

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD**  
**Thursday, March 21, 2024, 9:00 a.m.**  
**Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building**  
**301 Centennial Mall South, Lincoln, Nebraska**

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**AGENDA**

**A. Opening 9:00 a.m.**

**B. Notice of Meeting (Adopt Agenda)**

The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation that is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 10:30 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.

**C. Credentialing as a Nebraska Real Property Appraiser** ..... 1-43

1. New Applicants for Licensed Residential Credential through Education, Experience, and Examination
  - a. L23003
2. New Applicants for Certified General Credential through Education, Experience, and Examination
  - a. CG23036
  - b. CG23039
  - c. CG24002
3. Pending Applications
  - a. CG23033
4. Applicants for Temporary Real Property Appraiser Credential
  - a. 2314

**D. Registration as an Appraisal Management Company** ..... 1-5

1. Applicants for Renewal of Appraisal Management Company Registration
  - a. NE2012095

**E. Consideration of Compliance Matters** ..... 1-3

1. Pending Grievances
  - a. 23-08
  - b. 23-09
  - c. 23-12
2. Post-Board Action Matters
  - a. 23-01
  - b. 23-07

<b>F. Consideration of Other Executive Session Items</b>	1-36
1. 2023.23	
2. 2024.01	
3. 2024.04	
4. 2024.06	
5. 2024.07	
6. Personnel Matters	
<b>G. Welcome and Chair’s Remarks (<i>Public Agenda 10:30 a.m.</i>)</b>	
<b>H. Board Meeting Minutes</b>	
1. Approval of February 15, 2024 Meeting Minutes	1-14
<b>I. Director’s Report</b>	
1. Real Property Appraiser and AMC Counts and Trends	
a. Real Property Appraiser Report	1-4
b. Temporary Real Property Appraiser Report	5
c. Supervisory Real Property Appraiser Report	6
d. Appraisal Management Company Report	7
2. Director Approval of Applicants	
a. Real Property Appraiser Report	8
b. Appraisal Management Company Report	9
c. Education Activity and Instructor(s) Report	10-12
3. 2023-24 NRPAB Goals and Objectives + SWOT Analysis	13-14
<b>J. Financial Report and Considerations</b>	
1. February Financial Report	
a. Budget Status Report	1-3
b. MTD General Ledger Detail Report	4-10
c. Financial Charts	11-14
2. FY 2023-2024 Budget Amendment	15-16
3. Per Diems	
<b>K. General Public Comments</b>	
<b>L. Consideration of Education/Instructor Requests</b>	
1. Appraisal Institute	1-32
a. Historic Preservation (Façade) Easements: Appraisal Techniques and Valuation Issues (223340D.02)	
b. The Discounted Cash Flow Model: Concepts, Issues, and Applications (223241R.02)	
<b>M. Unfinished Business</b>	
<b>N. New Business</b>	
1. Real Property Appraiser CE Reminder Popup Window in Online Appraiser Renewal Application	1-5

- O. Legislative Report and Business** ..... 1-17
  - 1. 108th Legislature (2nd Regular Session) Bills of NRPAB Interest
  - 2. Other Legislative Matters
  
- P. Administrative Business**
  - 1. Guidance Documents
  - 2. Internal Procedural Documents
  - 3. Forms, Applications, and Procedures
  
- Q. Other Business**
  - 1. Board Meetings
  - 2. Conferences/Education
  - 3. Memos from the Board
  - 4. Quarterly Newsletter
    - a. Winter 2024 Edition of The Nebraska Appraiser ..... 1-9
  - 5. Appraisal Subcommittee
  - 6. The Appraisal Foundation
    - a. TAF March Newsletter ..... 10-11
    - b. 2024 ASB USPAP Q&As – March 6, 2024 ..... 12-16
  - 7. Association of Appraiser Regulatory Officials
  - 8. In the News
  
- R. Adjourn**