

**NEBRASKA REAL PROPERTY APPRAISER BOARD
NRPAB OFFICE MEETING ROOM, FIRST FLOOR
NEBRASKA STATE OFFICE BUILDING
301 CENTENNIAL MALL SOUTH, LINCOLN, NE**

December 18, 2025 Meeting Minutes

A. OPENING

Chairperson Gerdes called to order the December 18, 2025 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m. by virtual conferencing in the Nebraska Real Property Appraiser Board meeting room located on the first floor of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

Board Member Johnson entered the meeting via virtual conference at 9:02 a.m.

B. NOTICE OF MEETING

Chairperson Gerdes announced the notice of the meeting was duly given, posted, published, and tendered in compliance with the Open Meetings Act, and all board members received notice simultaneously by email. Publication of official notice of the meeting appeared on the State of Nebraska Public Calendar found at www.nebraska.gov on December 11, 2025. The agenda was kept current in the Nebraska Real Property Appraiser Board office and on the Board's website. In accordance with the Open Meetings Act, at least one copy of all reproducible written material for this meeting, either in paper or electronic form, was available for examination and copying by members of the public. The material in paper form was available on the table in a public folder, and the material in electronic form was available on the Board's website in Public Meeting Material (https://appraiser.ne.gov/board_meetings/). A copy of the Open Meetings Act was available for the duration of the meeting. For the record, Board Members Cody Gerdes of Lincoln, Nebraska; Kevin Hermesen of Gretna, Nebraska; Rodney Johnson of Norfolk, Nebraska; Derek Minshull of North Platte, Nebraska; and Adam Batie of Kearney, Nebraska were present. Also present were Director Tyler Kohtz, Licensing Programs Manager Karen Loll, Education Program Manager Kashinda Sims, and Business Programs Manager Colby Falls, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

Chairperson Gerdes reminded those present for the meeting that the agenda cannot be altered twenty-four hours prior to the meeting except for emergency items in accordance with the Open Meetings Act. Board Member Minshull moved to adopt the agenda as presented. Board Member Hermesen seconded the motion. The motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

Board Member Hermesen moved that the Board enter executive session for the purpose of reviewing applicants for credentialing; applications for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Minshull seconded the motion. The time on the meeting clock was 9:05 a.m. The motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

Board Member Hermesen moved to exit executive session at 9:47 a.m. Board Member Minshull seconded the motion. The motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

Break from 9:48 a.m. to 9:58 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Gerdes welcomed all to the December 18, 2025 meeting of the Nebraska Real Property Appraiser Board and thanked the Board and staff for their hard work. Gerdes also thanked the previous Chairperson, Bonnie Downing, for setting an inspiring example of leadership. Gerdes then indicated that this has been a great learning experience and expressed satisfaction with the Board's trajectory. Chairperson Gerdes recognized Scott DiBiasio as the only member of the public in attendance.

H. NRPAB EMPLOYEE RECOGNITION AWARD

Director Kohtz brought attention to the completion of Chairperson Gerdes's term as the first congressional district certified real property appraiser representative on the Board. Director Kohtz presented Chairperson Gerdes with a plaque in recognition of his service to the Board and thanked him for his service and leadership. Chairperson Gerdes thanked Director Kohtz, the Board, and staff for their hard work during his term. Board Member Hermesen thanked Chairperson Gerdes for his leadership and for being a tremendous representative for appraisers. Director Kohtz once again thanked Gerdes for being an excellent chairperson and expressed gratitude for his insights and collaboration needed to solve issues and continue the Board's success.

I. BOARD MEETING MINUTES

1. APPROVAL OF NOVEMBER 20, 2025 MEETING MINUTES

Chairperson Gerdes asked for any additions or corrections to the November 20, 2025 regular meeting minutes. With no discussion, Chairperson Gerdes called for a motion. Board Member Minshull moved to approve the November 20, 2025 regular meeting minutes as presented. Board Member Hermesen seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermesen, Minshull, Batie, and Gerdes voting aye. Board Member Johnson abstained.

J. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented nine charts outlining the number of real property appraisers as of December 18, 2025 to the Board for review. The Director indicated that he had no specific comments on the charts found on pages J.1 through J.4. Director Kohtz then brought attention to the 2026-27 Renewal Progress Report and informed the Board that, for all classifications, the projected renewal rate for the 2026-27 renewals is 90%. Currently, 57% of credential holders whose credential expires on December 31, 2025 have renewed; another 19% of credential holders have submitted applications currently in pending status. Director Kohtz finished by informing the Board that the renewal application submission rate is approximately 5% behind the historic average. The Director asked for any questions or comments. Chairperson Gerdes thanked the Director for the update. There was no further discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of November 30, 2025 to the Board for review. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

c. Supervisory Real Property Appraiser Report

The Director presented two charts outlining the number of registered supervisory real property appraisers as of December 18, 2025 to the Board for review. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of December 18, 2025 to the Board for review. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

2. DIRECTOR APPROVAL OF APPLICANTS

a. Real Property Appraiser Report

Director Kohtz presented the Real Property Appraiser Report to the Board for review showing real property appraiser applicants approved for credentialing by the Director for the period between November 11, 2025 and December 9, 2025. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

b. Appraisal Management Company Report

Director Kohtz presented the Appraisal Management Company Report to the Board for review showing Appraisal Management Companies approved for credentialing by the Director for the period between November 11, 2025 and December 9, 2025. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

c. Education Activity and Instructors Report

Director Kohtz presented the Education Activities and Instructors Report to the Board for review showing education activities and instructors approved by the Director for the period between November 11, 2025 and December 9, 2025. The Director asked for any questions or comments. There was no further discussion.

3. 2025-26 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS

Director Kohtz presented the 2025-26 NRPAB Goals and Objectives and SWOT Analysis to the Board for review. The Director brought attention to the goal to adopt Title 298 changes to implement the Real Property Appraiser Qualification Criteria effective January 1, 2026 for real property appraisers credentialed prior to January 1, 2026 that upgrade to a higher classification after January 1, 2026 and to implement the CHRC fee changes as increased by the Nebraska State Patrol under the Laws, Rules, and Guidance Documents section and reported that the adopted Title 298 changes hearing was completed on November 20, 2025 and is now under review by the Attorney General's Office. Director Kohtz indicated that a more detailed report will be provided under Agenda Item P. The Director then asked for any questions or comments. There was no further discussion.

K. FINANCIAL REPORT AND CONSIDERATIONS

1. NOVEMBER FINANCIAL REPORT

The receipts and expenditures for November were presented to the Board for review in the Budget Status Report. The Director brought attention to the "CIO Charges" expense in the amount of \$222.27 and informed the Board that this expenditure is significantly lower than normal, as the October CIO IMS billing is not included due to billing issues that needed to be resolved before payment could be made. The "CIO Charges" expenditures in the December Budget Status Report will include both the October and November billings. The Director then moved to the "Postage Expense" in the amount of \$246.41 and communicated that this is higher than normal due to appraiser and AMC renewal activity. Director Kohtz then reported that the "Publication & Print Expense" in the amount of \$738.38 includes the July through September quarterly copy services billing. Next, the Director guided the Board to the "Office Supplies Expense" in the amount of \$983.75 and explained that the majority of this expense is for the purchase of the 2026 USPAP reference manuals. According to Director Kohtz, the "Video Equip" expenditure in the amount of \$229.98 is for the purchase of a video screen for the new office location's flex room. Finally, the Director reported that the expense under "Other Operating Expense" in the amount of \$159.44 is a payment made to resolve OESI 2025.01. The Director reported that the overall expenditures for the month of November were \$36,372.71, and the year-to-date overall expenditures for the fiscal year are \$194,820.68, which amounts to 38.52 percent of the budgeted expenditures for the fiscal year; 41.92 percent of the fiscal year has elapsed.

