

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, December 18, 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 9:45 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 1-10

1. New Applicants for Licensed Residential Credential through Education, Experience, and Examination
 - a. L25003
2. Applicants for Renewal of Real Property Appraiser Credential
 - a. CG2025011R

D. Registration as an Appraisal Management Company

E. Compliance Matters 1

1. Active Investigations
 - a. 25-09
2. Post-Board Action Matters
 - a. 23-01

F. Other Executive Session Items

1. Personnel

G. Welcome and Chair's Remarks (Public Agenda 9:45 a.m.)

H. NRPAB Employee Recognition Award

I. Board Meeting Minutes

1. Approval of November 20, 2025 Meeting Minutes 1-13

J. Director's Report

1. Real Property Appraiser and AMC Counts and Trends	
a. Real Property Appraiser Report	1-5
b. Temporary Real Property Appraiser Report	6
c. Supervisory Real Property Appraiser Report	7
d. Appraisal Management Company Report	8
2. Director Approval of Applicants	
a. Real Property Appraiser Report	9
b. Appraisal Management Company Report	10
c. Education Activity and Instructor(s) Report	11
3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis	12-13

K. Financial Report and Considerations

1. November 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	10-16
e. Financial Charts	17-20
2. ASC SARAS Grant Report	
a. Budget Status Report	21
b. MTD General Ledger Detail Report	22
3. Notice of Cash Fund Transfers	23
4. Per Diems	

L. General Public Comments

M. Education.....1-29

1. 2251497.01: ASFMRA – “Appraising Ag Facilities Equine Seminar”
2. 2253498.01: ASFMRA – “Appraising Ag Facilities Equine Seminar”

N. Unfinished Business

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

O. New Business

P. Legislative Report and Business

1. Proposed changes to Title 298 of the Administrative Code
2. Other Legislative Matters

Q. Administrative Business

1. Guidance Documents
2. Internal Procedural Documents
3. Forms, Applications, and Procedures

R. Other Business

1. Board Meetings
 - a. 2026 NRPAB Calendar 1
2. Conferences/Education
 - a. Spring AARO Conference; April 27-29, 2026 – San Diego, CA 2
3. Memos from the Board
4. Quarterly Newsletter
5. Appraisal Subcommittee
6. The Appraisal Foundation
 - a. First Exposure Draft of Proposed Changes to
the Real Property Appraiser Qualification Criteria_December 3, 2025 3-130
 - b. AQB Concept Paper – Skills Based Pathway_December 3, 2025 131-143
 - c. AQB Concept Paper – Examination Only Pathway_December 3, 2025 144-153
 - d. TAF December Newsletter 154-156
7. Association of Appraiser Regulatory Officials
8. Government-Sponsored Enterprises
9. In the News

S. Adjourn