

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, March 16, 2023, 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 9:30 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.

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2. New Applicants for Temporary Certified General Credential	
a. 2160	
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a. CR22005	
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D. Registration as an Appraisal Management Company

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8. In the News	

R. Adjourn

Scheduled Appearances:

1. T.B.D. (New Business) – Jenny Tidwell, Maria Brown; Appraisal Subcommittee

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

February 16, 2023 Meeting Minutes

A. OPENING

Chairperson Wade Walkenhorst called to order the February 16, 2023 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.

B. NOTICE OF MEETING

Chairperson Walkenhorst 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 February 9, 2023. 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 Wade Walkenhorst, of Lincoln, Nebraska, Bonnie Downing of Dunning, Nebraska, Cody Gerdes of Lincoln, Nebraska, Kevin Hermsen of Gretna, Nebraska, and Thomas Luhrs of Imperial, Nebraska were present. Also present were Director Tyler Kohtz, Business and Licensing Program Manager Allison Nespor, and Business and Education Program Manager Kashinda Sims, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

Chairperson Walkenhorst reminded those present for the meeting that the agenda cannot be altered 24 hours prior to the meeting except for emergency items according to the Open Meetings Act. Board Member Luhrs moved to adopt the agenda as printed. Board Member Downing seconded the motion. With no further discussion, the motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

Board Member Downing moved that the Board go into executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of a 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 Luhrs seconded the motion. The time on the meeting clock was 9:04 a.m. The motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

Board Member Downing moved to come out of executive session at 10:01 a.m. Board Member Gerdes seconded the motion. The motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

Break from 10:01 a.m. to 10:30 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Walkenhorst welcomed all to the February 16, 2023 meeting of the Nebraska Real Property Appraiser Board and thanked everyone for attending. The Chairperson welcomed the new Business and Education Program Manager, Kashinda Sims. There were no members of the public present.

H. NRPA EMPLOYEE RECOGNITION AWARD

Director Kohtz brought attention to funding included in the budget for recognition of contract employees who achieve a score of four or above with an award of up to \$500.00 through the Employee Recognition Program. The Director went on to say that BLPM Nespor has represented the Board with integrity, and has performed her duties with efficiency and accuracy. In accordance with the Board's Employee Recognition Plan, BLPM Nespor is awarded a monetary gift of \$500.00, issued through the March 8, 2023 payroll, for her excellence in service. The Board thanked BLPM Nespor for her service.

I. BOARD MEETING MINUTES

1. APPROVAL OF JANUARY 19, 2023 MEETING MINUTES

Chairperson Walkenhorst asked for any additions or corrections to the January 19, 2023 meeting minutes. With no discussion, Chairperson Walkenhorst called for a motion. Board Member Luhrs moved to approve the January 19, 2023 meeting minutes as presented. Board Member Downing seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

J. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented seven charts outlining the number of real property appraisers as of February 16, 2023 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of January 31, 2023 to the Board for review. The Director reported that the low count on the five-year trend report is due to the beginning of the reporting year. The Director asked for any questions or comments. There was no discussion.

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of supervisory real property appraisers as of February 16, 2023 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of February 16, 2023 to the Board for review. The Director reported that the slow decline in the number of registered AMCs continues. Director Kohtz asked for any questions or comments. There was no 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, and the real property appraiser applicants approved to sit for exam by the Director, for the period between January 11, 2023 and February 7, 2023. The Director asked for any questions or comments. There was no further discussion.

b. Education Activity and Instructor(s) 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 January 11, 2023 and February 7, 2023. The Director informed the Board that the two ASFMRA education activities were not approved by him but by the Board at its January 19, 2023 meeting. These education activities were added to this report in error. The Director asked for any questions or comments. There was no further discussion.

3. 2022-23 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS

Director Kohtz presented the 2022-23 NRPAB Goals and Objectives and SWOT Analysis to the Board for review and provided a status update. The Director brought attention to the Laws, Rules, and Guidance Documents section, and reported that the adopted changes to Title 298 are still under review by AGO. Director Kohtz then moved to the Personnel section, and informed the Board that its hearing before the Appropriations Committee took place on February 14, 2023 and a report will be provided during the Financial Report and Considerations agenda item. The Board was then guided to the Public Information section, and informed that a ticket has been entered for CIO to provide an estimate for adding disciplinary action orders or consent agreements to the Appraiser Listing on the website. The Director also indicated that the goal to remove the Education Provider Offerings Calendar from the website was completed in February. Finally, the goal to restructure the Appraiser Listing page on the website and remove the distribution map is currently in progress. BLPM Nespom gave a demonstration of the new real property appraiser search function currently under development.

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Director Kohtz then moved to the Administration section, and reported that, on February 3, 2023, an update was requested from CIO concerning the goal pertaining to the use of Federal grant money to pursue development of a translator system between the NRPAB Database and the ASC Federal Registry system. The Director also reported that work on the AMC renewal application and upgrade to the AMC Interface in the NRPAB Database resumed in Mid-January. Director Kohtz asked for any questions or comments. There was no further discussion.

K. FINANCIAL REPORT AND CONSIDERATIONS – JANUARY 2023

1. APPROVAL OF JANUARY RECEIPTS AND EXPENDITURES

The receipts and expenditures for January were presented to the Board for review in the Budget Status Report. Director Kohtz reported that the expenditures for the month of January totaled \$25,377.74 and the year-to-date expenditures for the fiscal year are \$224,821.73, which amounts to 46.80 percent of the budgeted expenditures for the fiscal year; 58.90 percent of the fiscal year has passed.

The Director turned the Board's attention to revenues, and informed the Board that revenues for Certified General New Fees were \$2,100.00 in January. The Certified General New Fees revenues are now on pace with the projected revenues for the fiscal year. Director Kohtz informed the Board that AMC Registered Renewal revenues were also strong in January; \$15,000.00 in revenues were received. The Director indicated that total revenues for January were \$29,666.92, and that the year-to-date revenues for the fiscal year are \$322,732.81, which amounts to 76.00 percent of the projected revenues for the fiscal year. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz then brought attention to the MTD General Ledger for January and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz presented four graphs showing expenses, revenues, and cash balances. The Director once again pointed out the expenditures and revenues for the month of January for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund. Director Kohtz then reported that Real Property Appraiser Fund revenues for the month of January totaled \$13,188.40, the Real Property Appraiser Fund expenses totaled \$16,804.96, the AMC Fund revenues totaled \$16,478.52, and the AMC Fund expenses totaled \$8,572.78. The Director remarked that the cash balance for the AMC Fund is \$353,603.69, the Appraiser Fund is \$471,903.31, and the overall cash balance for both funds is \$825,507.00. The Director asked for any questions or comments. There was no further discussion.

Board Member Downing moved to accept and file the January 2023 financial reports for audit. Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst asked for a vote. The motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

2. 2023-2025 BIENNIAL BUDGET

The Director provided an update to the Board regarding its 2023-2025 Biennial Budget Request. The Director presented the Appropriations Committee Preliminary Determination and the Governor's Executive Budget recommendations for the NRPAB to the Board for review. Director Kohtz informed the Board that the Governor's recommendations included an appropriation increase of \$2,932.00 for FY 2023-24 and \$3,397.00 for FY 2024-25 for the Department of Administrative Services' rate and assessment changes, along with an appropriation increase for the State enterprise budget issues related to salaries and health insurance. All other budget issue requests were denied by the Governor. The Director then indicated that the Appropriations Committee Preliminary Determination included an appropriation increase of \$1,113.00 for each fiscal year for the Department of Administrative Services rate and assessment changes; an appropriation increase of \$13,830.00 for FY 2023-24 and \$24,183.00 for FY 2024-25 for the State enterprise salary increase; an appropriation increase of \$1,316.00 for FY 2023-24 and \$2,658.00 for FY 2024-25 for the State enterprise health insurance increase; and an appropriation increase of \$1,608.00 for each fiscal year for CIO and technology maintenance. The Board's requests for AARS contactor fees and an additional FTE teammate were not included by the Appropriations Committee. Director Kohtz then informed the Board that its hearing before the Appropriations Committee took place on February 14, 2023. The Director indicated that during his testimony he aimed for balance as much as possible, so the lack of additional funding for the AARS contractor fees was accepted, and a reduction in health insurance deficit appropriation was requested, based on the difference between health insurance plans, in hopes that it opens the door a bit more for an additional FTE teammate appropriation. Director Kohtz also brought attention to the ASC Federal Grant Program during his testimony, and how this additional employee could allow the Board to utilize this program to remove financial burden from appraisers, AMCs, and education providers. The Director reported that, in his opinion, the Board made some progress, and the Board's Legislative Fiscal Analyst felt equally good about how the Board's hearing went. The Director asked for any questions or comments. Chairperson Walkenhorst thanked the Director for his hard work on the 2023-2025 Biennial Budget Request; the Board agreed with the Chairperson. There was no further discussion.

3. 2021-2023 BIENNIUM – 2023 BUDGET DEFICIT ADJUSTMENT

Director Kohtz referred back to the Governor's Executive Budget recommendations for the NRPAB, and informed the Board that the Governor denied the Board's budget deficit adjustment request pertaining to the health insurance cost increase due to a benefit qualifying life event for a Nebraska Real Property Appraiser Board teammate during FY 2022-23. The Director then turned to the Appropriations Committee Preliminary Determination and indicated that the Appropriations Committee included a deficit appropriation increase in the amount of \$5,905 for FY 2022-23 for the health insurance cost increase. Director Kohtz then referred to his comments during discussion of the 2023-2025 Biennial Budget, and informed the Board that at the Board's hearing before the Appropriations Committee on February 14, 2023, he requested a reduction in the health insurance deficit appropriation in the amount of \$2,205.00, in hopes that it opens the door a bit more for an additional FTE teammate appropriation.

4. PER DIEMS

Director Kohtz informed the Board that he had no per diem requests for this meeting and asked if any board members had a request for the Board to consider. There was no further discussion.

L. GENERAL PUBLIC COMMENTS

Chairperson Walkenhorst asked for any public comments. No members of the public were present. With no comments, Chairperson Walkenhorst moved on to Consideration of Education/Instructor Requests.

M. CONSIDERATION OF EDUCATION/INSTRUCTOR REQUESTS: No discussion.

N. UNFINISHED BUSINESS

1. OPEN AT-LARGE LICENSED REAL ESTATE BROKER POSITION

Director Kohtz reported that no applications have been received at the Governor’s office for the open At-large Licensed Real Estate Broker position to date. The Director asked for any questions or comments. There was no discussion.

2. BUSINESS AND EDUCATION PROGRAM MANAGER POSITION

Director Kohtz reported to the Board that the position has been filled and welcomed new Business and Education Program Manager Kashinda Sims.

O. NEW BUSINESS:

1. NEW ASSISTANT ATTORNEY GENERAL ASSIGNMENT

Director Kohtz reported that Darrin Schulz has been assigned to the Board as its new Assistant Attorney General.

2. SPECIAL ASSISTANT ATTORNEY GENERAL REAPPOINTMENT

Director Kohtz reported that William Blake has been re-appointed as its Special Assistant Attorney General for 2023.

P. LEGISLATIVE REPORT AND BUSINESS

1. 108TH LEGISLATURE (1ST REGULAR SESSION) BILLS OF NRPAB INTEREST

Director Kohtz presented the second legislative report of the current session to the Board for review. The following bills were discussed:

LB16 – The Director reported that Amendment 180 to LB16, inserts “the Real Property Appraiser Board” after the second comma on page 6, line 16. This amendment exempts the Board from Subsections (8) and (9) of this bill and Neb. Rev. Stat. § 84-947 pertaining to preliminary background reviews for applicants of occupational licensing. The hearing before the Government, Military and Veterans Affairs Committee took place on February 9, 2023. AM180 was officially introduced to the record by Senator Briese. There was no further discussion.

LB279 – The Director reported that this bill is placed on General File with Amendment 86. There was no further discussion.

LB461 – The Director reported that this bill implements the statutory changes recommended by the report filed with the legislature on November 15, 2023 by the independent procurement consultant that reviewed the State’s procurement practices and procedures as authorized by LB1037 in 2022. LB461 consolidates and harmonizes the procurement statutes between goods and services into Chapter 73; allows bids to be evaluated for realism and reasonableness; and revises the residential preference and proof of need process. There was no further discussion.

LB485 – The Director reported that this bill defines state agency director for contracts entered into by a state agency other than an officer or agency established by the Constitution of Nebraska, the director or executive head of the agency. There was no further discussion.

LB538 – The Director reported that this bill requires that the Department of Banking is notified of a vacancy on the board of directors of a bank. There was no further discussion.

LB628 – The Director reported that this bill modifies the definition of professional services in the Limited Liability statutes to mirror the definition of the professional corporation statutes. Limited Liability Corporations that don’t want to make a change are not required to do so. Other changes to the statutes related to professional services include:

1. Clean up the use of ancillary services in the Limited Liability professional entity statutes.
2. Recognize outside certifying organizations or compacts recognized by the regulatory body.
3. Require regulatory bodies that use the electronic access process for verifying licensure to work with the Nebraska Secretary of State’s office to create an automated process to electronically access and verify licensing records. Director Kohtz indicated that this is the only change that affects the Board, as it issues corporate certificates for professional services rendered by real property appraisers.

Amendment 175 was filed to provide better clarification throughout LB628. There was no further discussion.

LB637 – The Director reported that this bill requires that a public body shall allow members of the public an opportunity to speak at each meeting. Director Kohtz indicated that the Board has always done this, so this bill would have no impact on the Board. There was no further discussion.

LB669 – The Director reported that this bill allows the Department of Banking and Financing to prescribe conditions on certain financial Institutions as a part of any order, decision, or determination required under the statutes governing those institutions. There was no further discussion.

LB684 – The Director reported that this bill requires that the Department of Administrative Services, in compliance with all statutes on contracts, contract with an entity to assist the state with significantly improving government services of state agencies for a period of two years. The entity shall recommend and support strategies that reduce costs while improving quality, with a target of twenty-five percent improvement overall across all programs during the contract period. There was no further discussion.

LB814 – The Director reported that this bill is the mainline appropriations bill for the biennium that begins July 1, 2023 and ends on June 30, 2025. There was no further discussion.

LB820 – The Director reported that this bill enacts the Agricultural Valuation Fairness Act to provide for uniform assessment of agricultural and horticultural land in Nebraska. To achieve fairness, all agricultural and horticultural land will be assessed based on its capacity to produce income, called agricultural use value. Procedurally, LB820 establishes an Agricultural Land Valuation Committee to establish agricultural land values by Land Capability Groups for agricultural land throughout the state. Land values are established utilizing a production approach to value. Gross income will be computed using an eight-year average of yield data. Gross income is reduced to net income by utilizing expense ratios. The net income is then capitalized to determine assessed value. The capitalization rate is also determined by the committee and is calculated to arrive at valuations within 69-75% of market value ensuring assessed values are uniformly and proportionately assessed. The county assessor is responsible for classifying land.

Director Kohtz continued by saying that, after discussion with Board Members Downing and Luhrs, it was recommended that he request that consideration be given for the American Society of Farm Managers and Rural Appraisers ARA designation for the appraiser member on the Agricultural Land Valuation Committee. Prior to contacting Senator Albrecht's office, it was discovered that the committee members are not exempt from the Real Property Appraiser Act. The Agricultural Land Valuation Committee members are not state employees, nor are they contractors to or employees of counties. When this was reported back to Board Member Downing, she agreed that this must be brought to Senator Albrecht's attention. This matter was discussed with Senator Albrecht's office, who requested that proposed language be drafted for a potential amendment to LB820 that exempts the individuals serving on the Agricultural Land Valuation Committee from the Real Property Appraiser Act. The initial matter was also discussed, and it was recommended that the professional designation be struck from (1)(c). There was no further discussion.

Director Kohtz asked for any additional questions or comments concerning the legislative report. The Director asked if there is a bill that is not included in the report that may be of importance to the Board, that he be contacted to have it added to the list. There was no further discussion.