Director Kohtz then brought the Board's attention to revenues and reported that the revenues for "Certified General New Fees" and "AMC Registered New Fees" continue to be strong during the current fiscal year. In addition, real property appraiser and AMC renewal fees significantly boosted revenues, which is typical for this time of year. The Director Kohtz reported that the overall revenues for the month of November totaled \$79,346.26, and the year-to-date overall revenues for the fiscal year are \$200,325.37, representing 51.98 percent of the projected revenues for the fiscal year. The Director reiterated that 41.92 percent of the fiscal year had passed.

Director Kohtz continued to the Budget Status Report for the Real Property Appraiser Fund and AMC Fund and reported that the Real Property Appraiser Fund expenditures for the month of November totaled \$24,925.02, and the year-to-date expenditures for the fiscal year are \$130,974.44, which amounts to 37.90 percent of the budgeted expenditures for the fiscal year. The Real Property Appraiser Fund revenues were \$59,617.97 for November, and the year-to-date revenues for the fiscal year are \$140,869.29, which amounts to 54.84 percent of the projected revenue for the fiscal year. Director Kohtz then reported that AMC Fund expenditures for the month of November totaled \$11,447.69, and the year-to-date expenditures for the fiscal year are \$63,846.24, which is 39.84 percent of the budgeted expenditures. AMC Fund revenues totaled \$19,728.29 for November, and the year-to-date revenues for the fiscal year are \$59,456.08, which is 46.26 percent of the projected revenue for the fiscal year. The Director asked if there were any questions or comments regarding the Budget Status Report. There was no further discussion.

Director Kohtz presented the MTD General Ledger Detail report for the month of November and reported that batch #8036223, with the Payee/Explanation "Purchase Card Transaction" found on page K.13, was for the aforementioned, 2026 USPAP reference manuals and video screen. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz presented four graphs illustrating expenses, revenues, and cash balances. The Director noted overall expenditures of \$36,372.71 and revenues of \$79,346.26 for the month of November for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund. Director Kohtz then brought the Board's attention to the NRPAB Twenty-Five Month Expenses/Revenues by Program graph, reiterating that Real Property Appraiser Fund expenditures totaled \$24,925.02, the Real Property Appraiser Fund revenues totaled \$59,617.97, AMC Fund expenditures totaled \$11,447.69, and AMC Fund revenues totaled \$19,728.29. The Director then provided a breakdown for real property appraiser renewal revenues compared to projections for the past two years and the current fiscal year. According to Director Kohtz, as of the end of December 2023, \$148,441.90 in real property appraiser renewal revenues were received; the projected real property appraiser renewal revenues for the fiscal year were \$161,150.00; and as of the end of December 2024, \$175,415.47 in real property appraiser renewal revenues were received; the projected real property appraiser renewal revenues for the fiscal year were \$190,850.00. To date, \$143,086.01 in real property appraiser renewal revenues have been received; the projected real property appraiser renewal revenues for the fiscal year are \$173,400.00. Another \$15,000.00 in real property appraiser revenues is expected during the second half of December, which would put the revenues at the end of December at \$158,086.01. Real property appraiser renewal revenues as of the end of December are historically around \$15,000.00 below projections for the fiscal year; this year is right on pace with the historic trends. The Director finished by reporting that the cash balance for the AMC Fund is \$300,630.01, the cash balance for the Appraiser Fund is \$382,892.31, and the overall cash balance for both funds is \$683,522.32. There was no further discussion.

Chairperson Gerdes asked for a motion on the November financial reports. Board Member Minshull moved to file the November financial reports for audit. Board Member Hermesen seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

2. ASC SARAS GRANT REPORT

Director Kohtz presented the Budget Status Report for the SARAS Grant Fund to the Board for review and reiterated that the October CIO IMS billing is not included due to billing issues that needed to be resolved before payment could be made. The “CIO Charges” expenditures in the December Budget Status Report will include both the October and November billings. The Director then asked for any questions or comments. There was no further discussion.

