

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, October 23, 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 10:00 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 1-3

1. New Applicants for Licensed Residential Credential

 a. L25001

D. Registration as an Appraisal Management Company 1-10

1. New Applicants for Appraisal Management Company Registration

 a. NE2025003

 b. NE2025004

2. Applicants for Renewal of Appraisal Management Company Registration

 a. NE2012078

E. Compliance Matters

F. Other Executive Session Items 1

1. General

 a. 2025.13

 b. 2025.14

 c. 2025.15

2. Personnel

G. Welcome and Chair's Remarks (Public Agenda 10:00 a.m.)

H. Board Meeting Minutes

1. Approval of September 18, 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..... 9-10
3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis 11-12

J. Financial Report and Considerations

1. September 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. Budget Status Report 22
 - b. MTD General Ledger Detail Report..... 23
3. FY 2025-26 Budget Amendment
 - a. Hall Tree (CSI #F-FR-300)..... 24-27
4. Per Diems

K. General Public Comments

- ### **L. Education** 1-27
1. 2251485.17: Douglas County Assessor/Register of Deeds – “IAAO Course 300 – Fundamentals of Mass Appraisal”

M. Unfinished Business

1. 500 South 16th Street DOL Building Relocation
2. Explore SARAS Grant to Increase Number of Nebraska Resident Real Property Appraisers..... 1-3
3. Open 1st Congressional District Certified Real Property Appraiser Representative Position

N. New Business

O. Legislative Report and Business

1. 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
 - a. Kohtz 2025 Fall AARO Conference Report.....1-7
3. Memos from the Board
4. Quarterly Newsletter
5. Appraisal Subcommittee
 - a. ASC Quarterly Meeting: December 15, 2025 (Online)
 - b. ASC June 18, 2025 Meeting Minutes.....8-15
6. The Appraisal Foundation
 - a. BOT Public Meeting: May 6-8, 2026 – Fort Lauderdale, FL
 - b. AQB Public Meeting: September 17, 2026 - Greenwood Village, CO
 - c. BOT Public Meeting: October 21-23, 2026 – Houston, TX
 - d. TAF October Newsletter.....16-19
7. Association of Appraiser Regulatory Officials
8. Government-Sponsored Enterprises
 - a. Fannie Mae
 - i. Fannie Mae Appraiser Update_September 2025.....20-25
 - b. Freddie Mac
 - i. GSE Appraiser Capacity_September 2025.....26-28
9. In the News

R. Adjourn