2. TITLE 298

Director Kohtz reported that he has no update concerning the revisions to Title 298 adopted by the Board after the November 17, 2022 hearing and no response has been received from the Attorney General's Office.

3. OTHER LEGISLATIVE MATTERS: No discussion.

Q. ADMINISTRATIVE BUSINESS:

1. GUIDANCE DOCUMENTS: No discussion.

2. INTERNAL PROCEDURAL DOCUMENTS: No discussion.

3. FORMS, APPLICATIONS, AND PROCEDURES

a. Appraisal Management Company Registration Card

Director Kohtz presented the Appraisal Management Company Registration Card to the Board for consideration. The Director informed the Board that part of the Online AMC Renewal Application and AMC Interface enhancement project is establishing a system to track AMC registration renewals, and to also provide quick access of the information and an automated receipt to AMCs. The concept is the same as what is used for the real property appraiser credentialing cards. The form presented is what would be generated with all of the information auto populated when an AMC renews their registration. The AMC would log into the AMC Login to download the Appraisal Management Company Registration Card. Currently, much of this information is manually calculated and included in a letter sent to the AMC upon renewal. The Director asked for any questions, comments, or amendments. Board Member Gerdes moved to approve the Appraisal Management Company Registration Card as presented. Board Member Downing seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst asked for a vote. The motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

b. Real Property Appraiser Credentialing Card

Director Kohtz presented the Real Property Appraiser Credentialing Card to the Board for consideration. The Director indicated that the current credentialing card format has been in place since 2012, and modernizing the format was on his radar already. The Appraisal Management Company Registration Card project provided an excellent opportunity to redesign the Real Property Appraiser Credentialing Card as the concept was already developed. Director Kohtz added that the idea of the two cards being similar fits with the agency's goal of maintaining brand consistency. The Director asked for any questions, comments, or amendments. Board Member Luhrs moved to approve the Real Property Appraiser Credentialing Card as presented. Board Member Downing seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst asked for a vote. The motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

R. OTHER BUSINESS

1. BOARD MEETINGS: No discussion.

2. CONFERENCES/EDUCATION: No discussion.

3. MEMOS FROM THE BOARD: No discussion.

4. **QUARTERLY NEWSLETTER:** No discussion.

5. **APPRAISAL SUBCOMMITTEE**

a. **Educational Programs for State Appraiser/AMC Regulators**

Director Kohtz reported that the Appraisal Subcommittee is working with the Council on Licensure, Enforcement & Regulation to deploy a series of educational programs. The courses released to date are titled, “Appraiser & AMC Investigations: Basic” and “Introduction to Appraiser & AMC Regulation.” The Director asked for any questions or comments. There was no discussion.

b. **Notice of Data Breach Incident**

Director Kohtz presented a January 24, 2023 letter to State Appraiser Regulatory Agencies from the Appraisal Subcommittee notifying all State Appraiser Regulatory Agencies of a data breach that occurred on the ASC.gov website to the Board for review. The Director reported that according to the letter, after the release of the new ASC.gov website on September 18, 2022, potential access to Personally Identifiable Information, or PII, was reported to the ASC. This incident involved Social Security Numbers. The ASC indicated that upon discovery of the breach, the website was taken down and corrective actions were taken to resolve the error. The ASC is currently in the process of notifying all individuals whose PII had potential for exposure and offering Identity Protection, Credit Monitoring, and Identity Monitoring Services. The Director finished by reminding the Board that it uses unique identifiers on the ASC Appraiser Registry, and does not provide social security numbers to the ASC. As such, there should be no Nebraska real property appraisers affected by this breach. Director Kohtz asked for any questions or comments. There was no further discussion.

c. **PAVE Incentive to Decrease Barriers to Entry into the Appraisal Profession**

Director Kohtz presented a January 23, 2023 letter to State Appraiser Regulatory Officials from the Appraisal Subcommittee regarding the PAVE Initiative to decrease barriers to entry into the appraisal profession to the Board for review. According to the letter, while the Appraiser Qualifications Board sets minimum requirements to become a certified or licensed appraiser, States may adopt additional requirements for credentialing appraisers that exceed the AQB Criteria under Title XI. Many of these additional requirements may no longer be necessary or appropriate and the ASC urges States to commit to proactively identifying and evaluating statutory and regulatory requirements, policies, and procedures that pose additional or unnecessary barriers to entry. This spring, the PAVE Task Force will publish a dashboard on its website that identifies areas where each State’s qualification requirements exceed those laid out in the AQB Criteria. Examples provided in the letter include:

- Limiting or not allowing certain types of experience such as mass appraisal or review work.
- Capping experience on certain property types.

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- Accepting qualifying experience only if the interior and exterior of the property is inspected.
- Requiring experience be on property located within the State.
- Requiring education and/or experience within a timeframe that exceeds AQB Criteria.
- Requiring education that exceeds the AQB Criteria.
- Prohibiting or limiting amount of distance education.

The Director informed the Board that many of the items listed used to be considered a part of how a State implements the Criteria, not a barrier. The Director continued, with this being said, he identified the following areas in statutes and the rules that may be considered qualifications that exceed the Criteria:

- A Felony conviction being automatically disqualifying as stated in Neb. Rev. Stat § 76-2227(4)(d)(i).
- Up to 50% of the real property appraisal practice experience required for credentialing as a licensed residential, certified residential, or certified general real property appraiser may be obtained in another jurisdiction as found in 298 NAC Chapter 2, § 002.02.
- No more than 25% of mass appraisal experience, appraisal review, appraisal consulting, or restricted appraisal reports that may be accepted for experience credit per 298 NAC Chapter 2, § 002.07.
- The one-year time frame for completion of the Supervisory Appraiser and Trainee Course by a trainee applicant in Neb. Rev. Stat. § 76-2228.01(1)(d).
- The twelve-month requirement for completion of exam as specified in Neb. Rev. Stat. §§ 76-2228.01, 76-2230, 76-2231.01, 76-2232.
- The three attempts requirement for completion of exam located in 298 NAC Chapter 2, § 003.
- A high school diploma, a certificate of high school equivalency, or have education acceptable to the Board in Neb. Rev. Stat. §§ 76-2228.01(1)(b) and 76-2230(1)(b).

Director Kohtz indicated that the Board should review all of these requirements to determine if they are needed or if they could be removed. Chairperson Walkenhorst agreed that they should be reviewed. The Director asked if this review should take place during strategic planning, when it typically would, or should it take sooner. Chairperson Walkenhorst responded that strategic planning is the proper time to review these laws and rules.

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Director Kohtz informed the Board that he will conduct a review of the statutes and rules to identify any other areas for review and prepare a brief report for the Board for strategic planning. The Chairperson thanked the Director for this report. There was no further discussion.

d. Public Hearing on Appraisal Bias Brings Together Key Stakeholders

Director Kohtz provided an Appraisal Subcommittee press release concerning its public hearing on appraisal bias to the Board for review. The Director reported that the Appraisal Subcommittee hosted its first-ever public hearing on appraisal bias, bringing together Federal agencies, experts from across the mortgage lending and appraisal industries, researchers, and consumers, to work toward the fair and accurate valuation of homes for all Americans. The ASC is very concerned about the lack of diversity among appraisers and the excessive barriers to entry that likely deter entry into the profession, particularly for people of color. The ASC has made these issues a cornerstone of its work, and is using the authority available at its disposal to highlight appraisal bias and address the lack of diversity in the profession. The Director asked for any questions or comments. There was no further discussion.

6. THE APPRAISAL FOUNDATION

a. First Exposure Draft of Proposed Changes to the Criteria_January 31, 2023

Director Kohtz presented the document titled, “First Exposure Draft of Proposed Changes to the Criteria_January 31, 2023” to the Board for review. The Director reported that the AQB is proposing to revise the current continuing education requirements. The proposal is to require more of the existing continuing education hours to meet two specific requirements for valuation bias and fair housing laws and regulations. An 8-hour course must become part of the required QE for aspiring appraisers no later than January 1, 2025; a 7-hour course must be completed by credentialed appraisers by December 31, 2025; and a 4-hour course must be completed by all appraisers as part of each ongoing two-year continuing education cycle starting January 1, 2026. The main difference to be noted between the 7-hour and 8-hour course is that the 8-hour course includes a required one-hour exam. The AQB is also proposing to change the name of the 7-Hour National USPAP Update Course to the 7-Hour National USPAP Continuing Education Course, and removing “7-Hour” from the title of the “7-Hour Instructor Recertification Course.” The Director stated that this course has evolved over the years and is currently often fewer than 7 hours in length. Director Kohtz finished by informing the Board that the name to item F.3.f is proposed to be changed from “valuation bias, fair housing, and/or equal opportunity” to “valuation bias and fair housing laws and regulations.” Director Kohtz asked for any questions or comments. There was no further discussion.

b. TAF February Newsletter

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

c. The Appraisal Foundation Opens Applications for Board of Trustees

The Director presented to the Board a press release from The Appraisal Foundation declaring that it is accepting applications for Board of Trustees. The Director asked for any questions or comments. There was no discussion.

d. Appraiser Qualifications Board Q&A

i. Mass Appraisal Experience & Supervisory Signature

Director Kohtz presented the Appraiser Qualifications Board Q&A titled, “Mass Appraisal Experience & Supervisory Signature” issued on January 3, 2023 to the Board for review. The Director indicated that in the Q&A the question was asked whether the Criteria require an appraisal experience log that contains mass appraisal work only must include the signature of a supervising appraiser. The answer provided by the AQB was that the Criteria requires a supervisory appraiser’s signature in an appraisal experience log when an individual has a state-issued trainee credentials and that trainee has met the requirement to complete their work under the direct supervision of one or more supervisory appraisers. If one is not a trainee appraiser with a supervisory appraiser, the supervising appraiser signature does not apply. The Director asked for any questions or comments. There was no further discussion.

ii. Can Licensed Appraisers be Supervisors

Director Kohtz presented the Appraiser Qualifications Board Q&A titled, “Can Licensed Appraisers be Supervisors” issued on January 10, 2023 to the Board for review. The Director indicated that in the Q&A, the question was asked whether a licensed appraiser is eligible to become a supervisor appraiser. The answer provided by the AQB was that an individual with only a licensed residential credential is not eligible to become a supervisory appraiser. The Director asked for any questions or comments. There was no further discussion.

iii. Additional Criteria Q&As

Director Kohtz presented the Appraiser Qualifications Board Q&A titled, “Additional Criteria Q&As” issued on January 10, 2023 to the Board for review. The Director indicated that all of these Q&As have previously been reviewed by the Board, so he has no further comments on these Q&As. The Director asked for any questions or comments. There was no further discussion.

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS: No discussion.

8. IN THE NEWS: No discussion.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER

The Board reviewed applicants T23001, L22006, L23001, CR22015, CG22024R, CG2022017R, and CGK0064R. Chairperson Walkenhorst asked for a motion on T23001, L22006, L23001, CR22015, CG2022017R, and CGK0064R.

Board Member Downing moved to take the following action:

T23001 / Hold application until January 11, 2024, or until documentation concerning the final decision regarding request to have civil rights restored is received, whichever occurs first.

Board Member Luhrs seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

Board Member Downing moved to take the following action:

L22006 / Approve to sit for exam and authorize Director to issue credential as a Licensed Residential Real Property Appraiser upon providing evidence of successful completion of National Uniform Licensing and Certification Examination and providing necessary fees.

Board Member Luhrs seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Walkenhorst, Downing, Gerdes, Hermsen, and Luhrs voting aye.

Board Member Downing moved to take the following action:

L23001 / Approve 1007 experience hours included on applicant's Applicant Real Property Appraisal Practice Experience Log and authorize staff to continue to processing application in accordance with established procedure and send at least one report for USPAP Compliance Review. Send advisory letter to supervisor that VA does not restrict trainees from signing reports, copy to L23001. Issue written advisory directing the applicant and supervisory real property appraiser to take notice of current VA home loan appraisal policies.

Board Member Luhrs seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Walkenhorst, Downing, Gerdes, Hermsen, and Luhrs voting aye.

Board Member Downing moved to take the following action:

CR22015 / Provide redacted copy of USPAP Compliance Review Report pertaining to the 1-4 unit residential property subject of USPAP Compliance review to applicant and request that applicant rewrite subject report to adequately communicate analysis, opinions, and conclusions addressed in the USPAP Compliance Review Report and submit the rewritten report to the Board's office by April 7, 2023.

Board Member Luhrs seconded the motion. Chairperson Walkenhorst brought attention to 1-4 unit and indicated that this should be 2-4 unit. Board Member Downing withdrew the motion.

Board Member Downing moved to take the following action:

CR22015 / Provide redacted copy of USPAP Compliance Review Report pertaining to the 2-4 unit residential property subject of USPAP Compliance review to applicant and request that applicant rewrite subject report to adequately communicate analysis, opinions, and conclusions addressed in the USPAP Compliance Review Report and submit the rewritten report to the Board's office by April 7, 2023.

Board Member Luhrs seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

Board Member Downing moved to take the following action:

CG2022017R / Approve renewal of Certified General Real Property Appraisal credential, and file Grievance 23-02 and open investigation for the alleged violation of Neb. Rev. Stat. § 76-2238(2).

Board Member Luhrs seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

Board Member Downing moved to take the following action:

CG2K0064R / Authorize Director Kohtz to approve renewal of Certified General Real Property Appraiser credential upon receipt of document of completion evidencing the successful completion of education activity attended on February 15, 2023.

Board Member Luhrs seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Downing, Gerdes, Hermsen, Luhrs, and Walkenhorst voting aye.

D. REGISTRATION AS APPRAISAL MANAGEMENT COMPANY: No discussion.

E. CONSIDERATION OF COMPLIANCE MATTERS: No discussion.

F. CONSIDERATION OF OTHER EXECUTIVE SESSION ITEMS

1. 2023.01

The Board reviewed an appraisal report received from the Fannie Mae Loan Quality Center. The Board concluded that there were no substantial errors or omissions which lead to non-credible assignment results or USPAP violations. No action was taken by the Board.

2. 2023.02

The Board reviewed an appraisal report received from the Fannie Mae Loan Quality Center. The Board concluded that there were no substantial errors or omissions which lead to non-credible assignment results or USPAP violations. No action was taken by the Board.

3. 2023.03

The Board reviewed an appraisal report received from the Fannie Mae Loan Quality Center. The Board concluded that there were no substantial errors or omissions which lead to non-credible assignment results or USPAP violations. No action was taken by the Board.

4. PERSONNEL MATTERS: No discussion.

S. ADJOURNMENT

Board Member Luhrs moved to adjourn the meeting. Board Member Downing seconded the motion. Motion carried with Downing, Gerdes, Hermesen, Luhrs, and Walkenhorst voting aye. At 11:45 a.m., Chairperson Walkenhorst adjourned the February 16, 2023 meeting of the Real Property Appraiser Board.

