at 10:00 a.m. and beginning at 8:30 a.m. everyday thereafter until WEDNESDAY, DECEMBER 13, 2006, or until such time as all business is concluded**, at the following locations:

DECEMBER 11-13, 2006

**DEPARTMENT OF EDUCATION
SECOND FLOOR CONFERENCE ROOM
1820 E. SAHARA AVE
LAS VEGAS, NV 89104**

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chairperson. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to ten minutes per person at the discretion of the Chairperson.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Linda Pierson at (702) 486-4033 ext. 280, prior to the meeting so arrangements may be conveniently made.

*** Denotes potential action item**

- 1.* COMMISSION/DIVISION BUSINESS**
 - A) INTRODUCTION OF COMMISSIONERS IN ATTENDANCE
 - B) INTRODUCTION OF DIVISION STAFF IN ATTENDANCE

2* DISCIPLINARY ACTION

1. Favreau, Glen
Case Nos. 04.020.S, 04.056.S, 04.057.S, 04.068.S, 05.015.S
License No. A.0001932-CR
2. Hale, Joseph
Case No. 05.016.S
License No. A.0002316
3. Hampton, Sharon
Case No. 04.047.S
License No. A.0002053.RES
4. Rudd, L. Eugene
Case No. 05.020.S
License No. A0004193-CR

3. COMMISSION/DIVISION BUSINESS:

1. Discussion regarding Attorney General case status report.
2. Discussion regarding Appraisal Officer's current case load.
3. Discussion regarding results of Appraisal Sub-Committee Field Review.
4. Discussion regarding AQB November 2006 Exposure draft.
5. Discussion regarding Commissioner Training.
6. Discussion regarding Disciplinary report.
7. Discussion regarding Advisory Review Committee report.
8. Discussion regarding Division's Report on:
 - A) Personnel update.
 - B) 2008 implementation of new criteria.
 - C) Administrator's report on attendance at Valuation 2006 Conference session November 7, 2006 on Appraisal Fraud.
9. *Discussion and possible action on minutes for October 2-4, 2006 meeting.
10. *Discussion and possible action regarding proposed changes for the 2007 Legislative Session.
11. *DISCUSSION AND POSSIBLE ACTION ON DATE, TIME, PLACE AND AGENDA ITEMS FOR UPCOMING MEETING (S).
12. Commissioner comments.

4* EDUCATION:

CONSENT AGENDA

The Commission will take action on all of the items on the consent agenda unless a member of the Commission, the Attorney General's Office, Division staff or the public wishes to speak in regard to a certain item, in which case the Commission may, in its discretion, pull the item from the consent agenda.

Commission may take the following actions:

1. To change designation of any of the following courses; or
2. To approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate.

1. Allied Business Schools, Inc.
 - a) Real Estate Appraisal, 75 hours
2. Appraisal Institute
 - a) Residential Sales Comparison and Income Approach, 30 hours
3. Appraisal Institute, Northern California Chapter
 - a) 2006 Annual Conference. 6 hours
4. Appraisal Institute, Las Vegas Chapter
 - a) Analyzing Distressed Real Estate Seminar, 4 hours
 - b) Small Hotel/Motel Valuation: Appraising the Limited Services Lodging Facility, 7 hours
 - c) Analyzing Commercial Lease Clauses – Implications for Property Value and Marketability, 7 hours
 - d) Supporting Capitalization Rates, 7 hours
5. McKissock
 - a) Relocation Appraisal is Different, Distance Education 7 hours
 - b) The Cost Approach, Distance Education, 7 hours
6. Kaplan Professional Schools
 - a) Basic Appraisal Principles, 30 hours
 - b) Basis Appraisal Procedures, 30 hours

DISCUSSION AGENDA

7. Appraiser Training
 - a) Supporting the Appraiser's Adjustments in the Sales Comparison Approach, 15 hours

8. PUBLIC COMMENT:

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER

9* ADJOURNMENT:

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Carson City Assessor
201 N. Carson Street, Suite 6
Carson City, NV 89701

Churchill County Assessor
155 N. Taylor Street, Suite 200
Fallon, NV 89406

Douglas County Assessor
1616 8th Street
P.O. Box 218
Minden, NV 89423

Elko County Assessor
Elko County Courthouse
P.O. Box 8
Elko, NV 89801

Humboldt County Assessor
50 W. Fifth Street
Winnemucca, NV 89445

International Right of Way
City of Henderson
240 Water Street
Henderson, NV 89515

Lander County Assessor
315 S. Humboldt
Battle Mountain, NV 89820
Lyon County Assessor
Lyon County Courthouse
P.O. Box 460
Yerington, NV 89447

Mineral County Assessor
1st & A Street
P.O. Box 400
Hawthorne, NV 89515

Nevada Association of Realtors
760 Margrave Drive, Suite 200
Reno, NV 89510

Nevada Real Estate Division
788 Fairview Drive, Suite 200
Carson City, NV 89701-5453

Nevada Real Estate Division
2501 E. Sahara Avenue, Room 102
Las Vegas, NV 89104-4137

NDOT-Right of Way Division
123 E. Washington Avenue
Las Vegas, NV 89301

NDOT - Chief ROW Agent
Capitol Complex
Carson City, NV 89710
Nye County Assessor
Nye County Courthouse
P.O. Box 271
Tonopah, NV 89049

Pershing County Assessor
400 Main Street
P.O. Box 89
Lovelock, NV 89419

Reno-Carson-Tahoe-Appraisal Institute
P.O. Box 711
Reno, NV 89505

Sierra Pacific Power Company
Right of Way Division
600 Neil Road
Reno, NV 89502

Washoe County Assessor
1001 E. 9th Street, P.O. Box 11130
Reno, NV 89520

White Pine County Assessor
White Pine County Courthouse
Campton Street, P.O. Box 830
Ely, NV 89301

Nevada Real Estate Division Website
<http://www.red.state.nv.us>