

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, January 15, 2026, 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 Lori Johnson 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)**
- C. Election of Officers**

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 D, E, F and G until executive session is completed.

- D. Credentialing as a Nebraska Real Property Appraiser** 1-7
 - 1. Applicants for Renewal of Real Property Appraiser Credential
 - a. CG2024013R
 - b. CG2020021R
- E. Registration as an Appraisal Management Company**
- F. Compliance Matters** 1
 - 1. Active Investigations
 - a. 25-09
- G. Other Executive Session Items** 1
 - 1. General
 - a. 2026.01
 - b. 2026.02
 - c. 2026.03- 2. Personnel

- H. Welcome and Chair's Remarks (Public Agenda 9:45 a.m.)**
- I. NRPAB Employee Recognition Award**

J. Board Meeting Minutes		
1. Approval of December 18, 2025 Meeting Minutes		1-12
K. Director's Report		
1. Real Property Appraiser and AMC Counts and Trends		1-5
a. Real Property Appraiser Report		6
b. Temporary Real Property Appraiser Report		7
c. Supervisory Real Property Appraiser Report		8
d. Appraisal Management Company Report		
2. Director Approval of Applicants		9
a. Real Property Appraiser Report		10
b. Education Activity and Instructor(s) Report		
3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis		11-12
L. Financial Report and Considerations		
1. December Financial Report		1-3
a. Agency Budget Status Report		4-6
b. Appraiser Program Budget Status Report		7-9
c. AMC Program Budget Status Report		
d. MTD General Ledger Detail Report		10-17
e. Financial Charts		18-21
2. ASC SARAS Grant Report		22
a. Budget Status Report		23
b. MTD General Ledger Detail Report		
3. Per Diems		
M. General Public Comments		
N. Education		
1. Valuation Bias and Fair Housing Laws and Regulations Course Update		1-2
O. Unfinished Business		
1. 500 South 16th Street DOL Building Relocation		
2. Explore SARAS Grant to Increase Number of Nebraska Resident Real Property Appraisers		
P. New Business		
Q. Legislative Report and Business		
1. 109th Legislature (2nd Regular Session)		1-8
a. Bills of NRPAB Interest		
b. \$100,000.00 AMC Fund Cash Transfer to State General Fund		
2. Proposed changes to Title 298 of the Administrative Code		
3. Other Legislative Matters		

R. Administrative Business

1. Guidance Documents
2. Internal Procedural Documents
3. Forms, Applications, and Procedures
4. Real Property Appraiser Applicant Experience Review Subcommittee Assignments
 - a. 2026A
 - b. 2026B
 - c. 2026C
 - d. 2026D
 - e. 2026E
 - f. 2026F

S. Other Business

1. Board Meetings
2. Conferences/Education
3. Memos from the Board
4. Quarterly Newsletter
5. Appraisal Subcommittee
6. The Appraisal Foundation
 - a. First Exposure Draft – Proposed New Advisory Opinion 41,
Use of Technology in an Appraisal or Appraisal Review Assignment_January 2, 2026..... 1-30
 - b. ASB Webinar - First Exposure Draft -
Proposed New Advisory Opinion 41 _January 13, 2026 at 1:00 p.m. ET
 - c. AQB Webinar - First Exposure Draft & Concept Paper_January 22, 2026 at 1:00 p.m. ET
 - d. TAF January Newsletter..... 31-34
7. Association of Appraiser Regulatory Officials
 - a. AARO December 2025 Newsletter..... 35-48
8. Government-Sponsored Enterprises
 - a. Fannie Mae
 - i. Fannie Mae Appraisal Update_December 17, 2025 49-54
 - ii. Fannie Mae Quality Insider_December 18, 2025 55-57
 - b. Freddie Mac
 - i. GSE Appraiser Capacity_December 2025 58-60
9. In the News

T. Adjourn