

**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**

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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. General ..... 1
  - 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
  - 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. Education Activity and Instructor(s) Report.....10
3. 2025-26 NRPAB Goals and Objectives + SWOT Analysis .....11-12

## **L. Financial Report and Considerations**

1. December 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. 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)
  - a. Bills of NRPAB Interest .....1-8
  - 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**