Director Kohtz presented the General Ledger Detail Report for the SARAS Grant Fund. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

3. NOTICE OF CASH FUND TRANSFERS

The Director presented an email from Budget Management Analyst Ryan Walton and informed the Board that the transfer of \$150,000.00 from the Appraiser Fund and \$100,000.00 from the AMC Fund to the State General Fund has been scheduled for December 31, 2025. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

4. PER DIEMS: No discussion.

L. GENERAL PUBLIC COMMENTS

Chairperson Gerdes asked for any public comments. With no public comments, Chairperson Gerdes moved on to Education.

M. EDUCATION

1. NEW CONTINUING EDUCATION ACTIVITY APPLICATIONS

a. 2251497.01: ASFMRA – “Appraising Ag Facilities Equine Seminar”

EPM Sims presented an Agenda Item Summary to the Board concerning an Application for Approval as a Continuing Education Activity in Nebraska for the ASFMRA classroom activity titled, “Appraising Ag Facilities Equine Seminar” (Activity #2251497.01). EPM Sims indicated that this activity, and the activity under Section M.1.b on the agenda, are the same activities with different presentation methods, and will be discussed together.

b. 2253498.01: ASFMRA – “Appraising Ag Facilities Equine Seminar”

EPM Sims presented an Agenda Item Summary to the Board concerning an Application for Approval as a Continuing Education Activity in Nebraska for the ASFMRA synchronous activity titled, “Appraising Ag Facilities Equine Seminar” (Activity #2253498.01).

EPM Sims informed the Board that the timed outline for these activities totals nine hours; however, the applications list eight hours. In addition, the activity name on the documents certifying completion does not match the name of the activity listed on the applications. The provider was notified of the deficiencies in a letter sent on November 13, 2025, which requested that updated materials be submitted before the end of day on December 5, 2025. EPM Sims indicated that a subsequent communication was made on December 8, 2025. There was no response from ASFMRA to the letter or subsequent communication. Chairperson Gerdes asked what the options are for these activities. Director Kohtz informed the Board that the Board may deny the activities or provide a path to resolution of the deficiencies and approval. The Board agreed to give ASFMRA a month to resolve these deficiencies. If the deficiencies are not resolved, the Board will discuss these education activities at its January 15, 2026 meeting. Board Member Hermesen moved to authorize Director to approve education activity "Appraising Ag Facilities Equine Seminar" (#2251497.01), and education activity "Appraising Ag Facilities Equine Seminar" (#2253498.01), upon receipt of documentation evidencing that the requirements under 298 NAC Chapter 6, §§ 001.10B and 001.12 have been met prior to January 9, 2026. Board Member Minshull seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

N. UNFINISHED BUSINESS

1. 500 SOUTH 16TH STREET DOL BUILDING RELOCATION

Director Kohtz brought attention to the Board's relocation to 500 South 16th Street and informed the Board that he had no update.

2. EXPLORE SARAS GRANT TO INCREASE NUMBER OF NEBRASKA RESIDENT REAL PROPERTY APPRAISERS

Director Kohtz brought attention to the explore SARAS grant to increase the number of Nebraska Resident Real Property Appraisers and informed the Board that he had no update.

3. OPEN 1ST CONGRESSIONAL DISTRICT CERTIFIED REAL PROPERTY APPRAISER REPRESENTATIVE POSITION

Director Kohtz brought attention to the open 1st Congressional District Certified Real Property Appraiser Representative position and informed the Board that he had no update.