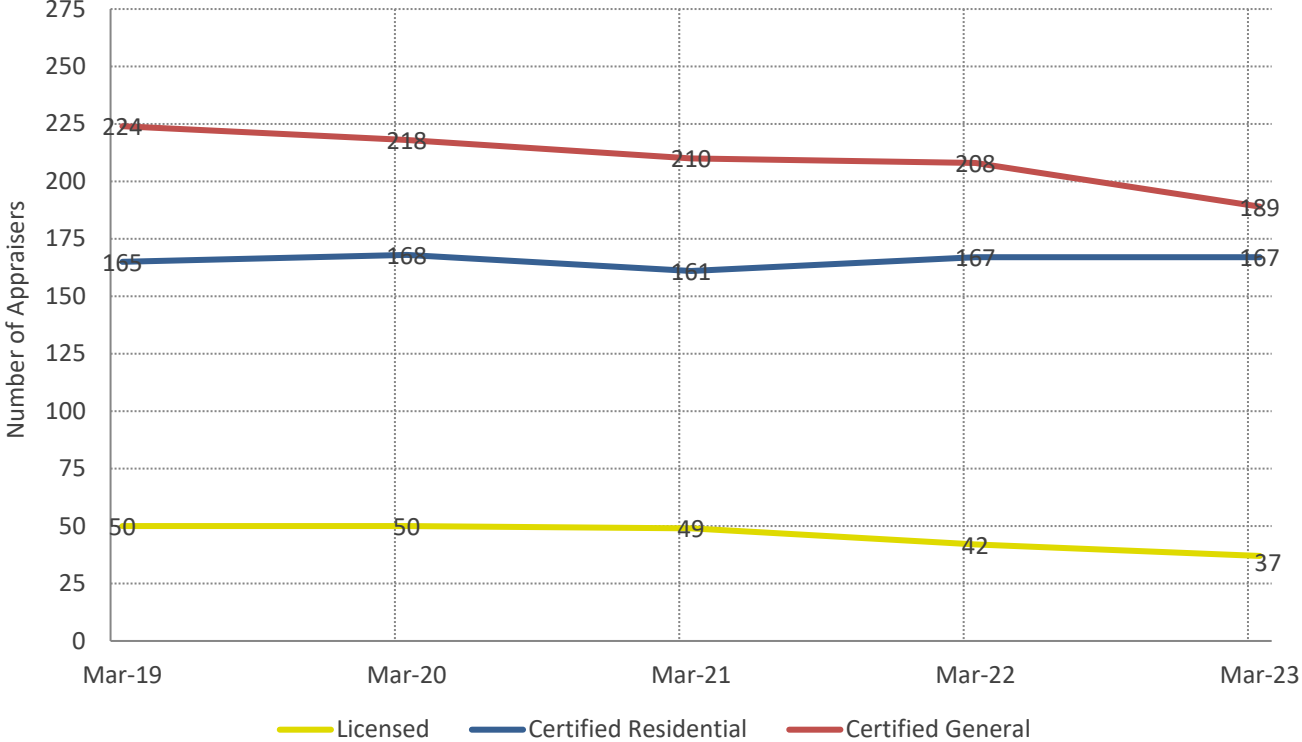
Respectfully submitted,

Tyler N. Kohtz
Director

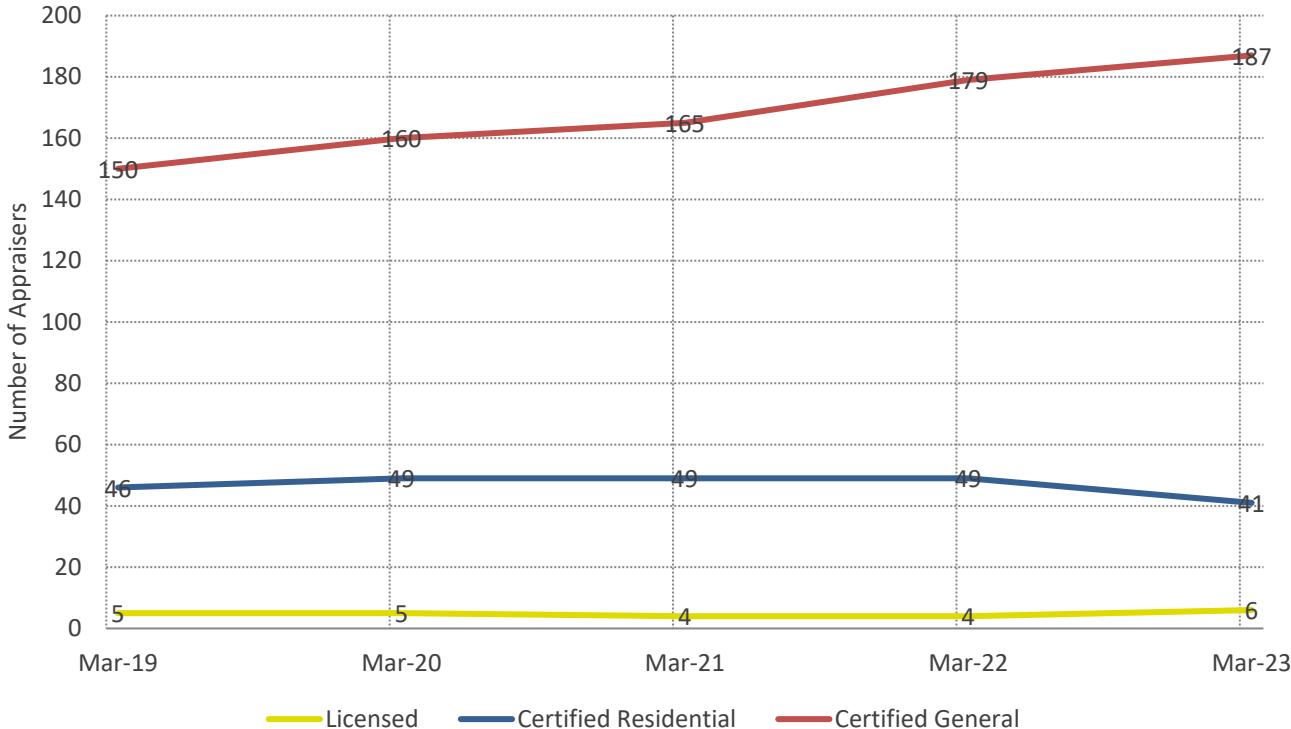
These minutes were available for public inspection on March 3, 2023, in compliance with Nebraska Revised Statute § 84-1413 (5).

Real Property Appraiser Report

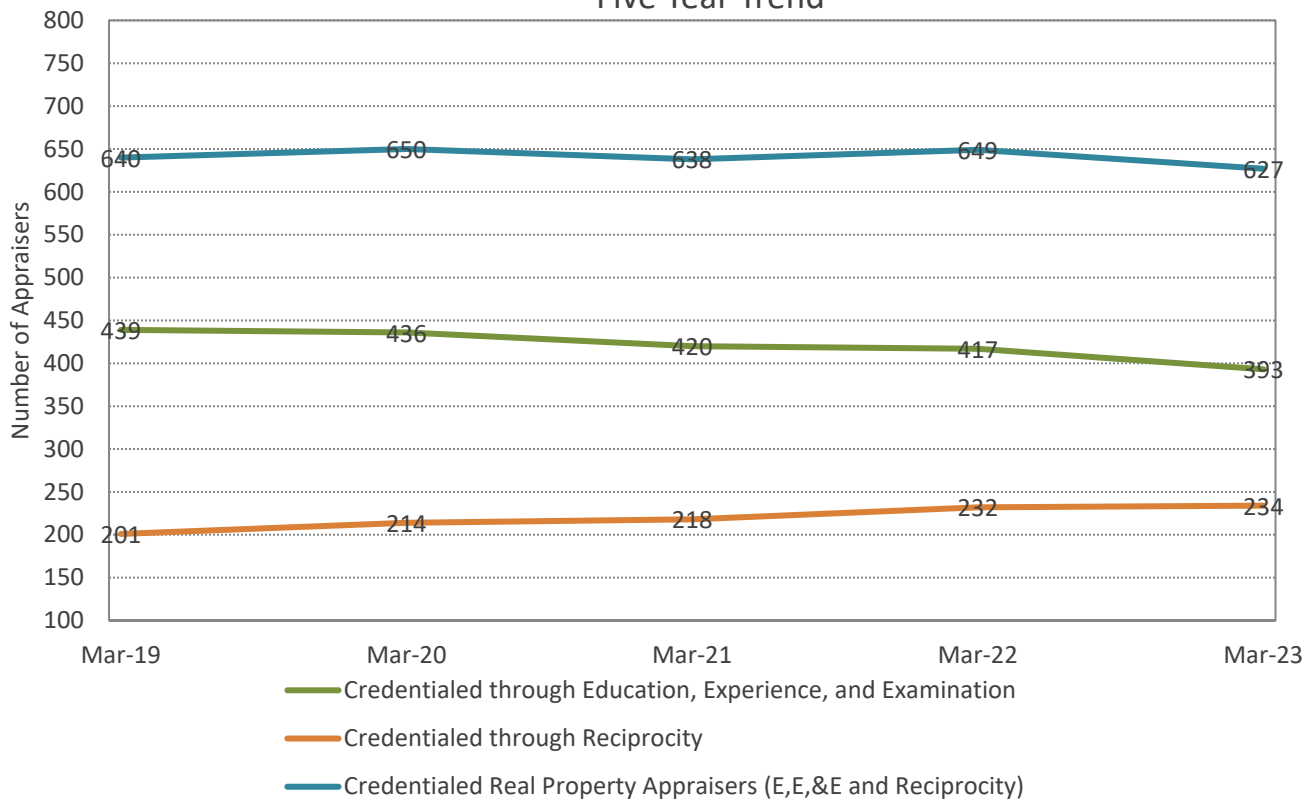
Real Property Appraisers Credentialed through Education, Experience, and Examination (not including Trainee) - Five Year Trend



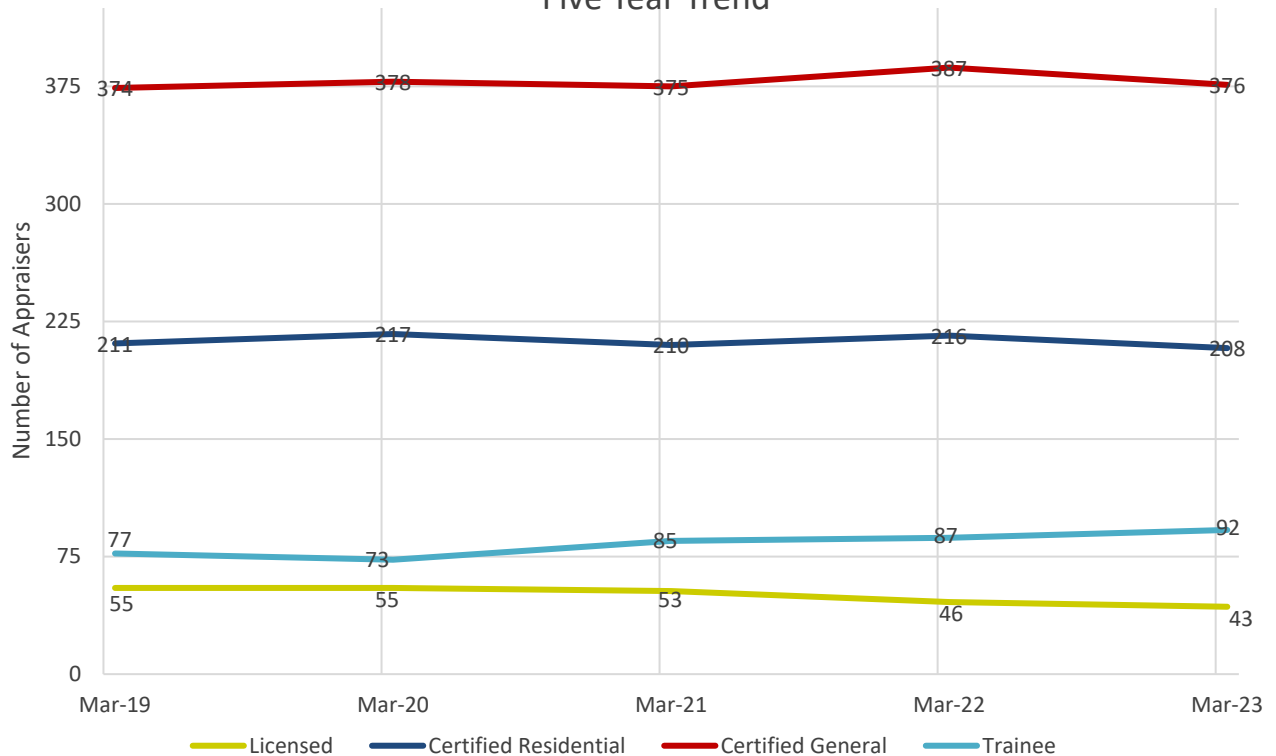
Real Property Appraisers by Classification Credentialed through Reciprocity - Five Year Trend



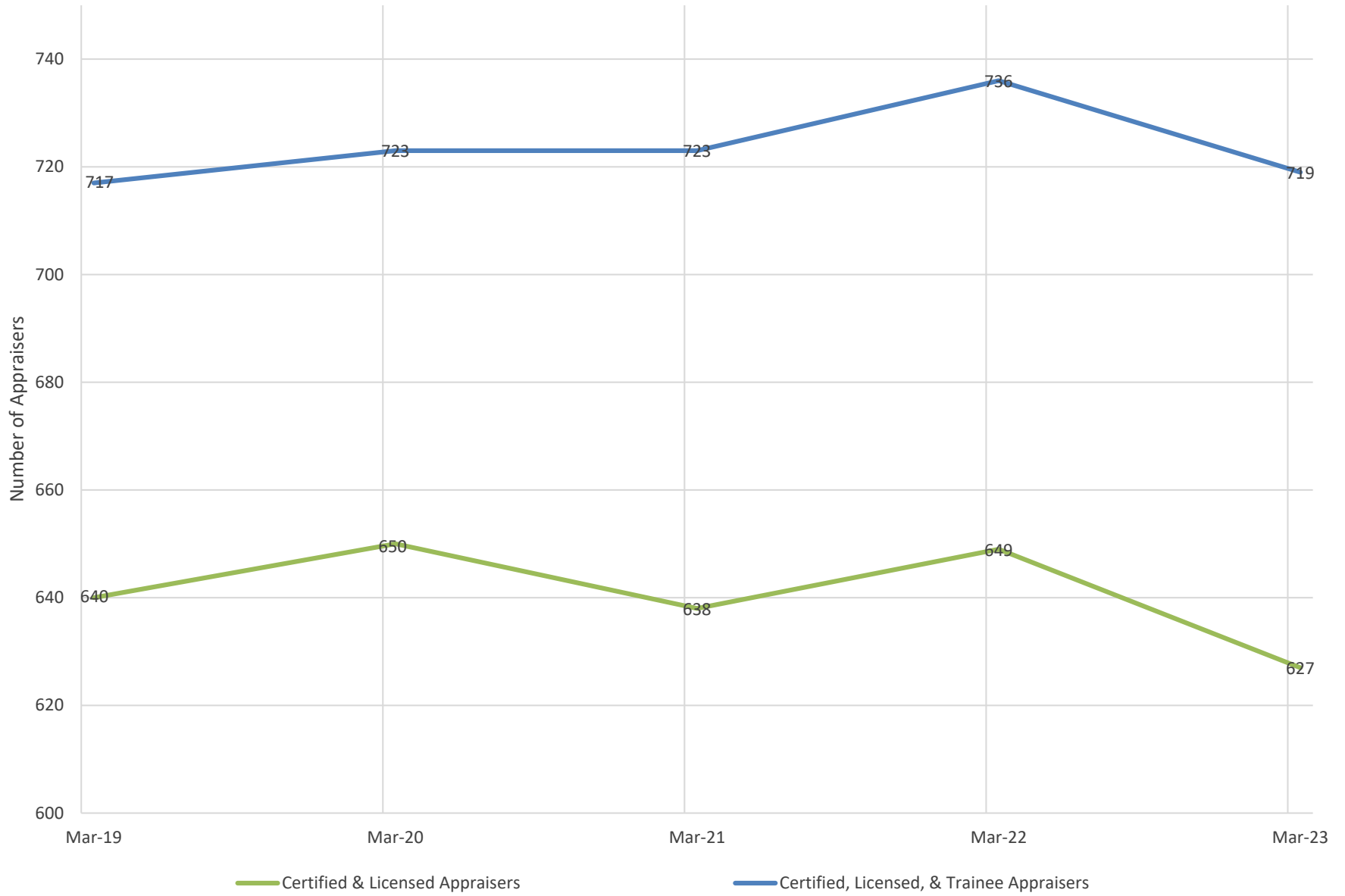
Total Real Property Appraisers (not including Trainee)
- Five Year Trend



