

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, April 17, 2025, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska

Swearing in of new Board Member Adam Batie will take place prior to the start of the meeting at 8:45 a.m.

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 1-24

1. New Applicants for Certified Residential Credential through Education, Experience, and Examination
 - a. CR24011
 - b. CR25002
2. Pending Applications
 - a. CG23036
 - b. CG24001
 - c. CG24020

D. Registration as an Appraisal Management Company

E. Compliance Matters 1

1. Active Investigations
 - a. 25-03

F. Other Executive Session Items 1-9

1. General
 - a. 2025.04
 - b. 2025.06
 - c. 2025.07
2. Personnel

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

H. Board Meeting Minutes

1. Approval of March 20, 2025 Meeting Minutes 1-14

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. March 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. FY 2024-25 Budget Amendment	
a. Logitech H390 On-Ear USB Headset with Noise-Cancelling Mic for BPM	20-23
b. Fifteen-Hour National Uniform Standards of Professional Appraisal Practice Course	24-25
3. Applicant Appraisal Review Services Contract #112037 Amendment Request	26-33
4. 2025-2027 Biennial Budget Update	
5. ASC SARAS Grant Report	
a. Budget Status Report	34
b. MTD General Ledger Detail Report	35
6. Per Diems	

K. General Public Comments

L. Education 1-7

1. Rescission of Approval of Education Activities
 - a. 2201438.02: Appraisal Institute – “Appraising Condominiums, CO-Ops, and PUDs”
 - b. 2202429.02: Appraisal Institute – “Using Spreadsheet Programs in Real Estate Appraisals – Synchronous”

M. Unfinished Business

N. New Business

O. Legislative Report and Business

1. 109th Legislature (1st Regular Session) Bills of NRPAB Interest 1-8
2. Adopted Changes to Title 298 of the Administrative Code
3. Other Legislative Matters

P. Administrative Business

1. Guidance Documents
2. Internal Procedural Documents
 - a. 202501: Written Advisory Letters 1
 - b. 201709: Appraisal Review Services Contractor Fees 2
3. Forms, Applications, and Procedures
4. Real Property Appraiser Applicant Experience Review Subcommittee Assignments
 - a. 2025A
 - b. 2025B
 - c. 2025C
 - d. 2025D
 - e. 2025E
 - f. 2025F

Q. Other Business

1. Board Meetings
2. Conferences/Education
3. Memos from the Board
3. Quarterly Newsletter
 - a. Spring 2025 Edition of The Nebraska Appraiser 1-9
4. Appraisal Subcommittee
 - a. ASC Compliance Review
 - i. 2025 ASC Appraiser Program Compliance Review Report_March 24, 2025 10-12
 - ii. 2025 ASC AMC Program Compliance Review Report_March 24, 2025 13-15
5. The Appraisal Foundation
 - a. TAF April Newsletter 16-20
 - b. TAF State Regulator Newsletter_March 31, 2025 21-23
 - c. Appraiser Qualifications Board
 - i. Concept Paper: Additional Experience Options:
Should They Have a Place in Appraiser Qualifications? 24-51
 - ii. Q&A - Sophia Learning & The Criteria 52
 - iii. Q&A – Valuation Bias and Fair Housing Courses Compilation 53-59
 - d. Appraisal Standards Board
 - i. Concept Paper: Generative AI and Appraisal Standards – A Call for Stakeholder Input 60-71
6. Association of Appraiser Regulatory Officials
7. Government-Sponsored Enterprises
 - a. Fannie Mae
 - i. Fannie Mae Selling and Servicing News_March 19, 2025 72-74
 - ii. Fannie Mae March Appraiser Update 75-80
 - b. Freddie Mac
8. In the News

R. Adjourn