



## New Mexico Regulation and Licensing Department

### BOARDS AND COMMISSIONS DIVISION

#### Real Estate Appraisers Board

2550 Cerrillos Road ▪ P.O. Box 25101 ▪ Santa Fe, New Mexico 87504  
(505) 476-4622 ▪ Fax (505) 476-4645 ▪ [www.rld.state.nm.us/boards](http://www.rld.state.nm.us/boards)

December 17, 2019

**Michelle Lujan Grisham**  
GOVERNOR

**Marguerite Salazar**  
SUPERINTENDENT

**Claudia Armijo**  
DEPUTY  
SUPERINTENDENT

**Daniel Rubin**  
GENERAL COUNSEL

**Priscilla Garcia**  
DIRECTOR

**Sean Cantrell**  
207 Los Alamos Highway  
Española, NM 87532

Re: New Mexico Real Estate Appraisers Board  
Case # REA-18-18-COM

Dear Mr. Cantrell:

The records of the Board reflect that you have fulfilled the terms of the Settlement Agreement you entered into with the Board on September 27, 2019. Based upon full compliance with the terms and conditions set forth, this complaint is now closed.

Pursuant to the Settlement Agreement please make note that this complaint and resolution thereof will be submitted to the Appraisers Subcommittee (ASC).

If you have any questions regarding this matter I can be reached at the number provided below.

Sincerely,

*Kathleen Roybal*  
Kathleen Roybal  
Compliance Liaison  
(505) 476-4622

**Alcohol and Gaming Division**  
(505) 476-4875

**Boards and Commissions Division**  
(505) 476-4622

**Construction Industries Division**  
(505) 476-4700

**Financial Institutions Division**  
(505) 476-4885

**Manufactured Housing Division**  
(505) 476-4770

**Securities Division**  
(505) 476-4580

**Administrative Services Division**  
(505) 476-4800



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**Board of Real Estate Appraisers**

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**VIA ELECTRONIC MAIL ONLY**

Sean Cantrell  
207 Los Alamos Highway  
Española, NM 87532  
Email: [ssc@cybermesa.com](mailto:ssc@cybermesa.com)

**Re: Formal Letter of Reprimand for Disciplinary Complaint No. REA-18-18-COM**

Dear Mr. Cantrell:

Pursuant to the Settlement Agreement resolving disciplinary case number REA-18-18-COM, this is a formal letter of reprimand issued by the New Mexico Real Estate Appraisers Board (hereinafter “the Board”) for your conduct. Although the Board ultimately decided not to suspend or revoke your license to practice, it did find that you had engaged in a number of serious violations of the Uniform Standards of Professional Appraisal Practice (“USPAP”). You are strongly cautioned to be more cognizant of your professional and legal obligations in the future.

All appraisers in the State of New Mexico are professionally and legally bound to adhere to USPAP in their provision of any appraisal services. This includes the obligation to understand and correctly employ the recognized methods and techniques necessary to produce a credible appraisal, as well as the requirement to determine both the scope of work necessary to produce credible assignment results and the characteristics of the property relevant to the intended use of the appraisal. In this case, you admitted to failing to comply with these and other rules. These were significant errors and those which affected the credibility of the underlying appraisal, thus warranting the imposition of discipline.

This letter constitutes a formal reprimand for your conduct at issue in REA-18-18-COM. Please understand that, going forward, you are required to adhere to USPAP and we strongly recommend that you review its standards more closely. In addition, you are welcome and encouraged to attend future Board meetings to better familiarize yourself with the rules governing our profession.

Sincerely,

Dean Zantow, Chair  
New Mexico Real Estate Appraisers Board

Alcohol and Gaming Division  
(505) 476-4875

Boards and Commissions Division  
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Construction Industries Division  
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Securities Division  
(505) 476-4580

Administrative Services Division  
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BEFORE THE BOARD OF REAL ESTATE APPRAISERS  
FOR THE STATE OF NEW MEXICO

IN THE MATTER OF:

Case No. REA-18-18-COM

Sean Cantrell,  
License No. 1045-R,

Respondent.