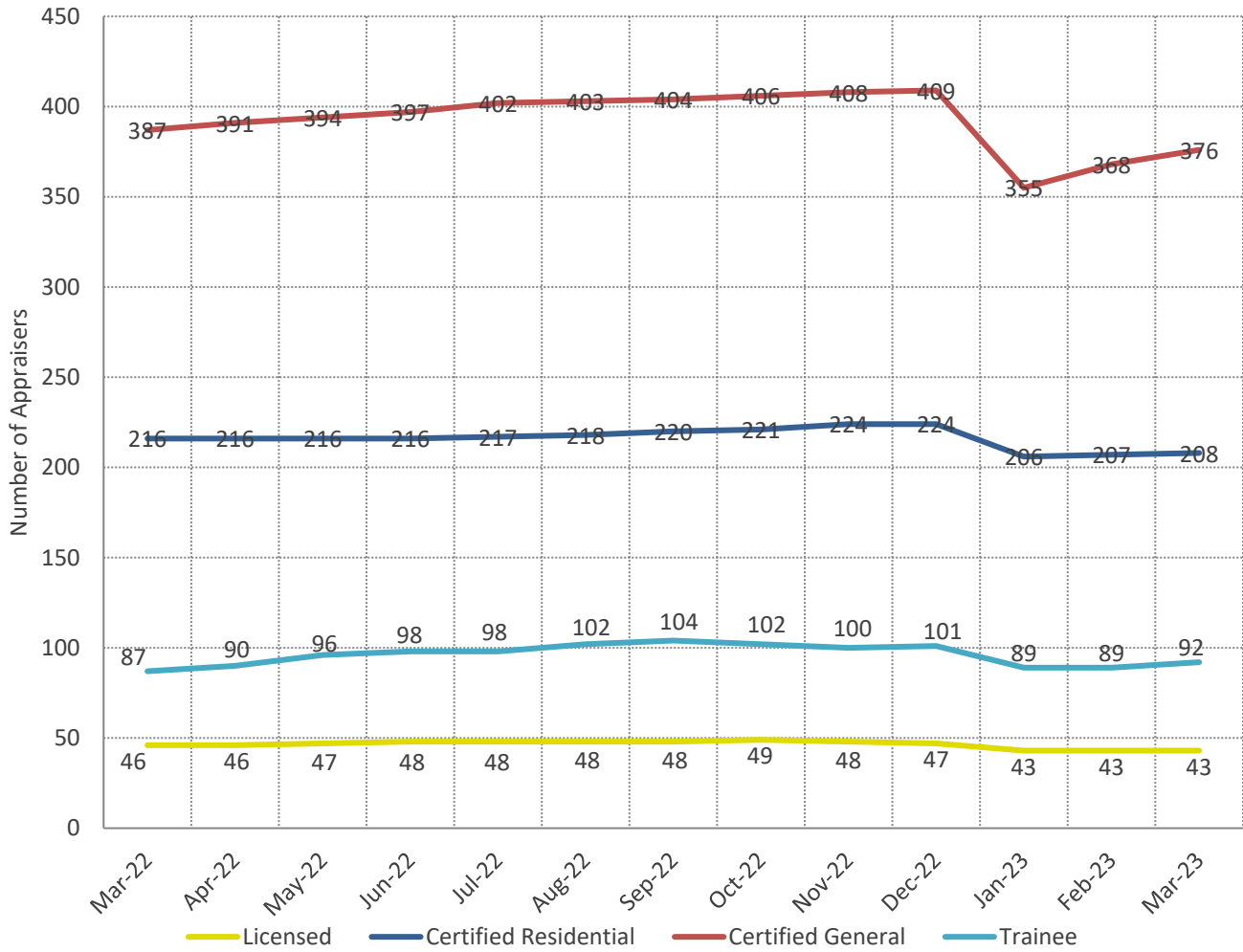
Total Real Property Appraisers by Classification -
Five Year Trend



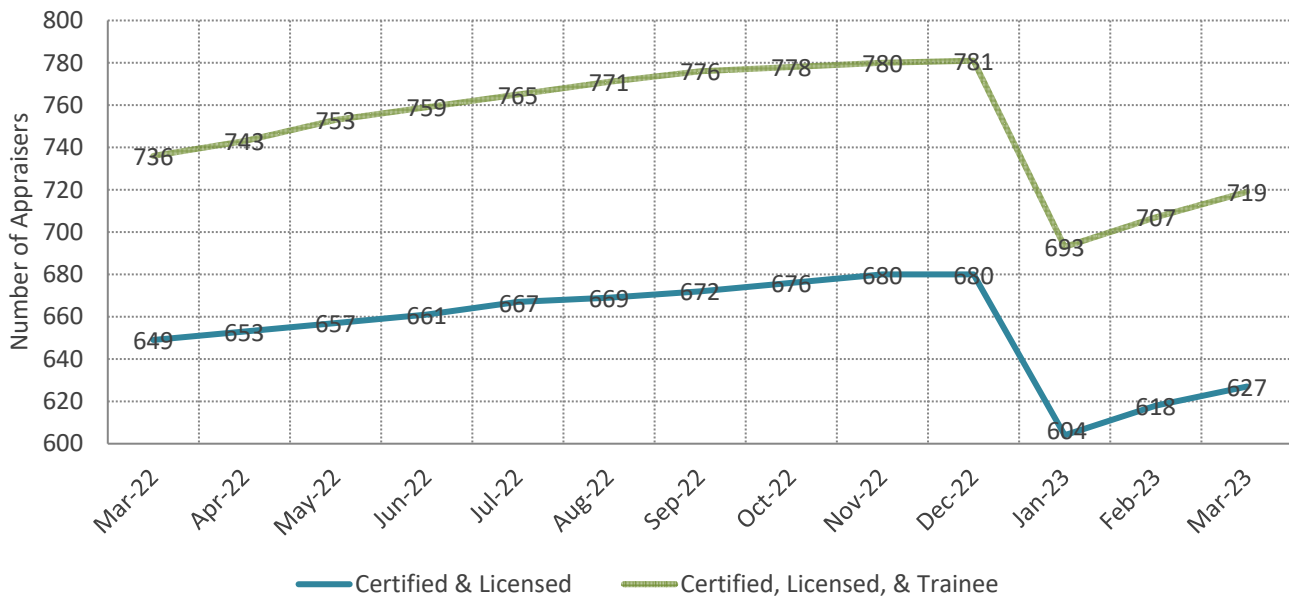
Total Real Property Appraisers - Five Year Trend



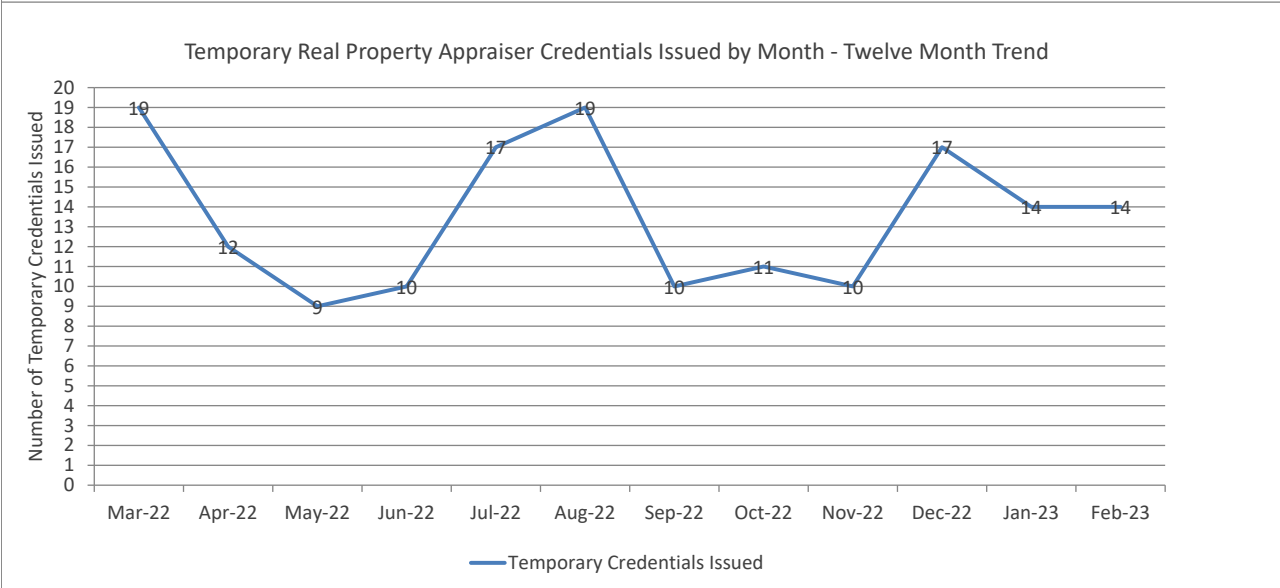
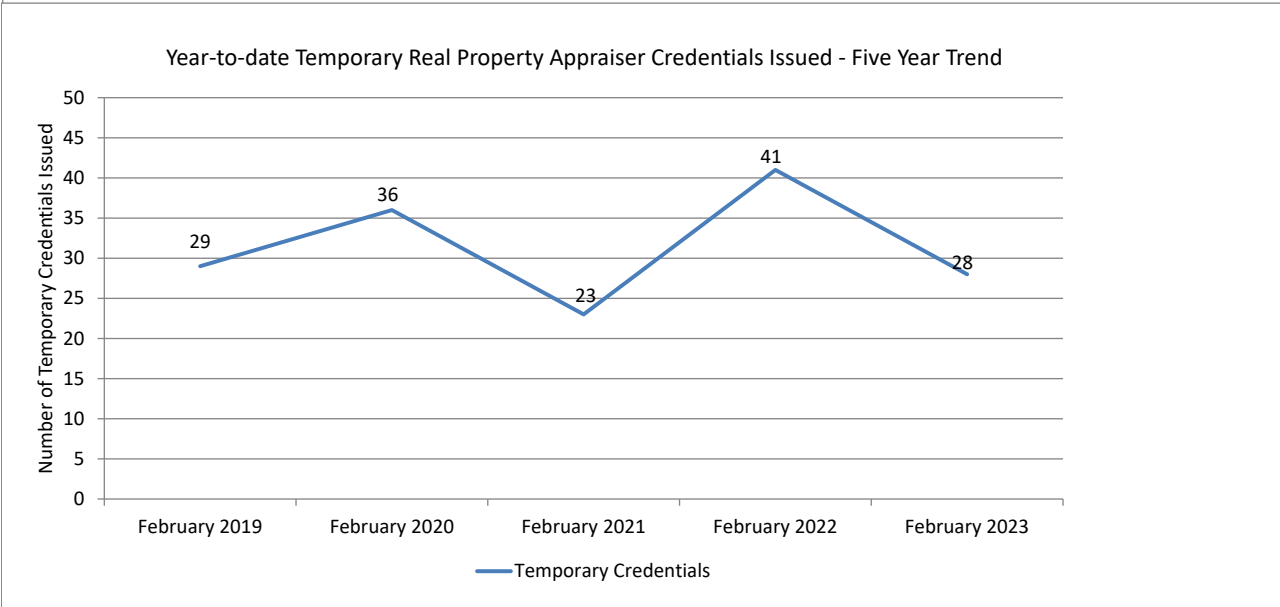
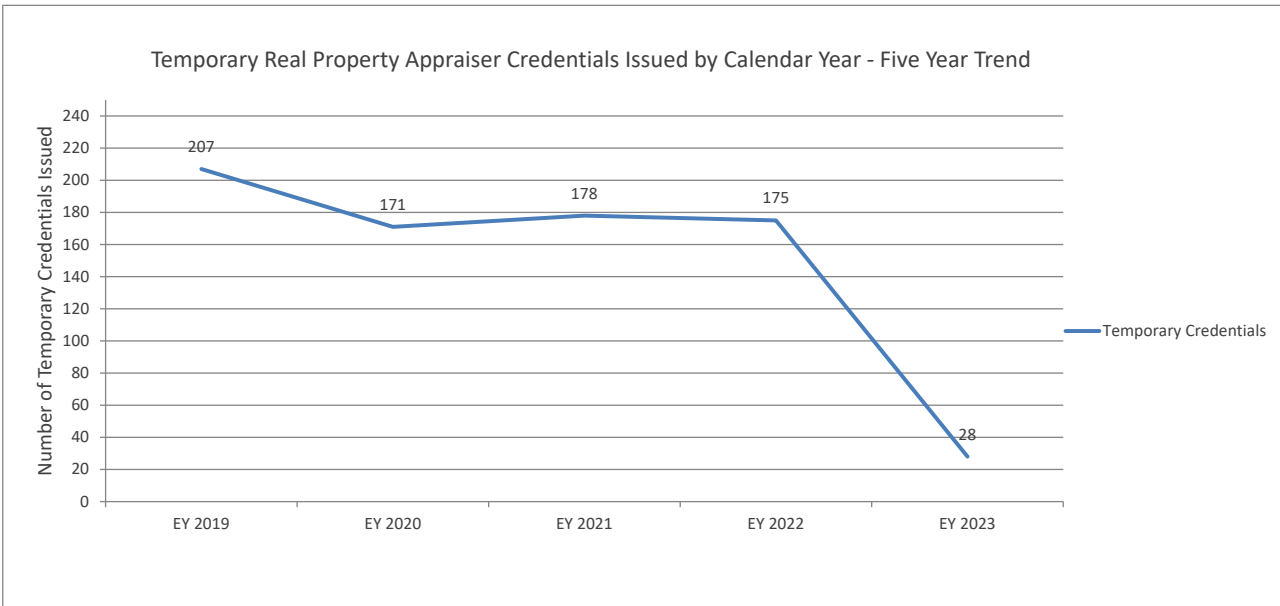
Real Property Appraisers by Classification - Thirteen Month Trend