O. NEW BUSINESS: No discussion.

P. LEGISLATIVE REPORT AND BUSINESS

1. PROPOSED CHANGES TO TITLE 298 OF THE ADMINISTRATIVE CODE

Director Kohtz informed the Board that the adopted changes to Title 298 of the Nebraska Administrative Code have been submitted to the Attorney General's Office for review. The AGO is holding the draft and has deemed the submission deficient as no Governor's Checklist is included and the Certificate of Adoption failed to meet the information requirements outlined in statute. The Director then informed the Board that the Secretary of State's Office implemented a new online docket system for changes to rules and regulations at the beginning of this year. Prior to the Board's February 20, 2025 adoption of its changes to Title 298, the Director asked the Governor's Policy and Research Office if the Governor's Checklist was still required as it is not included as a required document in the new system. Director Kohtz indicated that he was informed that this document is no longer required. In addition, the Director informed the Board that the system generated Certificate of Adoption was included with the submission. The AGO had no issues with the February 20, 2025 submission and quickly approved it. Director Kohtz informed the Board that the AGO is working with the GPRO to resolve this issue, which affects many agencies operating under the same understanding. Director Kohtz indicated that he is unsure of the next step and informed the Board that he is in regular contact with the AGO. Board Member Minshull expressed support for the Director and commented on the frustrating nature of the situation. Chairperson Gerdes agreed and thanked Director Kohtz for the report.

2. OTHER LEGISLATIVE MATTERS: No discussion.

Q. ADMINISTRATIVE BUSINESS: No discussion.

R. OTHER BUSINESS

1. BOARD MEETINGS

a. 2026 NRPAB Calendar

Director Kohtz presented the 2026 NRPAB Calendar to the Board for consideration. The Director informed the Board that meeting dates, the AARO conference dates, beginning of the State's fiscal year, the beginning and end dates of the legislative session, and State holidays are all color-coded. Director Kohtz reminded the Board that the meeting dates are tentative and may change. Chairperson Gerdes asked if the strategic planning meeting had been scheduled. The Director responded that the strategic planning meeting is determined by the Board closer to the fiscal year end. Director Kohtz asked for any questions. With no discussion, Chairperson Gerdes asked for a motion to approve the 2026 NRPAB Calendar. Board Member Hermesen moved to approve the 2026 NRPAB Calendar as presented. Board Member Johnson seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With none, Chairperson Gerdes called for a vote. The motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

2. CONFERENCES/EDUCATION

a. Spring AARO Conference; April 27-29, 2026 – San Diego, CA

Director Kohtz reported that the Spring 2026 AARO Conference will take place April 27, 2026 through April 29, 2026 in San Diego, California. The Director requested permission to attend the conference on behalf of the Board; ASC SARAS Grant funds will be utilized for the travel and registration costs. Chairperson Gerdes asked for any discussion. With none, Chairperson Gerdes called for a motion. Board Member Johnson moved to approve Director Kohtz's attendance at the Spring 2026 AARO Conference from April 27, 2026 through April 29, 2026 utilizing the ASC SARAS Grant funds for registration and travel. Board Member Batie seconded the motion. Chairperson Gerdes recognized the motion and asked for any discussion. With no discussion, Chairperson Gerdes called for a vote. The motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

3. MEMOS FROM THE BOARD: No discussion.

4. QUARTERLY NEWSLETTER: No discussion.

5. APPRAISAL SUBCOMMITTEE: No discussion.

6. THE APPRAISAL FOUNDATION

a. First Exposure Draft of Proposed Changes to the Real Property Appraiser Qualification Criteria_December 3, 2025

Director Kohtz presented the document titled, "First Exposure Draft of Proposed Changes to the Real Property Appraiser Qualification Criteria" to the Board for review. The Director reported that this exposure draft proposes to:

- Eliminate all college course and college degree requirements for the Certified Residential and Certified General classifications, replacing them with additional qualifying education.
- Remove elective coursework from the required core curriculum; however, there will be an overall net increase in qualifying education hours due to the additional qualifying education requirements.
- Revise experience requirements to allow Licensed and Certified credential experience to be earned before, during, or after completing qualifying education and the national examination.
- Refine definitions of Practicum and supervision, distinguishing Practicum from PAREA and clarifying supervisory authority and limits.
- Create two experience categories: (1) log-based experience pathway; and (2) approved program experience pathway, which includes PAREA Practicum Courses, and programs approved by the AQB.
- Eliminate continuing education for the Trainee Appraiser classification.
- Clarify the three-Trainee Appraiser supervision limit, explaining the circumstances under which states may authorize a higher number of Trainee Appraisers under one Supervisory Appraiser.
- Add two new experience allowances: (1) appraisers working within legally confidential environments such as the IRS; and (2) appraisers performing work under recognized International Valuation Standards.

