

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD**  
**Thursday, August 21, 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 10:30 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** ..... 1-12

1. New Applicants for Trainee Credential
  - a. T25007
2. Pending Applications
  - a. CG24001
  - b. CG24020

**D. Registration as an Appraisal Management Company**

**E. Compliance Matters** ..... 1

1. Post-Board Action Matters
  - a. 23-01

**F. Other Executive Session Items** ..... 1

1. General
  - a. 2025.12
2. Personnel

**G. Welcome and Chair's Remarks (Public Agenda 10:30 a.m.)**

**H. Board Meeting Minutes**

1. Approval of July 17, 2025 Meeting Minutes ..... 1-16

## **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 ..... 9-11
3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis ..... 12-13

## **J. Financial Report and Considerations**

1. July 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 ..... 10-17
  - e. Financial Charts ..... 18-21
2. ASC SARAS Grant Report
  - a. FY25 Budget Status Report ..... 22
3. Per Diems

## **K. General Public Comments**

## **L. Education** ..... 1-136

1. New Continuing Education Activity Applications
  - a. 2252453.02: Appraisal Institute – “Practical Applications in Appraising Green Commercial Properties”
  - b. 2253457.02: Appraisal Institute – “Case Studies in Appraising Green Residential Buildings”
  - c. 2253458.02: Appraisal Institute – “Condemnation Appraising: Principles and Applications”
  - d. 2253459.02: Appraisal Institute – “Introduction to Green Buildings: Principles and Concepts”
  - e. 2253460.02: Appraisal Institute – “Residential and Commercial Valuation of Solar”
  - f. 2253461.02: Appraisal Institute – “The Appraiser as an Expert Witness: Preparation and Testimony – Synchronous”

## **M. Unfinished Business**

## **N. New Business**

1. Explore SARAS Grant to Increase Number of Nebraska Resident Real Property Appraisers ..... 1-4

## **O. Legislative Report and Business**

1. Nebraska Real Property Appraiser Act\_Draft August 4, 2025 ..... 1-2
2. Nebraska Appraisal Management Company Registration Act\_Draft August 4, 2025 ..... 3
3. Title 298 Update
  - a. Summary of Proposed Changes to Title 298\_August 7, 2025 Draft ..... 4-5
  - b. Title 298\_August 7, 2025 Draft ..... 6-86
4. 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. Summer 2025 Edition of The Nebraska Appraiser..... 1-16
5. Appraisal Subcommittee
  - a. ASC Quarterly Meeting: September 16, 2025 (Online)
6. The Appraisal Foundation
  - a. TAF August Newsletter..... 17-21
7. Association of Appraiser Regulatory Officials
8. Government-Sponsored Enterprises
  - a. Fannie Mae
    - i. Fannie Mae Selling and Service News\_July 16, 2025..... 22-25
    - ii. Introducing the Uniform Property Data Report\_July 30, 2025..... 26
  - b. Freddie Mac
    - i. GSE Appraiser Capacity\_July 2025..... 27-29
9. In the News

## **R. Adjourn**