



FLORIDA REAL ESTATE APPRAISAL BOARD

DISCIPLINARY ACTIVITY REPORT

2016

NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
Gray, Harry D.	2014-049493	RZ 662	Sebastian, FL: Respondent violated Florida Statute Sections 475.624(4) and 475.624(15) by failing to exercise reasonable diligence and failing to comply with USPAP. Respondent's appraisal report contained errors and omissions relating to map reference, neighborhood area, site, improvements, comparable sales, a prior sale, measurements, photographs, and third party verification. Penalty: administrative fine of \$3,500; investigative costs of \$1,608.75; 30 hours of education; attendance at 2 complete FREAB meetings; 8 months of probation subject to early termination. Effective: 02/18/2016.
Offenhauser, Robert Lee	2014-031589	RD 4037	Fort Myers, FL: Respondent violated Florida Statute 475.624 (5) by being adjudicated guilty of three counts of Indecent Exposure, in violation for Florida Statute Section 800.03. Penalty: Revocation; investigative costs of \$910.80. Effective: 02/18/2016.
Smyth, Niles Bernard	2015-005827	RD 4017	Bradenton, FL: Respondent violated Florida Statute Sections 475.624(4) and 475.623 by failing to comply with USPAP and failing to register his business name with the Department. Respondent's appraisal reports contained errors and omissions including inaccurate reporting of a crawl space, presence of public sewer, presence of public water, and use of a comparable sale without adjustment for the inclusion of a tree farm business. Penalty: investigative costs of \$932.75; 7 hours of education; attendance at 1 complete FREAB meeting; to be completed within 6 months. Effective: 02/18/2016.
Van Heusen, Steven	2015-039936, 2015-039929, 2015-039830 2015-039769, 2015-039796, 2015-039729, 2015-039815 2015-039740, 2015-039752, 2015-039774, 2015-039784, 2015-039919, 2015-039940	RD 4665	Homestead, FL: Settlement agreement to voluntarily relinquish license for permanent revocation. Effective: 03/31/2016.

Wright, Donald E.	2015-006454	RD 5691	Jacksonville, FL: Respondent violated Section 475.624(4), Florida Statutes, and Rule 61J1-9.001, Florida Administrative Code, for violating USPAP Standard 2 and Rules 2-1, 2-2, and for violating USPAP Ethics Rule by communicating an appraisal report and failing to: disclose extraordinary assumptions; disclose whether the communicated report was an "Appraisal Report" or a "Restricted Report" and simply referred to the report as Summary Appraisal Report; and retain a copy of the communicated appraisal report and therefore failed to comply with the record keeping rule. Penalty: administrative fine of \$1,500; costs of \$1,500; attendance at 2 complete FREAB meetings; 15 hours of education; 12 months of probation with early termination. Effective: 03/31/2016.
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