

Disciplinary Actions:

The following is a summary of recent disciplinary actions taken by the Appraisal Board. This is only a summary; for brevity, some of the facts and conclusions may not have been included. Because these are summaries only, and because each case is unique, these summaries should not be relied on as precedent as to how similar cases may be handled.

In many cases appraisers are required to complete additional education as part of a consent order. Please check with the Board office if you have questions regarding an individual's current license status.

Appraisers:

Salvatore Mastrangelo A8858 (Cranberry Township, PA)

By consent, the Board voted that effective June 25, 2025, Salvatore Mastrangelo's certification as a residential appraiser is inactively suspended for a period of one year. During the inactive suspension Respondent shall not supervise any trainees in North Carolina. No later than January 5, 2026, Respondent shall complete the following coursework: one continuing education course on desktop/hybrid appraisals; and two Appraisal Foundation Corrective Education courses entitled: "Ethics, Competency, Negligence," and "Report Certifications: What Am I Signing and Why?" No later than January 5, 2026, Respondent shall provide certificates of completion for all courses to the Board office. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. If Respondent fails to successfully complete the courses above and provide certificates of completion to the Board office by January 5, 2026, an active suspension shall be activated on January 6, 2026. The active suspension shall continue until Respondent provides proof of completion of the above courses to the Board office. Respondent does not plan to complete any appraisals in North Carolina during the inactive suspension of his license. Respondent shall submit in writing every three months to the Board office confirmation that he has not completed or provided significant assistance in any appraisals on real property located in North Carolina during the previous three-month period. Any failure to submit the above documentation to the Board office shall result in the inactive suspension becoming an active suspension of Respondent's license until the required documentation is submitted. If Respondent completes any appraisals or provides significant assistance in an appraisal, during any three-month period, he shall submit a complete log of his appraisals to the Board office for the appraisals completed on real property located in North Carolina during that three-month period. These appraisal logs shall be reviewed by Board staff and no less than two appraisals with supporting workfiles listed in each log submission shall be reviewed. Respondent shall cooperate with any requests made by Board staff to review his appraisal reports and workfiles. Any failure to cooperate with Board staff will result in the inactive suspension becoming an active suspension for the remainder of the inactive suspension period. In reviewing any appraisal report, if there are violations of the Board statutes, rules, or USPAP uncovered, further disciplinary action may be taken by the Board, after notice and an opportunity for a hearing has been provided.

In case number 2024-0001, Respondent completed an appraisal on a single-family residential property in North Carolina to determine the current market value for a refinance transaction. In

Respondent's appraisal report, he did not verify the plat size when there was a discrepancy between the plat size listed in the county records and the MLS data, and as result, reported an incorrect plat size. Respondent did not indicate in his appraisal report that the subject property backs up to a golf course, and there is no commentary indicating how Respondent analyzed this factor as it relates to marketability and value of the subject, which detracted from the credibility of the appraisal report. Respondent did not disclose in the appraisal report the features of comparable sale no. 1, which also detracted from the credibility of his appraisal report. Respondent did not affix his North Carolina Appraiser's seal to the appraisal report, as required by Board rule. Respondent did not include original photos of the subject, as required by the scope of work for this assignment.

In case number 2025-0005, Respondent failed to report disciplinary action taken against his certified residential appraiser license in Virginia, as required by Board rule. The Virginia Real Estate Appraiser Board entered into a consent order on October 29, 2024, based on similar violations as found by this Board in 2024-0001, and imposed a monetary fine, probation, and coursework. In addition, New York Department of State, Division of Licensing Services, entered into a consent order with Respondent on January 24, 2025, based on similar violations as found by this Board in 2024-0001, and imposed a monetary fine and additional continuing education.

Respondent's conduct as set forth above, is in violation of the Uniform Standards of Professional Appraisal Practice (USPAP), the North Carolina Appraiser's Act, and Board Rules.