Total Real Property Appraisers - Thirteen Month Trend

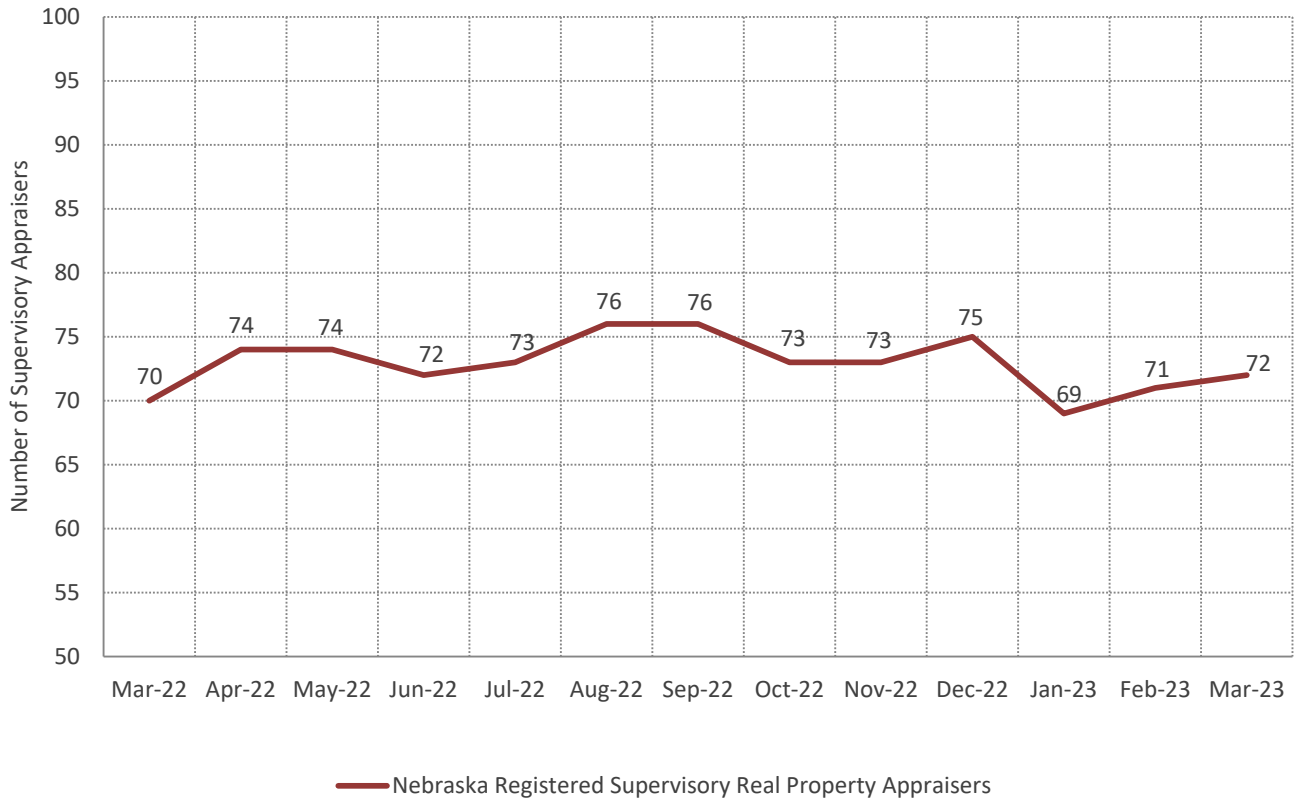


Temporary Real Property Appraiser Report



Supervisory Real Property Appraiser Report

Registered Supervisory Real Property Appraisers - Thirteen Month Trend

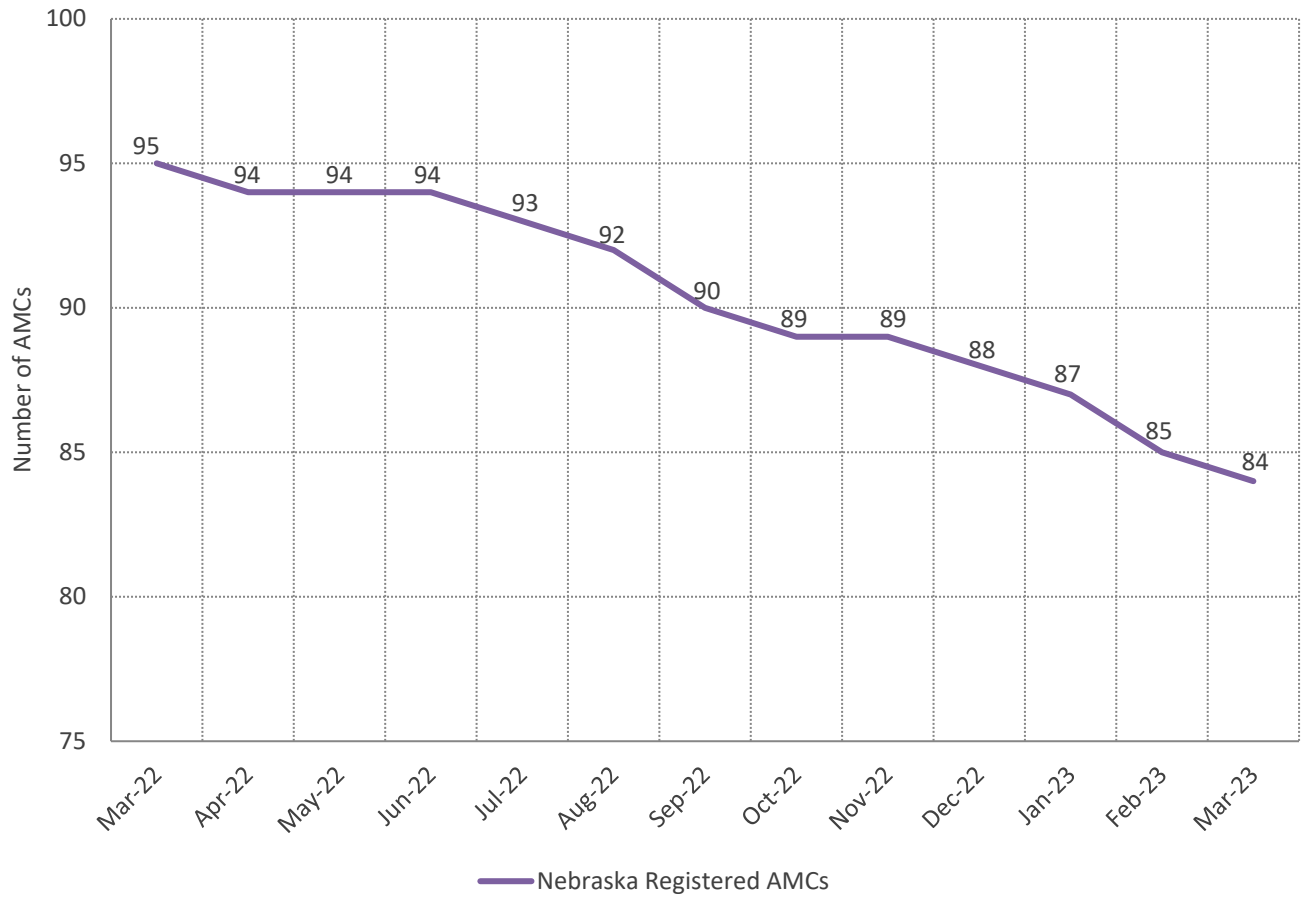


Registered Supervisory Real Property Appraisers - Five Year Trend

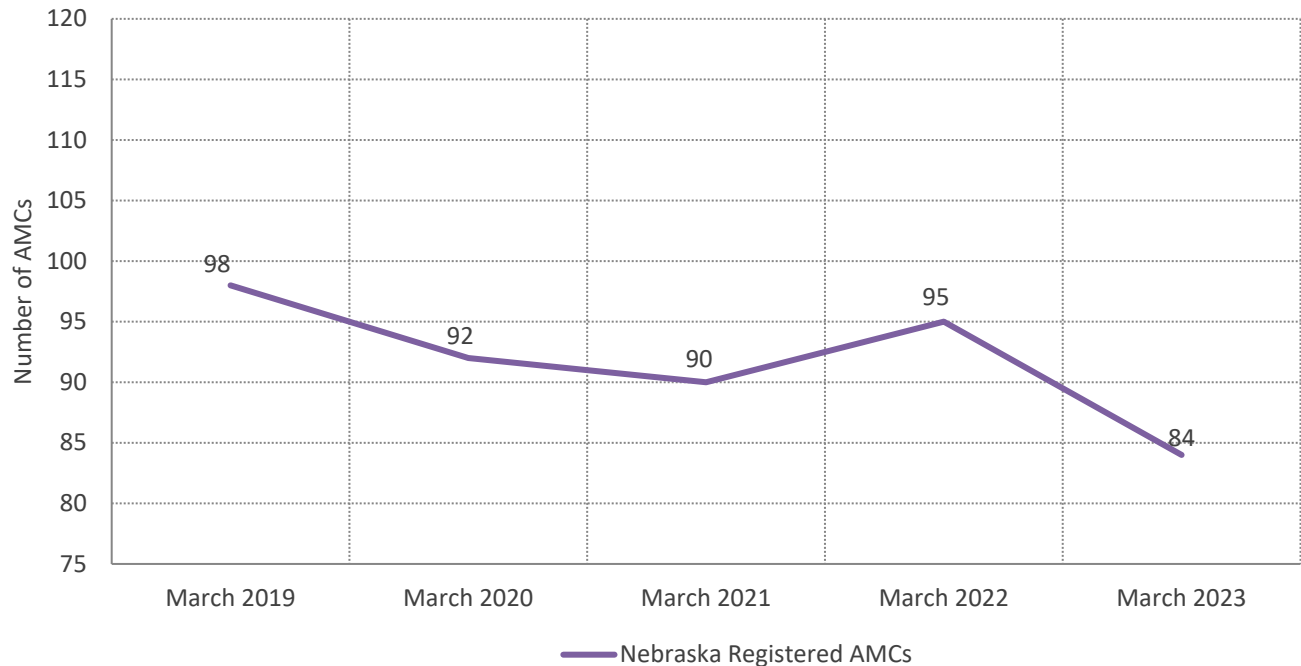


Appraisal Management Company Report

Appraisal Management Companies - Thirteen Month Trend



Appraisal Management Companies - Five Year Trend



NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

February 8, 2023 – March 7, 2023

<i>New Trainee Real Property Appraisers</i>		
T2023001	Ryan Ohri	Approved February 13, 2023
T2023002	Kerry Andersen	Approved February 23, 2023
<i>New Certified Residential Real Property Appraisers through Reciprocity</i>		
CR2023001R	Sarah Duncan	Approved February 27, 2023
<i>New Certified General Real Property Appraisers through Reciprocity</i>		
CG2023010R	Shawn Vetter	Approved February 10, 2023
CG23001R	Elise Keister	Approved February 13, 2023
CG23003R	Chris Knight	Approved February 13, 2023
CG22032R	Eugene Owen	Approved February 22, 2023

NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF AMC APPLICANTS

February 8, 2023 – March 7, 2023

<i>New AMCs</i>		
NE2023001	Townsgate Appraisal Management Company, LLC	Approved February 22, 2023

NEBRASKA REAL PROPERTY APPRAISER BOARD
DIRECTOR APPROVAL OF EDUCATION ACTIVITY AND INSTRUCTOR(S) APPLICANTS

February 8, 2023 – March 7, 2023

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
McKissock	1234301.03	15	Live Webinar: Residential Market Analysis and Highest and Best Use	Robert Abelson Robert McClelland Sam Martin Mel Black Dan Bradley Patrick Kelly Pam Teel Diana Jacob Josh Walitt Greg Stephens	March 2, 2023
ASFMRA	2231404.01	4	Income Approach Applications	Douglas Hodge	March 4, 2023

2022-23 Nebraska Real Property Appraiser Board Goals and Objectives
June 15, 2022 Strategic Planning Meeting

	SHORT TERM GOALS / OBJECTIVES	EXPECTED COMPLETION DATE	STATUS/GOAL MET	LONG TERM GOALS / OBJECTIVES	EXPECTED COMPLETION DATE	NOTES
LAWS, RULES, AND GUIDANCE DOCUMENTS	Work with the Banking, Commerce and Insurance Legislative Committee's Legal Counsel to draft a bill for introduction addressing the changes needed in the Real Property Appraiser Act, which includes but is not limited to the ASC SOA recommendations.	12/31/2022	Completed in October - No Legislative Bill in 2023.	Address changes to USPAP, Real Property Appraiser Qualifications Criteria, ASC Policy Statements, AQB CAP Program Guidelines, and Title XI as required.	Ongoing.	
	Work with the Banking, Commerce and Insurance Legislative Committee's Legal Counsel to draft a bill for introduction addressing the changes needed in the AMC Registration Act, which includes but is not limited to the ASC SOA recommendations and inclusion of criminal and civil immunity language.	12/31/2022	Completed in October - No Legislative Bill in 2023.	Harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act as needed.	Ongoing.	
	Adopt Title 298 changes to reduce unnecessary regulatory burden and remove barriers to entry into the real property appraiser profession, provide for better clarification and administration, harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act through LB707 in 2022, and incorporate changes made to the Real Property Appraiser Qualification Criteria and CAP Guidelines effective January 1, 2022	6/30/2023	Proposed rules adopted by Board after November 17, 2022 Hearing. All required documents have been delivered to the Attorney General's Office and the Legislature's Executive Board. Currently under review by AGO.	Continue to monitor the effectiveness of regulations to reduce unnecessary regulatory burden, remove barriers to entry into the real property appraiser profession, maintain an effective education program, and provide for better clarification and administration.	Ongoing.	
				Continue to adopt Guidance Documents for public advisement concerning interpretation of statutes and rules, and retire Guidance Documents that are no longer relevant. Continue to adopt internal procedures as needed to assist with the Board's administration of its programs, and retire internal procedures that are no longer relevant.	Ongoing. Ongoing.	
COMPLIANCE	None			None		
CREDENTIALING AND REGISTRATION	Explore change to real property appraiser credential renewal dates.	6/30/2023		Explore opportunities to increase the number of Nebraska resident real property appraisers.	Ongoing.	
	Explore alternatives for verification of AMC owner AMC Rule background compliance related to AMC registration renewal.	6/30/2023				
EDUCATION	Add language to the Certified General Real Property Appraiser Requirements document located on the Board's website encouraging potential real property appraiser applicants who intend to engage in real property appraisal practice pertaining to agricultural real property complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal.	6/30/2023		Encourage trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to trainee real property appraisers.	Ongoing.	
	Send letter to all registered supervisory real property appraisers describing the real property appraisal practice deficiencies observed by the Board concerning the appraisal of agricultural real property and to request that supervisory real property appraisers encourage their trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser, to complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal.	6/30/2023		Request that supervisory real property appraisers with trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser encourage their trainee real property appraisers to complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to supervisory real property appraisers.	Ongoing.	
	Send letter to American Society of Farm Managers and Rural Appraisers describing the real property appraisal practice deficiencies observed by the Board concerning the appraisal of agricultural real property and requesting that the organization consider increasing its frequency and availability of synchronous, asynchronous, and hybrid qualifying and continuing education offerings.	6/30/2023				
	Include language in the 2023-2024 Credential Renewal Reminder and Information article in the fall edition of The Nebraska Appraiser encouraging Nebraska real property appraisers to complete continuing education related to their area of real property appraisal practice focus.	12/31/2022	Completed in November.			
	Include a new Q&A in the 2023-2024 Credential Renewal Questions and Answers encouraging Nebraska real property appraisers to complete continuing education related to their area of real property appraisal practice focus.	12/31/2022				
PERSONNEL	Add additional Administrative Specialist classified employee. Adequate staffing is required to carry out the Board's mission, maintain a high-level operation, remain compliant with Title XI, and to maintain public satisfaction.	6/30/2023	Included as Issue Item in 2023-25 Biennial Budget Request. Request for appropriations not included in Governor Pille's Budget Bill. Working with the Board's Legislative Fiscal Analyst to get funding through the Appropriations Committee. The Board's hearing before the Committee was February 14, 2023. No update since the date of the hearing.	Continue updating the policies and procedures documents as needed to ensure compliance with state policy changes, NAPE/ASF-CME contract changes and to address general work environment needs and/or changes.	Ongoing.	
	Utilize SOS temporary employee as available to assist with processing real property appraiser renewal applications for the 2023-24 real property appraiser renewals.	6/30/2023	Completed in October.			
	Add the Juneteenth holiday to the NRPAB Employee Handbook.	12/31/2022	Completed in July.			

**2022-23 Nebraska Real Property Appraiser Board Goals and Objectives
June 15, 2022 Strategic Planning Meeting**

PUBLIC INFORMATION	Explore adding disciplinary action orders/consent agreements to the Appraiser Listing search as a PDF attachment (Obtain quote form CIO and present to the Board for consideration).	6/30/2023	In progress. Memo and CIO Work Item Summary prepared for the Board's review.	Encourage development of Memos from the Board and Facebook posts that contain facts of interest to the appraiser community.	Ongoing.	
	Remove Education Provider Offerings Calendar from the NRPAB website.	12/31/2022	Completed in February.	Continue utilizing the NRPAB website, NRPAB Facebook page, The Nebraska Appraiser, and Memos from the Board to disseminate relevant and important information to the appraisal business community and the general public in a timely manner. This includes information related to state and federal regulations, credentialing and registration requirements, renewal information, education information, Board policies and procedures, documents posted to the NRPAB website, meeting information, and other information that affects the industry.	Ongoing.	
	Restructure the Appraiser Listing page on the NRPAB website and remove the distribution map.	6/30/2023	Completed in March	Continue utilization of Memos from the Board to disseminate important information in a timely manner that should not be held for the next release of The Nebraska Appraiser.	Ongoing.	
	Complete addition of a solid or scrolling message screen at the top of the NRPAB website for use to disseminate relevant timely information, such as notices of meetings.	12/31/2022	Completed in November.	Continue releasing new issues of The Nebraska Appraiser on a quarterly basis to disseminate important information to the appraisal business community and the general public in an effective and efficient manner.	Ongoing.	
				Continue to monitor the effectiveness of current NRPAB website, and repair bugs and make improvements and add enhancements needed to address functionality or use. Explore the development and implementation of an updated NRPAB logo.	Ongoing. None.	
ADMINISTRATION	Complete supervisory real property appraiser list derived from Application for Renewal of Nebraska Real Property Appraiser Credential.	6/30/2023	Completed in July.	Continue to monitor the effectiveness of current processes and procedures, and update processes and procedures as needed to maintain effectiveness and efficiency of the administration of the Board's programs.	Ongoing.	
	Explore use of Federal grant money to pursue development of a translator system between the NRPAB Database and the ASC Federal Registry system.	6/30/2023	CIO has been inactive on this project for quite some time. A new team has been assigned to the Board by CIO since activity stopped. An update was requested on February 3, 2023.	Continue to monitor the effectiveness of current NRPAB database, repair bugs, and make improvements and add enhancements needed to address program or use changes.	Ongoing.	
	Complete online AMC renewal application and upgrade to the AMC Interface in the NRPAB Database.	6/30/2023	Work on this project resumed in Mid-January.	Explore online real property appraiser initial applications (Reciprocity; E,E,&E; Temporary) AMC initial applications, education activity applications, and other services that require payment of a fee.	None.	
FINANCIALS	Include request for an increase in funding for CIO and technology maintenance expenditures, additional AARS contractor services, and an additional Administrative Specialist classified employee in the FY2023-25 Biennial Budget Request.	12/31/2023	Completed in August.	None.		

