

**BEFORE THE WEST VIRGINIA REAL ESTATE APPRAISER LICENSING
AND CERTIFICATION BOARD**

**WEST VIRGINIA REAL ESTATE APPRAISER
LICENSING AND CERTIFICATION BOARD**

Complainant,

v.

Complaint No. 25-008

**Glenn A. Carte, Jr.,
License No. CR1039,**

Respondent.

CONSENT DECREE AND ORDER

Respondent, Glenn A. Carte, Jr., (Respondent") and the West Virginia Real Estate Appraiser Licensing and Certification Board ("Board") enter into the following Consent Decree for the purpose of resolving the above-styled complaint. As reflected in this Consent Decree, the parties have reached an agreement in which Respondent agrees and stipulates to the Findings of Fact, Conclusions of Law, and disposition of this matter. The Board, having approved such agreement, does hereby Find and Order as follows:

FINDINGS OF FACT

1. Respondent is a licensee of the Board, holding License No. CR1039 and is subject to the license requirements and disciplinary rules of the Board.

2. On or about April 22nd, 2025, Respondent issued a report for an appraisal Respondent performed on a property located at 99 Hattie View Dr., Ripley, West Virginia ("Property" or "Subject Property"). Respondent's report provided a value conclusion of \$320,000, effective April 2nd, 2025.

3. Respondent completed the appraisal for Megan Sharp, with the intended use to be to determine market value for planning purpose and naming the intended users as Camden E. & Megan L. Sharp and the parties involved with their divorce.

4. On or about June 15th, 2025, the WVREALCB received an allegation regarding Respondent's appraisal alleging Respondent released the appraisal report to the opposing attorney without Respondent's client's permission; relied on an unverified repair estimate provided to Respondent by an interested party; failed to perform sufficient research and analysis to support deductions made in the report for repairs; that the statements regarding repairs without context of the source of the data was misleading; and that Respondent failed to disclose the use of an extraordinary assumption in Respondent's reliance on uncertain information.

5. Consistent with the Board's Legislative Rule governing Investigative and Hearing Procedures, W. Va. Code R. § 190-4-5.3, the Board forwarded the allegation to its Standards Committee for review.

6. After preliminary investigation of the matter, on November 17th, 2025, the Standards Committee determined there was merit to the allegations and that the appraisal performed contained deficiencies with the Uniform Standards of Professional Appraisal Practice (USPAP). The Committee then recommended that the Board initiate a formal complaint in the matter.

7. On December 3rd, 2025, the Board voted to initiate a formal complaint. The Board based its decision on the Committee recommendation identifying the following alleged USPAP Standards violations: 1) USPAP Scope of Work Rule; 2) USPAP Ethics Rule-Confidentiality Section; 3) USPAP Standards Rule 1-1(a), 1-1(b), 1-1(c): General Development Requirements; 4) USPAP Standards Rule 2-1(a), 2-1(b): General Reporting Requirements; 5) USPAP Standards Rule 2-2(a)(ii), 2-2(iii): Content of a Real Property Appraisal Report, 6) USPAP Standards Rule 2-2(a)(iv): Content of a Real Property Appraisal

Report; and 7) USPAP Standards Rule 2-2(a)(x)(1), 2-2(a)(x)(5): Content of a Real Property Appraisal Report.

CONCLUSIONS OF LAW

1. Under West Virginia Code §30-38-12(a)(7), the Board is authorized to deny issuance or renewal of a license or certification or take disciplinary action for a “violation of any section of [the Real Estate Appraiser Licensing and Certification Act] or any rule of the board.” West Virginia Code § 30-38-17 requires that “each real estate appraiser licensed or certified under this act shall comply with generally accepted standards of professional appraisal practice and generally accepted ethical rules to be observed by the real estate appraiser.” The practice and ethical standards are memorialized by the Appraisal Foundation in the above-referenced USPAP (Uniform Standards of Professional Appraisal Practice) Standards Rules. Accordingly, violations of USPAP are grounds for disciplinary action to be considered by the Board.

2. Respondent’s conduct, as described in Finding of Fact #7, involves USPAP violations, which are grounds for disciplinary action to be considered by the Board. The parties seek to resolve this matter through the issuance of this Consent Decree.

CONSENT

By signing below, Respondent agrees to the following:

1. Respondent has had the opportunity to consult with counsel and executes this Consent Decree voluntarily, freely, and without compulsion or duress and mindful that it has legal consequences. No person or entity has made any promise or given any inducement whatsoever to encourage Respondent to make this settlement other than as set forth herein. Respondent acknowledges that he may pursue this matter through appropriate administrative proceedings and

is aware of his legal rights regarding this matter, but intelligently and voluntarily waives such rights.

2. Respondent acknowledges the Findings of Fact set forth above, admits that there is a probable cause to conclude that the violations set forth above in the Conclusions of Law may have occurred, and consents to the entry of the following Order:

ORDER

Based on the foregoing, the Board hereby ORDERS as follows:

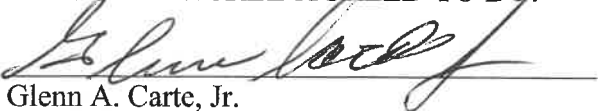
1. Respondent agrees to engage a Board-approved mentor, and successfully complete six (6) hours of mentorship in the Board's approved mentorship program. Any cost of the mentorship will be the Respondent's responsibility. Respondent shall complete the mentorship within six (6) months of the execution of this Consent Decree.

2. Respondent acknowledges and understands that upon execution, this Consent Agreement and Order is a public document available for inspection by the public in accordance with the provisions set forth in the West Virginia Freedom of Information Act (W. Va. Code § 29B-1-1, et seq.).

3. Respondent further acknowledges and understands this matter will be reported to the Appraisal Subcommittee of the Federal Financial Institutions Examination Council ("ASC").

4. This Consent Decree will be revoked, null and void if not accepted and executed by Respondent, and returned to the Board, within fourteen (14) days from the date of the Board's forwarding it to Respondent.

CONSENT DECREE AGREED TO BY:


Glenn A. Carte, Jr.

06-23-2026
Date

ENTERED into the records of the Real Estate Appraiser Licensing and Certification
Board this the 13th day of July, 2026.

WEST VIRGINIA REAL ESTATE APPRAISER LICENSING
AND CERTIFICATION BOARD,



Jeff Burrell, Executive Director on behalf of the WVREALCB

7/13/2026
Date