

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, March 20, 2025, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska**

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 10:15 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 1-8

1. New Applicants for Licensed Residential Credential through Education, Experience, and Examination
 - a. L24003
2. New Applicants for Certified General Credential through Education, Experience, and Examination
 - a. CR24020

D. Registration as an Appraisal Management Company 1-7

1. New Applicants for Registration as an Appraisal Management Company
 - a. NE2025001
2. Applicants for Renewal of Appraisal Management Company Registration
 - a. NE2023004

E. Compliance Matters 1

1. New Grievances
 - a. 25-02
2. Post-Board Action Matters
 - a. 25-01

F. Other Executive Session Items 1-8

1. General
 - a. 2025.04
 - b. 2025.05
2. Personnel

G. Welcome and Chair’s Remarks (Public Agenda 10:15 a.m.)

H. Board Meeting Minutes

1. Approval of February 20, 2025 Meeting Minutes 1-17

I. Director’s Report

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.	Education Activity and Instructor(s) Report	9
3.	2024-25 NRPAB Goals and Objectives + SWOT Analysis	10-11
 J. Financial Report and Considerations		
1.	February Financial Report	
a.	Agency Budget Status Report	1-3
b.	Appraiser Program Budget Status Report	4-6
c.	AMC Program Budget Status Report	7-9
d.	MTD General Ledger Detail Report	10-15
e.	Financial Charts	16-19
2.	2025-2027 Biennial Budget Update	
3.	ASC Grant Report	
a.	Notice of Grant Award (NGA) for Nebraska	20-23
4.	Per Diems	
 K. General Public Comments		
 L. Education		
		1-19
1.	New Continuing Education Activity Applications	
a.	2253410.88: Rocky Mountain Appraiser Association - "Property Taxes: Past, Present, and Practice"	
2.	Rescission of Approval of Education Activities	
a.	2152438.03: McKissock - "Avoiding Mortgage Fraud for Appraisers"	
 M. Unfinished Business		
1.	Open 3rd Congressional District Certified Real Property Appraiser Representative	
 N. New Business		
1.	Appraisal Subcommittee Compliance Review Report (Stewart and Lewis appearance)	
 O. Legislative Report and Business		
1.	109th Legislature (1st Regular Session) Bills of NRPAB Interest	1-9
2.	Adopted Changes to Title 298 of the Administrative Code	
3.	Other Legislative Matters	
 P. Administrative Business		
1.	Guidance Documents	
2.	Internal Procedural Documents	
3.	Forms, Applications, and Procedures	
a.	NRPAB Employee Handbook	1-37
b.	NRPAB State of Nebraska Expense Reimbursement Policies	38-45
c.	AMC Forms and Applications	
i.	Application for Nebraska Appraisal Management Company Registration	46-55
ii.	Application for Renewal of Nebraska Appraisal Management Company Registration	56-65
iii.	Federally Regulated Appraisal Management Company Nebraska Reporting Form	66-68
iv.	Nebraska Appraisal Management Company Information Change Form	69-72

Q. Other Business

- 1. Board Meetings
- 2. Conferences/Education
 - a. Spring AARO Conference; April 29, 2025 through May 1, 2025 - Virtual 1
- 3. Memos from the Board
- 4. Quarterly Newsletter
- 5. Appraisal Subcommittee
- 6. The Appraisal Foundation
 - a. TAF March Newsletter 2-5
 - b. ASB USPAP Q&As_March 6, 2025 6-9
- 7. Association of Appraiser Regulatory Officials
- 8. Government-Sponsored Enterprises
 - a. Fannie Mae
 - b. Freddie Mac
 - i. Multi-Family Bulletin M2025-1 10-17
- 9. In the News

R. Adjourn

Scheduled Appearances:

- 1. T.B.D. (New Business) – Jonathan Stewart, Tom Lewis; Appraisal Subcommittee