2022-23 NRPAB SWOT Analysis

STRENGTHS:	WEAKNESSES:	OPPORTUNITIES:	THREATS:
<ul style="list-style-type: none"> - Customer service - Organization - Board member knoweldge - Staff knowledge - Adaptability - Professional Diversity of Board - Modernization of Accessibility 	<ul style="list-style-type: none"> - Inability to grow the industry - Efficiency loss due to database - Size of agency staff - Regulatory and statutory regulations 	<ul style="list-style-type: none"> - Growth in appraiser field - Continually evaluate how the Board and Agency operate 	<ul style="list-style-type: none"> - Agency turnover - Federal agency oversight - State economic climate - Aging appraiser population - Inadequate supervisory appraiser knowledge

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 02/28/23

Agency 053 REAL PROPERTY APPRAISER BD
Division 000 Real Property App Bd
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES						
510000 PERSONAL SERVICES						
511100 PERMANENT SALARIES-WAGES	154,777.63	10,304.72	92,582.80	59.82		62,194.83
511300 OVERTIME PAYMENTS	1,633.48	7.13	2,866.12	175.46		1,232.64-
511600 PER DIEM PAYMENTS	9,100.00	500.00	3,200.00	35.16		5,900.00
511700 EMPLOYEE BONUSES	1,000.00					1,000.00
511800 COMP TIME PAYMENT	1,633.48		379.28	23.22		1,254.20
512100 VACATION LEAVE EXPENSE	13,100.54	854.54	9,305.17	71.03		3,795.37
512200 SICK LEAVE EXPENSE	824.88	104.61	1,000.24	121.26		175.36-
512300 HOLIDAY LEAVE EXPENSE	8,556.05	659.91	6,576.38	76.86		1,979.67
512500 FUNERAL LEAVE EXPENSE			851.55			851.55-
Personal Services Subtotal	190,626.06	12,430.91	116,761.54	61.25	0.00	73,864.52
515100 RETIREMENT PLANS EXPENSE	13,637.41	893.37	8,503.41	62.35		5,134.00
515200 FICA EXPENSE	14,565.37	875.26	8,187.47	56.21		6,377.90
515500 HEALTH INSURANCE EXPENSE	32,903.00	2,384.00	24,530.00	74.55		8,373.00
516300 EMPLOYEE ASSISTANCE PRO	37.08		37.08	100.00		
516500 WORKERS COMP PREMIUMS	1,528.00		1,528.00	100.00		
Major Account 510000 Total	253,296.92	16,583.54	159,547.50	62.99	0.00	93,749.42
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	3,091.70	187.30	1,926.75	62.32		1,164.95
521300 FREIGHT	100.00					100.00
521400 DATA PROCESSING EXPENSE	82,794.28	4,502.20	48,609.63	58.71		34,184.65
521500 PUBLICATION & PRINT EXPENSE	5,531.36	619.34	4,093.37	74.00		1,437.99
521900 AWARDS EXPENSE	100.00		28.00	28.00		72.00
522100 DUES & SUBSCRIPTION EXPENSE	600.00	600.00	600.00	100.00		
522200 CONFERENCE REGISTRATION	1,100.00		550.00	50.00		550.00
524600 RENT EXPENSE-BUILDINGS	11,754.62	973.09	7,826.54	66.58		3,928.08
524900 RENT EXP-DUPR SURCHARGE	3,859.00	321.59	2,572.72	66.67		1,286.28
527100 REP & MAINT-OFFICE EQUIP	500.00					500.00
531100 OFFICE SUPPLIES EXPENSE	2,072.18	66.92	377.65	18.22		1,694.53
532100 NON CAPITALIZED EQUIP PU	500.00					500.00
532260 VOICE EQUIP			35.98			35.98-
533100 HOUSEHOLD & INSTIT EXP	235.00		68.00	28.94		167.00

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 02/28/23

Agency 053 REAL PROPERTY APPRAISER BD
Division 000 Real Property App Bd
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
534900	MISCELLANEOUS SUPPLIES EXPENSE	50.00					50.00
541100	ACCTG & AUDITING SERVICES	1,037.00		1,037.00	100.00		
541200	PURCHASING ASSESSMENT	90.00		83.00	92.22		7.00
541500	LEGAL SERVICES EXPENSE	35,000.00					35,000.00
541700	LEGAL RELATED EXPENSE	7,000.00					7,000.00
542100	SOS TEMP SERV-PERSONNEL	7,830.00		1,363.23	17.41		6,466.77
547100	EDUCATIONAL SERVICES	1,500.00					1,500.00
554900	OTHER CONTRACTUAL SERVICE	42,629.00	2,211.00	14,854.90	34.85		27,774.10
556100	INSURANCE EXPENSE	47.00		48.34	102.85		1.34
559100	OTHER OPERATING EXP	82.77		80.00	96.65		2.77
Major Account 520000 Total		207,503.91	9,481.44	84,155.11	40.56	0.00	123,348.80
570000 TRAVEL EXPENSES							
571100	BOARD & LODGING	4,938.00		2,397.44	48.55		2,540.56
571600	MEALS-NOT TRAVEL STATUS	100.00					100.00
571800	TAXABLE TRAVEL EXPENSES	2,113.26		777.10	36.77		1,336.16
572100	COMMERCIAL TRANSPORTATION	1,950.00					1,950.00
573100	STATE-OWNED TRANSPORT	200.00					200.00
574500	PERSONAL VEHICLE MILEAGE	9,199.56	10.48	3,878.74	42.16		5,320.82
575100	MISC TRAVEL EXPENSES	1,059.65	2.50	143.80	13.57		915.85
Major Account 570000 Total		19,560.47	12.98	7,197.08	36.79	0.00	12,363.39
BUDGETED EXPENDITURES TOTAL		480,361.30	26,077.96	250,899.69	52.23	0.00	229,461.61
SUMMARY BY FUND TYPE - EXPENDITURES							
2	CASH FUNDS	480,361.30	26,077.96	250,899.69	52.23		229,461.61
BUDGETED EXPENDITURES TOTAL		480,361.30	26,077.96	250,899.69	52.23	0.00	229,461.61

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100	SALE OF SERVICES	400.00-	25.00-	275.00-	68.75		125.00-
471120	QUALIFYING ED COURSE FEES	750.00-	50.00-	1,450.00-	193.33		700.00
471121	CONTINUING ED NEW FEES	1,250.00-	675.00-	2,000.00-	160.00		750.00
471122	CONTINUING ED RENEWAL FEES	150.00-	50.00-	160.00-	106.67		10.00

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 02/28/23

Agency 053 REAL PROPERTY APPRAISER BD
Division 000 Real Property App Bd
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 66.58

	BUDGETED	CURRENT MONTH	YEAR-TO-DATE	PERCENT OF		
ACCOUNT CODE DESCRIPTION	AMOUNT	ACTIVITY	ACTUALS	BUDGET	ENCUMBERANCES	VARIANCE
475150 CERTIFIED GENERAL NEW FEES	9,000.00-	900.00-	5,400.00-	60.00		3,600.00-
475151 LICENSED NEW FEES	1,200.00-		300.00-	25.00		900.00-
475152 FINGERPRINT FEES	3,077.00-	226.25-	2,036.25-	66.18		1,040.75-
475153 CERTIFIED RESIDENTIAL NEW	3,000.00-		2,100.00-	70.00		900.00-
475154 CERTIFIED GENERAL RENEWAL	122,375.00-	825.00-	115,500.00-	94.38		6,875.00-
475155 LICENSED RENEWAL	15,950.00-		13,475.00-	84.48		2,475.00-
475156 FINGERPRINT AUDIT PROGRAM FEES	3,960.00-	15.00-	3,760.00-	94.95		200.00-
475157 CERTIFIED RESIDENTIAL RENEWAL	64,625.00-		62,975.00-	97.45		1,650.00-
475161 TEMPORARY CERTIFIED GENERAL	9,000.00-	600.00-	5,400.00-	60.00		3,600.00-
475163 AMC REGISTERED NEW FEES	12,000.00-					12,000.00-
475164 AMC APPLICATION FEES	2,100.00-		700.00-	33.33		1,400.00-
475165 AMC REGISTERED RENEWAL	129,000.00-	1,500.00-	85,500.00-	66.28		43,500.00-
475167 CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-
475168 CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234 APPLICATION FEES	28,200.00-	1,950.00-	17,550.00-	62.23		10,650.00-
476101 LATE PROCESSING FEES	4,500.00-	100.00-	2,600.00-	57.78		1,900.00-
Major Account 470000 Total	411,137.00-	6,916.25-	321,181.25-	78.12	0.00	89,955.75-
480000 REVENUE - MISCELLANEOUS						
481100 INVESTMENT INCOME	6,000.00-	1,630.22-	10,010.64-	166.84		4,010.64
481101 AMC INVESTMENT INCOME	5,000.00-					5,000.00-
484500 REIMB NON-GOVT SOURCES	2,500.00-	29.37-	116.76-	4.67		2,383.24-
Major Account 480000 Total	13,500.00-	1,659.59-	10,127.40-	75.02	0.00	3,372.60-
BUDGETED REVENUE TOTAL	424,637.00-	8,575.84-	331,308.65-	78.02	0.00	93,328.35-
SUMMARY BY FUND TYPE - REVENUE						
2 CASH FUNDS	424,637.00-	8,575.84-	331,308.65-	78.02		93,328.35-
BUDGETED REVENUE TOTAL	424,637.00-	8,575.84-	331,308.65-	78.02	0.00	93,328.35-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.471100.		486752	02/07/23	RC	RB	NRPAB DEPOSIT 230207	6997390		25.00-
			471100 SALE OF SERVICES									25.00-
Total for Object												
25310	079	000	53105018.471120.		489492	02/24/23	RC	RB	NRPAB DEPOSIT 230224	7018569		50.00-
			471120 QUALIFYING ED COURSE FEES									50.00-
Total for Object												
25310	079	000	53105018.471121.		485902	02/01/23	RC	RB	NRPAB DEPOSIT 230201	6989605		125.00-
25310	079	000	53105018.471121.		487786	02/14/23	RC	RB	NRPAB DEPOSIT 230214	7005947		100.00-
25310	079	000	53105018.471121.		488978	02/22/23	RC	RB	NRPAB DEPOSIT 230222	7014901		450.00-
			471121 CONTINUING ED NEW FEES									675.00-
Total for Object												
25310	079	000	53105018.471122.		487786	02/14/23	RC	RB	NRPAB DEPOSIT 230214	7005947		20.00-
25310	079	000	53105018.471122.		488331	02/17/23	RC	RB	NRPAB DEPOSIT 230217	7010981		30.00-
			471122 CONTINUING ED RENEWAL FEES									50.00-
Total for Object												
25310	079	000	53105018.475150.		486752	02/07/23	RC	RB	NRPAB DEPOSIT 230207	6997390		600.00-
25310	079	000	53105018.475150.		487786	02/14/23	RC	RB	NRPAB DEPOSIT 230214	7005947		300.00-
			475150 CERTIFIED GENERAL NEW FEES									900.00-
Total for Object												
25310	079	000	53105018.475152.		486244	02/03/23	RC	RB	NRPAB DEPOSIT 230203	6993659		45.25-
25310	079	000	53105018.475152.		486752	02/07/23	RC	RB	NRPAB DEPOSIT 230207	6997390		90.50-
25310	079	000	53105018.475152.		488978	02/22/23	RC	RB	NRPAB DEPOSIT 230222	7014901		45.25-
25310	079	000	53105018.475152.		489492	02/24/23	RC	RB	NRPAB DEPOSIT 230224	7018569		45.25-
			475152 FINGERPRINT FEES									226.25-
Total for Object												
25310	079	000	53105018.475154.		485967	02/01/23	RC	RB	NRPAB RENEW EFW DEPOSIT 230201	6988928		550.00-
25310	079	000	53105018.475154.		487671	02/10/23	RC	RB	NRPAB RENEW EFW DEPOSIT 230210	7003199		275.00-
			475154 CERTIFIED GENERAL RENEWAL									825.00-
Total for Object												
25310	079	000	53105018.475156.		485967	02/01/23	RC	RB	NRPAB RENEW EFW DEPOSIT 230201	6988928		10.00-
25310	079	000	53105018.475156.		487671	02/10/23	RC	RB	NRPAB RENEW EFW DEPOSIT 230210	7003199		5.00-
			475156 FINGERPRINT AUDIT PROGRAM FEES									15.00-
Total for Object												
25310	079	000	53105018.475161.		485902	02/01/23	RC	RB	NRPAB DEPOSIT 230201	6989605		150.00-
25310	079	000	53105018.475161.		486244	02/03/23	RC	RB	NRPAB DEPOSIT 230203	6993659		50.00-
25310	079	000	53105018.475161.		486752	02/07/23	RC	RB	NRPAB DEPOSIT 230207	6997390		50.00-
25310	079	000	53105018.475161.		487423	02/10/23	RC	RB	NRPAB DEPOSIT 220628	7001913		100.00-
25310	079	000	53105018.475161.		487786	02/14/23	RC	RB	NRPAB DEPOSIT 230214	7005947		100.00-
25310	079	000	53105018.475161.		488331	02/17/23	RC	RB	NRPAB DEPOSIT 230217	7010981		50.00-

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.475161.		488978	02/22/23	RC	RB	NRPAB DEPOSIT 230222	7014901		100.00-
Total for Object			475161 TEMPORARY CERTIFIED GENERAL									600.00-
25310	079	000	53105018.475234.		485902	02/01/23	RC	RB	NRPAB DEPOSIT 230201	6989605		300.00-
25310	079	000	53105018.475234.		486244	02/03/23	RC	RB	NRPAB DEPOSIT 230203	6993659		250.00-
25310	079	000	53105018.475234.		486752	02/07/23	RC	RB	NRPAB DEPOSIT 230207	6997390		400.00-
25310	079	000	53105018.475234.		487423	02/10/23	RC	RB	NRPAB DEPOSIT 220628	7001913		200.00-
25310	079	000	53105018.475234.		487786	02/14/23	RC	RB	NRPAB DEPOSIT 230214	7005947		200.00-
25310	079	000	53105018.475234.		488331	02/17/23	RC	RB	NRPAB DEPOSIT 230217	7010981		100.00-
25310	079	000	53105018.475234.		488978	02/22/23	RC	RB	NRPAB DEPOSIT 230222	7014901		350.00-
25310	079	000	53105018.475234.		489492	02/24/23	RC	RB	NRPAB DEPOSIT 230224	7018569		150.00-
Total for Object			475234 APPLICATION FEES									1,950.00-
25310	079	000	53105018.476101.		485967	02/01/23	RC	RB	NRPAB RENEW EFW DEPOSIT 230201	6988928		50.00-
25310	079	000	53105018.476101.		487671	02/10/23	RC	RB	NRPAB RENEW EFW DEPOSIT 230210	7003199		75.00-
25310	079	000	53105018.476101.		51432678	02/16/23	PV	V	PERSPECTA VALUATION LLC	7011066		25.00-
Total for Object			476101 LATE PROCESSING FEES									100.00-
25310	079	000	53105018.481100.		20291552	02/22/23	JE	G	OIP Jan 2023; 2.29311%	7016922		939.09-
Total for Object			481100 INVESTMENT INCOME									939.09-
25310	079	000	53105018.484500.		485902	02/01/23	RC	RB	NRPAB DEPOSIT 230201	6989605		20.00-
25310	079	000	53105018.484500.		20146873	02/06/23	JE	G	P Card Rebate for 4th Qtr 2022	6997441		9.37-
Total for Object			484500 REIMB NON-GOVT SOURCES									29.37-
25310	079	000	53105018.511100.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		3,399.17
25310	079	000	53105018.511100.		3171156	02/22/23	T2	7	PAYROLL LABOR DISTRIBUTION	7007145		3,298.98
Total for Object			511100 PERMANENT SALARIES-WAGES									6,698.15
25310	079	000	53105018.511300.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		4.56
Total for Object			511300 OVERTIME PAYMENTS									4.56
25310	079	000	53105018.511600.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		325.00
Total for Object			511600 PER DIEM PAYMENTS									325.00
25310	079	000	53105018.512100.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		555.44
Total for Object			512100 VACATION LEAVE EXPENSE									555.44
25310	079	000	53105018.512200.		3171156	02/22/23	T2	7	PAYROLL LABOR DISTRIBUTION	7007145		