**SETTLEMENT AGREEMENT**

Whereas, Sean Cantrell (hereafter, "Respondent") is licensed in New Mexico under the the New Mexico Real Estate Appraisers Act ("Act") and help to the standards of the Uniform Standards of Professional Appraisal Practice ("USPAP") and thus is subject to the jurisdiction of the New Mexico Real Estate Appraisers Board ("Board");

Whereas, the Board received a formal complaint alleging that Respondent has violated the Act; and

Whereas, an NCA was issued pursuant to the Uniform Licensing Act, NMSA 1978, Sections 61-1-1 through -34 (1957, as amended through 2017) ("ULA"), which stated that the Board had sufficient evidence which, if not rebutted or satisfactorily explained, would justify the Board taking disciplinary action against Respondent up to and including license revocation; and

Whereas, Respondent is willing to resolve this matter without the need for, and time and expense of, a formal hearing being conducted; and

Whereas, the Board's administrative prosecutor believes that this proposed Settlement Agreement (the "Agreement") is appropriate and in the best interest of the Board and the State:

**THEREFORE, IT IS, HEREBY, AGREED AS FOLLOWS:**

1. **Jurisdiction:** The Respondent is licensed under the Real Estate Appraisers Act, NMSA 1978, § 61-30-1 through § 61-30- 24 (2003) and is subject to the jurisdiction of the Board. The Board has jurisdiction over the Respondent and the subject matter.
2. **Voluntary Agreement:** Respondent enters into this Agreement knowingly and voluntarily, without duress or coercion, and after a full opportunity to consult an attorney. Respondent understands that if he rejects this agreement the Board will conduct a formal evidentiary hearing which could result in the Board imposing discipline that is more severe or less severe than the sanctions imposed herein.

3. Board Approval: This Agreement requires Board approval. If the Board rejects this Agreement, the Board may proceed with a full evidentiary hearing on a date scheduled by the Board in a subsequent notice. If the Board rejects this Agreement, the terms of this Agreement or statements made by Respondent in support of this Agreement shall not be used against Respondent in a subsequent hearing. The approval shall be effective the date this Agreement is signed by the Board or its designee.
  
4. Waivers: If this Agreement is accepted by the Board, Respondent agrees to waive any and all rights under the Uniform Licensing Act, NMSA 1978, Sections 61-1-1 through -34 (1957, as amended through 2017), including but not limited to the right to an evidentiary hearing, the right to discovery, the right to present evidence, the right to call and cross examine witnesses, and the right to judicial review.
  
5. Violations: Respondent admits to the following violation(s) of the Act or Board's rules:
  - a. USPAP-SR1-1;
  - b. USPAP-SR1-2(e);
  - c. USPAP-SR1-2(h);
  - d. USPAP-SR1-4(a);
  - e. USPAP-SR1-4(b);
  - f. USPAP-SR1-2(a).
  
6. Sanctions and Conditions: Respondent agrees to the following disciplinary sanctions and conditions:
  - a. Formal Reprimand: Respondent shall receive a formal reprimand, issued by the Board staff or designee of the Board, which shall constitute discipline in Respondent's record.
  
  - b. Completion of Required Continuing Education: Respondent shall be required to complete any outstanding continuing education obligations with ninety (90) days from the date this Agreement is accepted by the Board.
  
  - c. Continuing Education: Respondent shall successfully complete the continuing education course(s) listed below. Respondent shall obtain prior written approval (email confirmation of such approval is sufficient) for the course(s) from the Board's administrator or designee before taking any course. The course(s) shall not be credited toward any other continuing education

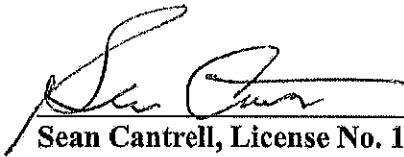
requirements for Respondent's licensure and Respondent is responsible for any associated costs. Respondent shall submit evidence of the successful completion of any course within thirty (30) days from the date the course is completed. The required courses are:

- i. Respondent shall successfully complete a seven (7) hour Sales Comparison Approach class, which may be taken in person or online.
    - ii. The course cannot be used toward continuing education credit for renewal of license.
  - d. Fine: Respondent shall pay to the Board a fine of one thousand five hundred dollars (\$1,500) within ninety (90) days from the date this Agreement is accepted by the Board by sending a check made payable to the Real Estate Appraisers Board.
7. Reportable Discipline: Respondent understands that this Agreement constitutes formal disciplinary action by the Board. If this Agreement does constitute formal discipline, the Board will report the action to the applicable professional licensing national database, if any.
8. Non-Compliance: Respondent understands and agrees that failure to comply with the terms of this Agreement will result in further Board action. Any violation of this Agreement will result in the immediate, automatic filing of an administrative Notice of Non-Compliance by Board staff. Upon the filing of a Notice of Non-Compliance, the matter shall be scheduled for the next public meeting of the Board, at which time the Board shall hear from Board staff regarding the alleged non-compliance. Respondent shall have the opportunity to address the allegations or offer any other relevant argument or evidence regarding the reasons for non-compliance. Such argument or evidence may be provided in writing prior to the meeting or in person at the Board meeting. Any presentation regarding the Notice of Non-Compliance shall be limited to evidence surrounding Respondent's alleged failure to comply with the Agreement. Upon finding such violation occurred, the Board may suspend Respondent's license(s), provided that this suspension may only remain in effect until such time as the Respondent has complied with the terms of this agreement, or take other enforcement action as permitted by law. If Respondent's non-compliance constitute acts that are prohibited under the Board's statute or rules, the Board may also initiate a new disciplinary action and refer that matter for administrative prosecution.
9. Contact Information: Respondent shall notify the Board within ten (10) calendar days if there is a change in employment or home address during the term of discipline or prior to completion of any conditions stated herein.

10. **Public Record:** This Agreement and the original complaint are public records and may be provided for inspection if requested, pursuant to the New Mexico Inspection of Public Records Act ("IPRA"), NMSA 1978, Sections 14-2-1 to -12 (1947, as amended through 2018). The Board may also publish this Agreement or a summary of the Agreement to the public, which may include posting to the Board's website.
11. **Full Compliance and Final Disposition:** Upon Respondent's satisfactory completion of the terms of this agreement, the case will be deemed closed for administrative purposes without the filing of an order or official vote of the Board. However, this matter may still constitute disciplinary action as provided herein for purposes of Respondent's record with the Board.

I understand and have read this document and hereby agree to the terms of this Agreement freely and voluntarily. I understand that by entering into this Agreement I am giving up my rights under the Uniform Licensing Act, including my right to an evidentiary hearing on the merits of the alleged violations.

I understand that if the Board accepts this Agreement, I am required to comply with the terms stated herein, and that failure to comply with the Agreement may subject me to further discipline, including temporary suspension of my license(s).

  
Sean Cantrell, License No. 1045-R  
Respondent

9-13-19  
Date

Prepared by:

/s/ Erin Lecocq  
Erin Lecocq  
Assistant Attorney General  
Administrative Prosecutor  
408 Galisteo St  
Santa Fe, NM 87501  
(505)490-4839

In the Matter of Sean Cantrell License No. 1045-R  
New Mexico Real Estate Appraisers Board  
Case Nos. REA-18-18-COM  
Settlement Agreement  
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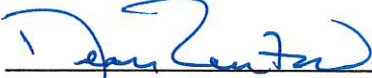
[elecocq@nmag.gov](mailto:elecocq@nmag.gov)

ORDER

This document is not valid unless it is accepted by vote of the Board. Having come before the Board during a properly scheduled public meeting, with a quorum present and majority voting in the affirmative, this Agreement is:

X ACCEPTED                      \_\_\_\_\_ REJECTED

IT IS SO ORDERED.

  
\_\_\_\_\_  
Dean Zantow, Chairman  
Real Estate Appraisers Board

9/27/19  
Date