- Add new Guide Note 12, providing guidance on signatures and supervisory documentation requirements in experience logs, including how those requirements apply in mass appraisal.
- Update language and structure throughout the Criteria to improve readability, consistency, and usability.

The Director also noted that he was asked by The Appraisal Foundation to provide a technical review of the language and structure in the draft and informed the Board that he did this. The Director asked for any questions or comments. There was no further discussion.

b. AQB Concept Paper – Skills Based Pathway_December 3, 2025

Director Kohtz presented the document titled, “AQB Concept Paper – Skills Based Pathway” to the Board for review. The Director reported that this concept paper explains why the skills-based pathway is not included in the Criteria exposure draft, but that the concept is still under consideration. The Director asked for any questions or comments. There was no further discussion.

c. AQB Concept Paper – Examination Only Pathway_December 3, 2025

Director Kohtz presented the document titled, “AQB Concept Paper – Examination Only Pathway” to the Board for review. The Director reported that this concept paper explains why the examination only pathway is not included in the Criteria exposure draft, but that the concept is still under consideration. The Director asked for any questions or comments. There was no further discussion.

d. TAF December Newsletter

Director Kohtz presented The Appraisal Foundation’s December Newsletter to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS: No discussion.

8. GOVERNMENT-SPONSORED ENTERPRISES: No discussion.

9. IN THE NEWS: No discussion.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER

The Board reviewed applicants L25003 and CG2025011R. Chairperson Gerdes asked for a motion on L25003 and CG2025011R.

Board Member Hermesen moved to take the following action:

L25003 / Approve applicant to sit for exam and authorize Director to issue credential as a licensed residential real property appraiser upon receiving evidence of successful completion of the national uniform licensing and certification examination and the necessary fees from applicant. Provide redacted copy of the USPAP Compliance Review Report to applicant and issue written advisory directing applicant to take notice of the findings in the UPSAP Compliance Review Report.

Board Member Minshull seconded the motion. Chairperson Gerdes recognized the motion and called for a vote. Motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

Board Member Hermesen moved to take the following action:

CG2025011R / Authorize Director to approve 2026-27 Application for Renewal of Nebraska Real Property Appraiser Credential subject to applicant providing evidence showing that terms of Consent Agreement have been met.

Board Member Batie seconded the motion. Chairperson Gerdes recognized the motion and called for a vote. Motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

D. REGISTRATION AS AN APPRAISAL MANAGEMENT COMPANY: No discussion.

E. COMPLIANCE MATTERS

The Board reviewed compliance matters 23-01 and 25-09. Chairperson Gerdes asked for a motion on 23-01.

Board Member Hermesen moved to take the following action:

23-01 / Close Grievance 23-01. Redact and send USPAP Compliance Review Report pertaining to the report for the property located at 2812 Pratt Street in Omaha, Nebraska to Respondent, and issue a written advisory for Respondent to take notice of findings in the USPAP Compliance Review Report.

Board Member Batie seconded the motion. Chairperson Gerdes recognized the motion and called for a vote. Motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye.

F. OTHER EXECUTIVE SESSION ITEMS: No discussion.

S. ADJOURNMENT

Board Member Minshull moved to adjourn the meeting. Board Member Hermesen seconded the motion. The motion carried with Hermesen, Johnson, Minshull, Batie, and Gerdes voting aye. At 10:46 a.m., Chairperson Gerdes adjourned the December 18, 2025 meeting of the Nebraska Real Property Appraiser Board.

Respectfully submitted,

Tyler N. Kohtz
Director

These minutes have been made available for public inspection on December 30, 2025, in compliance with Nebraska Revised Statute § 84-1413(5).