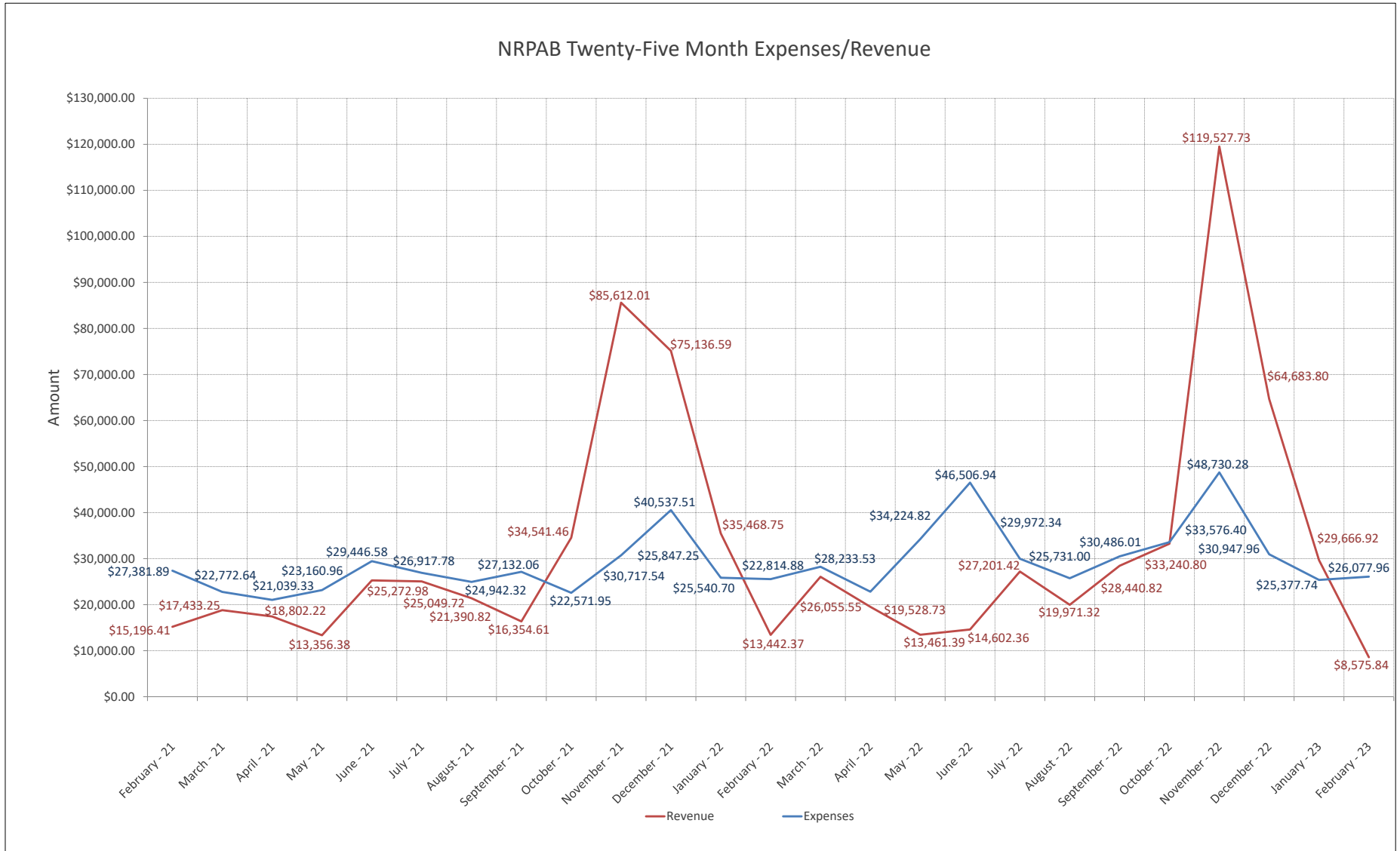
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Object			512200	SICK LEAVE EXPENSE								67.90
25310	079	000	53105018.512300.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		428.94
Total for Object			512300	HOLIDAY LEAVE EXPENSE								428.94
25310	079	000	53105018.515100.		3171004	02/08/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6992734		328.58
25310	079	000	53105018.515100.		3171157	02/22/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7007145		252.10
Total for Object			515100	RETIREMENT PLANS EXPENSE								580.68
25310	079	000	53105018.515200.		3171004	02/08/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6992734		335.69
25310	079	000	53105018.515200.		3171157	02/22/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7007145		233.21
Total for Object			515200	FICA EXPENSE								568.90
25310	079	000	53105018.515500.		3171004	02/08/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6992734		774.78
25310	079	000	53105018.515500.		3171157	02/22/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7007145		774.80
Total for Object			515500	HEALTH INSURANCE EXPENSE								1,549.58
25310	079	000	53105018.521100.		20260807	02/16/23	JE	G	POSTAGE DUE JAN 2023	7010771		187.30
25310	079	000	53105018.521100.		20270560	02/16/23	JE	G	NRPAB POSTAGE JANUARY 2023	7011383		65.56-
Total for Object			521100	POSTAGE EXPENSE								121.74
25310	079	000	53105018.521400.		51127230	02/01/23	PV	V	AS - OCIO - COMMUNICATIONS	6981574		136.86
25310	079	000	53105018.521400.		51374648	02/14/23	PV	V	AS - OCIO - IMSERVICES	7007432		984.07
Total for Object			521400	CIO CHARGES								1,120.93
25310	079	000	53105018.521500.		19983156	02/17/23	JE	G	COPY SERVICES OCT-DEC 2022	6974418		619.34
Total for Object			521500	PUBLICATION & PRINT EXP								619.34
25310	079	000	53105018.522100.		20116538	02/02/23	J1	G	PURCHASE CARD TRANSACTION	6993092		390.00
Total for Object			522100	DUES & SUBSCRIPTION EXP								390.00
25310	079	000	53105018.524600.		20095141	02/07/23	JE	G	RENT & LB530 FEBR 2023 - OTHER	6988961		939.94
25310	079	000	53105018.524600.		20230937	02/14/23	JE	G	NRPAB RENT FEBRUARY 2023	7007363		328.98-
25310	079	000	53105018.524600.		51432696	02/16/23	PV	V	SECRETARY OF STATE	7011090		21.55
Total for Object			524600	RENT EXPENSE-BUILDINGS								632.51
25310	079	000	53105018.524900.		20095141	02/07/23	JE	G	RENT & LB530 FEBR 2023 - OTHER	6988961		321.59
25310	079	000	53105018.524900.		20230937	02/14/23	JE	G	NRPAB RENT FEBRUARY 2023	7007363		112.56-
Total for Object			524900	RENT EXP-DEPR SURCHARGE								709.93

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.531100.		19855541	02/02/23	JE	G	OFFICE DEPOT DEC 2022	6956533		66.92
25310	079	000	53105018.531100.		20146763	02/06/23	JE	G	NRPAB ODP BUS SOL 12/2022	6997074		23.42-
Total for Object			531100 OFFICE SUPPLIES EXPENSE									43.50
25310	079	000	53105018.539500.		51249906	02/02/23	PC	V	Purchase Card Offset	6992899		600.00
25310	079	000	53105018.539500.		20116538	02/02/23	J1	G	PURCHASE CARD TRANSACTION	6993092		600.00-
Total for Object			539500 PURCHASING CARD SUSPENSE									
25310	079	000	53105018.554900.		51191756	02/01/23	PV	V	REALCORP	6987887		500.00
25310	079	000	53105018.554900.		51210008	02/01/23	PV	V	PATROL, NEBRASKA STATE	6990691		678.75
25310	079	000	53105018.554900.		51258285	02/03/23	PV	V	REALCORP	6996220		625.00
Total for Object			554900 OTHER CONTRACTUAL SERVICES									1,803.75
25310	079	000	53105018.574500.		51191662	02/01/23	PV	V	WALKENHORST, WADE	6987784		6.81
Total for Object			574500 PERSONAL VEHICLE MILEAGE									6.81
25310	079	000	53105018.575100.		51191662	02/01/23	PV	V	WALKENHORST, WADE	6987784		1.63
Total for Object			575100 MISC TRAVEL EXPENSE									1.63
Total for Business Unit		53105018	NE REAL PROPERTY APPRAISER									9,343.68
25320	079	000	53105200.475165.		486599	02/06/23	RC	RB	NRPAB AMC DEPOSIT 230206	6995652		1,500.00-
Total for Object			475165 AMC REGISTERED RENEWAL									1,500.00-
25320	079	000	53105200.481100.		20291552	02/22/23	JE	G	OIP Jan 2023; 2.29311%	7016922		691.13-
Total for Object			481100 INVESTMENT INCOME									691.13-
25320	079	000	53105200.511100.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		1,830.34
25320	079	000	53105200.511100.		3171156	02/22/23	T2	7	PAYROLL LABOR DISTRIBUTION	7007145		1,776.23
Total for Object			511100 PERMANENT SALARIES-WAGES									3,606.57
25320	079	000	53105200.511300.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		2.57
Total for Object			511300 OVERTIME PAYMENTS									2.57
25320	079	000	53105200.511600.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		175.00
Total for Object			511600 PER DIEM PAYMENTS									175.00
25320	079	000	53105200.512100.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		299.70

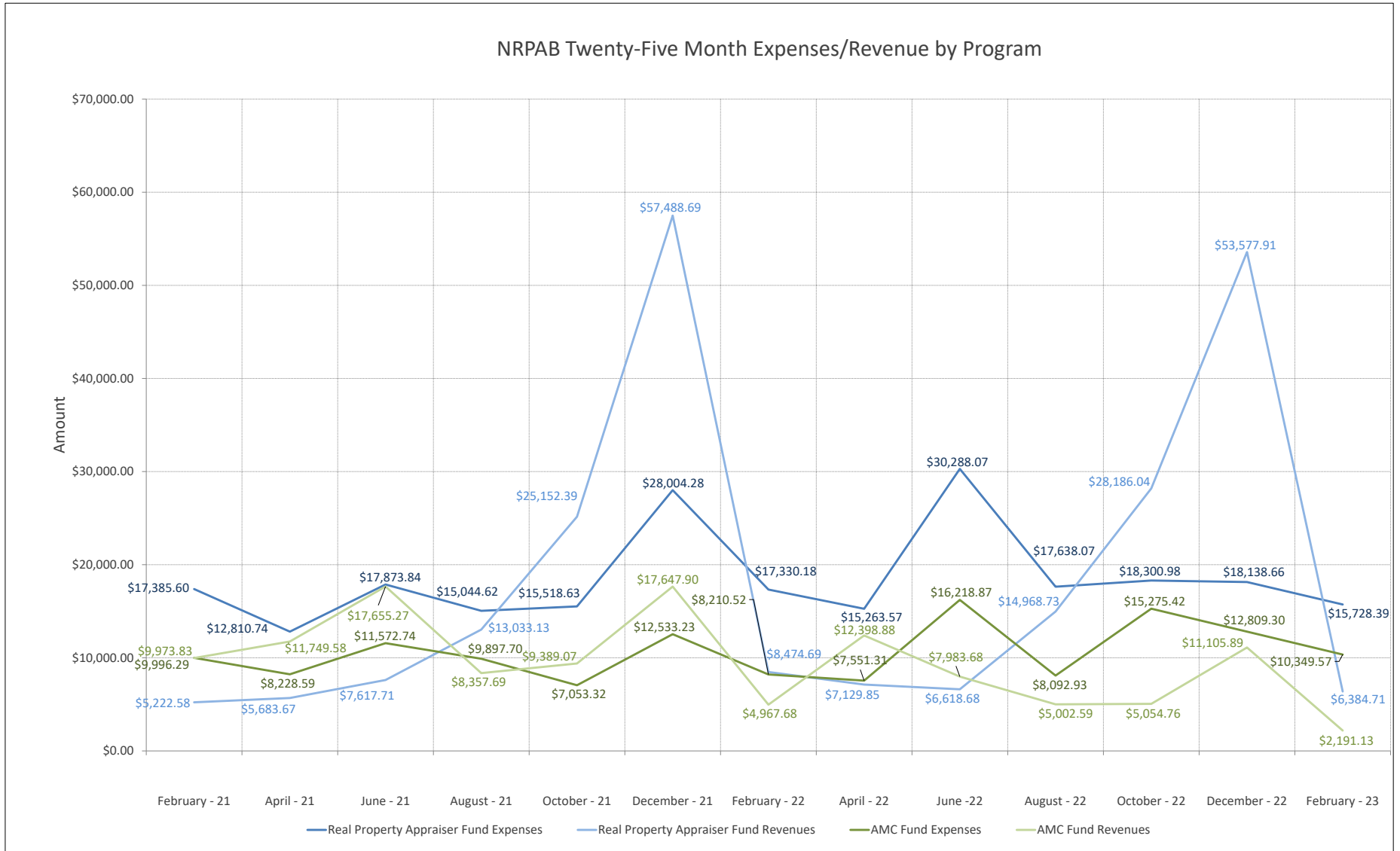
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Object			512100	VACATION LEAVE EXPENSE								299.10
25320	079	000	53105200.512200.		3171156	02/22/23	T2	7	PAYROLL LABOR DISTRIBUTION	7007145		36.71
Total for Object			512200	SICK LEAVE EXPENSE								36.71
25320	079	000	53105200.512300.		3171003	02/08/23	T2	7	PAYROLL LABOR DISTRIBUTION	6992734		230.97
Total for Object			512300	HOLIDAY LEAVE EXPENSE								230.97
25320	079	000	53105200.515100.		3171004	02/08/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6992734		176.93
25320	079	000	53105200.515100.		3171157	02/22/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7007145		135.76
Total for Object			515100	RETIREMENT PLANS EXPENSE								312.69
25320	079	000	53105200.515200.		3171004	02/08/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6992734		180.80
25320	079	000	53105200.515200.		3171157	02/22/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7007145		125.56
Total for Object			515200	FICA EXPENSE								306.36
25320	079	000	53105200.515500.		3171004	02/08/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6992734		417.22
25320	079	000	53105200.515500.		3171157	02/22/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7007145		417.20
Total for Object			515500	HEALTH INSURANCE EXPENSE								834.42
25320	079	000	53105200.521100.		20270560	02/16/23	JE	G	NRPAB POSTAGE JANUARY 2023	7011383		65.56
Total for Object			521100	POSTAGE EXPENSE								65.56
25320	079	000	53105200.521400.		51127230	02/01/23	PV	V	AS - OCIO - COMMUNICATIONS	6981574		73.70
25320	079	000	53105200.521400.		51374648	02/14/23	PV	V	AS - OCIO - IMSERVICES	7007432		3,307.57
Total for Object			521400	CIO CHARGES								3,381.27
25320	079	000	53105200.522100.		20116538	02/02/23	J1	G	PURCHASE CARD TRANSACTION	6993092		210.00
Total for Object			522100	DUES & SUBSCRIPTION EXP								210.00
25320	079	000	53105200.524600.		20230937	02/14/23	JE	G	NRPAB RENT FEBRUARY 2023	7007363		328.98
25320	079	000	53105200.524600.		51432696	02/16/23	PV	V	SECRETARY OF STATE	7011090		11.60
Total for Object			524600	RENT EXPENSE-BUILDINGS								340.58
25320	079	000	53105200.524900.		20230937	02/14/23	JE	G	NRPAB RENT FEBRUARY 2023	7007363		112.56
Total for Object			524900	RENT EXP-DEPR SURCHARGE								112.56
25320	079	000	53105200.531100.		20146763	02/06/23	JE	G	NRPAB ODP BUS SOL 12/2022	6997074		23.42
Total for Object			531100	OFFICE SUPPLIES EXPENSE								23.42

Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.554900.		51210008	02/01/23	PV	V	PATROL, NEBRASKA STATE	6990691		407.25
Total for Object			554900 OTHER CONTRACTUAL SERVICES									407.25
25320	079	000	53105200.574500.		51191662	02/01/23	PV	V	WALKENHORST, WADE	6987784		3.67
Total for Object			574500 PERSONAL VEHICLE MILEAGE									3.67
25320	079	000	53105200.575100.		51191662	02/01/23	PV	V	WALKENHORST, WADE	6987784		.87
Total for Object			575100 MISC TRAVEL EXPENSE									.87
Total for Business Unit		53105200	AMC LICENSING									8,158.44
Total for Division		000										17,502.12
Total for Agency		053	REAL PROPERTY APPRAISER BD									17,502.12

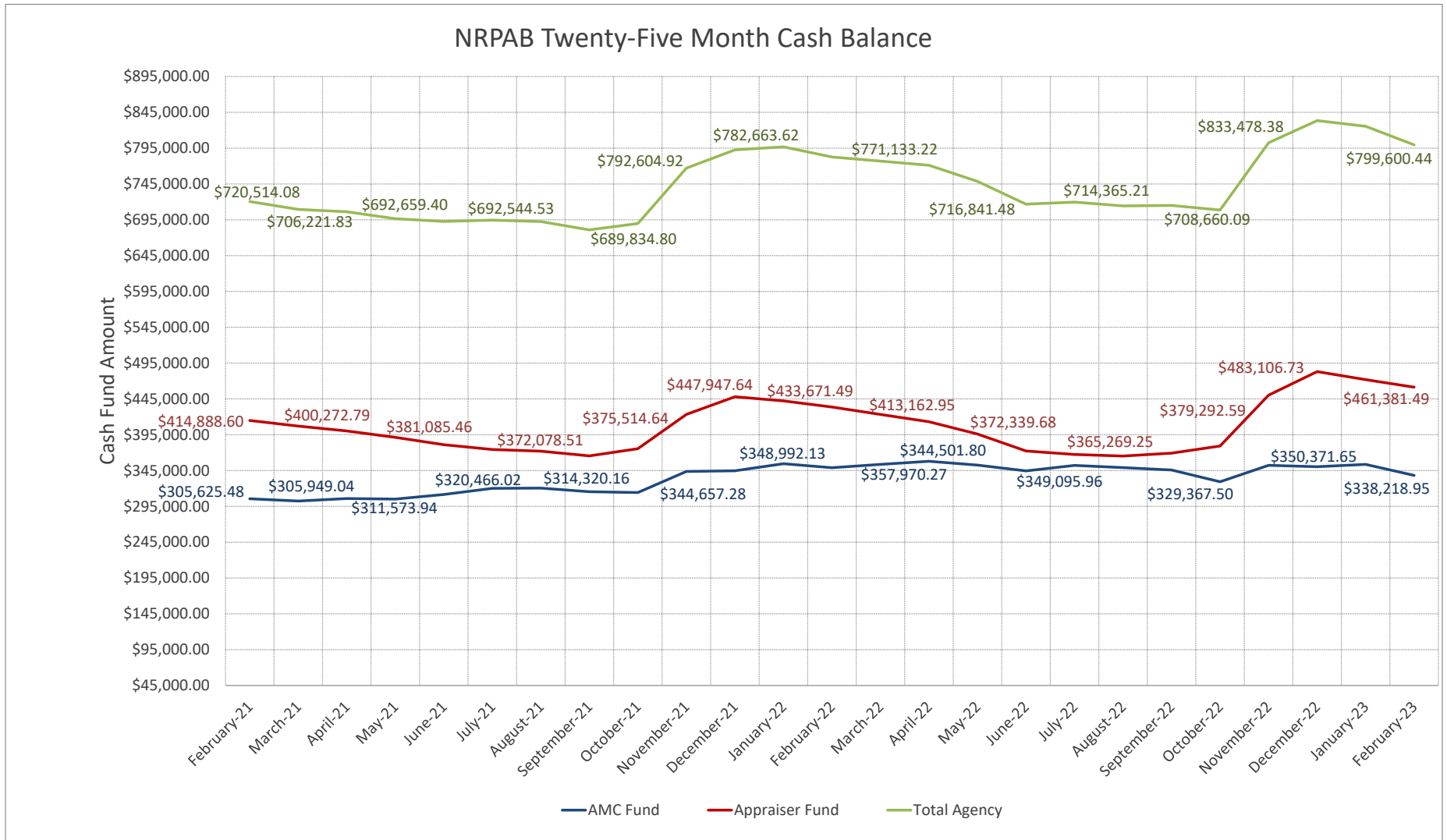
Financial Report and Considerations - Financial Charts



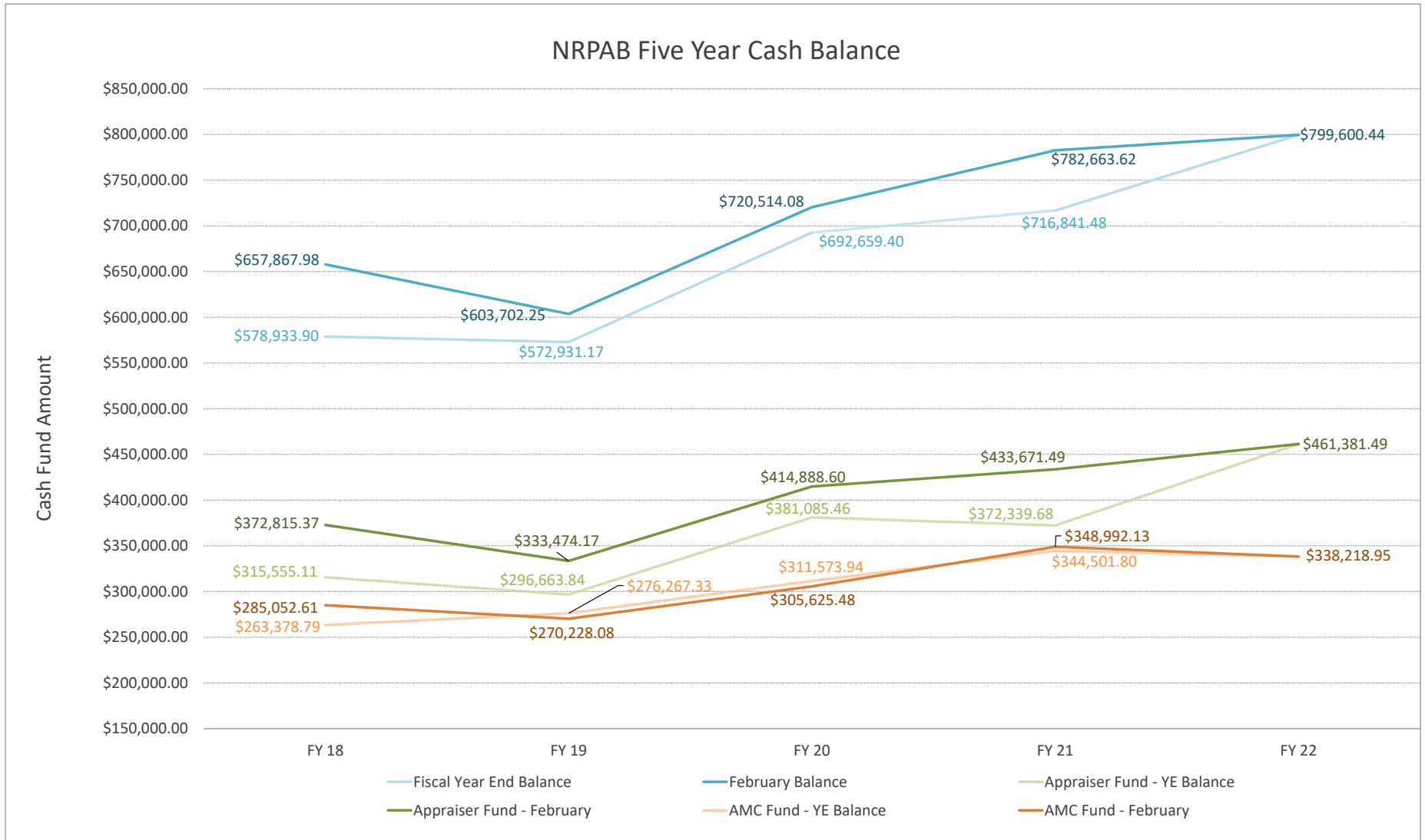
Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



NEBRASKA REAL PROPERTY APPRAISER BOARD

EDUCATION

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March 16, 2023

NEW CONTINUING EDUCATION ACTIVITIES

- 1- Cost Estimating
 - ASFMRA
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Memo

To: Nebraska Real Property Appraiser Board
From: Kashinda Sims, Business and Education Program Manager
CC:
Date: 3/8/2023
Re: ASFMRA Application for New Continuing Education Activity “Cost Estimating.”

An application for CE approval for the ASFMRA activity titled, “Cost Estimating” was received on January 30, 2023. The initial review was prepared for Director review on March 1, 2023. During the Director’s review of the application, it was discovered that the student and instructor materials were more than 10 years old and may no longer be relevant. Textbook information may no longer reflect recent developments in the field as it contains time stamped dates that alternate between the years of 2002 and 2004. All pictures used as reference within activity material are dated July 14, 2004. It is to be noted that the PowerPoint information is copyright and last revised as of 2014.

298 NAC Chapter 6, § 003.01B states, “All continuing education activities shall contain current material, theory, and methodologies.”

CLASS OF CONSTRUCTION

The Class of Construction is the basic subdivision in the *Marshall Valuation Service*, dividing all buildings into five basic cost groups by type of framing (supporting columns and beams), walls, floors and roof structures, and fireproofing.

Class A buildings have fireproofed structural steel frames with reinforced concrete or masonry floors and roofs.

Class B buildings have reinforced concrete frames and concrete or masonry floors and roofs.

Class C buildings have masonry or concrete exterior walls, and wood or steel roof and floor structures, except for concrete slab on grade.

Class D buildings generally have wood frame, floor, and roof structure. They may have a concrete floor on grade and other substitute materials, but are considered combustible construction. This class includes the pre-engineered pole- or post-frame, hoop and arch-rib-frame buildings.

Class S buildings have frames, roofs, and walls of incombustible metal. This class includes the pre-engineered metal buildings, including slant-wall and quonset structures.

In each class, there will be variations, combinations, and subclasses, but for purposes of pricing, the major elements of the building should be considered in selecting costs from the tables. Thus, if a building, which is otherwise in Class B, has a wood or steel truss roof, the costs for the Class B building may still be representative, or a Class C building may have concrete plank floors. Interpolations may be made if the appraiser feels the building overlaps two classes sufficiently or the Segregated Cost Sections may be used to modify the cost.

In most localities, some buildings are built which are hybrids in construction, such as those with complete Class A framing, including columns and girders, but with wood floor joists and sheathing. In all such hybrids, the appraiser must judge whether to adjust the costs or interpolate between classes and qualities.

Further details and sketches of the various construction types will be found on pages 5 through 9 of this section, as well as in Section 51, which has definitions and sketches of framing types. Building code and ISO Construction Classifications are referenced on pages 5 through 9. Those indicated are the classification before considering any adjustments for construction deficiencies or insurance rating purposes. For example, a building of Class 6 construction that is rated as Class 1 because of extensive insulation, not listed by UL, would still be valued as a Class 6 building.

CLASS OF CONSTRUCTION INDICATORS

CLASS	FRAME	FLOOR	ROOF	WALLS
A	Structural steel columns and beams, fireproofed with masonry, concrete, plaster, or other noncombustible material.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Nonbearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
B	Reinforced concrete columns and beams. Fire-resistant construction.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Nonbearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
C	Masonry or concrete load-bearing walls with or without pilasters. Masonry, concrete or curtain walls with full or partial open steel, wood, or concrete frame	Wood or concrete plank on wood or steel floor joists, or concrete slab on grade.	Wood or steel joists with wood or steel deck. Concrete plank.	Brick, concrete block, or tile masonry, tilt-up, formed concrete, nonbearing curtain walls.
D	Wood or steel studs in bearing wall, full or partial open wood or steel frame, primarily combustible construction.	Wood or steel floor joists or concrete slab on grade.	Wood or steel joists with wood or steel deck.	Almost any material except bearing or curtain walls of solid masonry or concrete. Generally combustible construction.
S	Metal bents, columns, girders, purlins and girts without fireproofing, incombustible construction.	Wood or steel deck on steel floor joists, or concrete slab on grade.	Steel or wood deck on steel joists.	Metal skin or sandwich panels. Generally incombustible.

QUALITIES OF CONSTRUCTION

All of the costs in the Calculator and Segregated Cost Sections are subdivided by quality for pricing purposes. It would be impossible, short of a detailed specification, to describe exactly what is meant by each quality, so proper selection is dependent upon the experience and judgment of the user.

The quality scales against which most buildings and their parts must be rated are:

LOW COST AVERAGE GOOD EXCELLENT

Additional classifications have been added where warranted.

For the purpose of the Manual, the Average building is representative of the majority of buildings of its occupancy and the cost is the statistically averaged cost of all buildings of its class and occupancy nationally. This must be considered by the valuator since it is very easy for an estimator working mainly on low-cost structures to tend to overclassify, and for the estimator who is chiefly working on better properties to underclassify because their ideas of an average building are different. Usually, in cities with strong building codes, the Average building is the standard code building with some extra trim and refinements while in an area with less exacting code provisions, the Average building could be the best building in the community depending on the occupancy. Also, certain occupancies in some areas may have stringent code requirements, funding agency constraints and/or high land values, etc., which can drive the overall costs up, so that the local standard building for pricing purposes is rated "Good".

Quality of construction is often more difficult to determine in buildings where the importance of appearance and amenities is equal to or greater than the importance of pure utility. Dwellings often present a greater problem than do commercial or industrial buildings, which are usually designed primarily for utility and strength. Moreover, dwellings represent the most numerous single type of buildings. As an aid to quality classifications, descriptions of some components of typical buildings in various occupancies, styles, and qualities are given as a guide in the Calculator Sections, as well as pictures with explanations. Section 40 contains explanations of the Segregated Cost ratings. Following are brief, general descriptions of the four basic quality levels:

LOW QUALITY

Buildings in this category are generally constructed to minimum code requirements often with little regard for architectural appearance or other amenities. They are built with minimum investment in mind. Little ornamentation is used and interior partitioning and finish is minimal and/or of low quality.

In cities with strong building codes, few low-cost buildings of certain occupancy types are built because of code requirements and the fact that it often is not economical on high-priced land. In some rural communities, the Low Quality category may contain some of the more important buildings in town. The figures in the Calculator Costs are for the center of a range of costs of buildings in the same general category, and are not for the lowest-cost buildings which could be built.

In general, Low-cost dwellings are houses built to conform to a minimum building code. Substandard single-family residences which were built without any building code control are given a special classification of Cheap quality. Cheap may also be used to describe a basic shell structure which is deficient in interior finishes typical of a particular occupancy.

AVERAGE QUALITY

Average-quality buildings constitute the largest group of buildings constructed, approximately fifty percent of all buildings. These are generally buildings designed for maximum economic potential without some of the pride of ownership or prestige amenities of higher-quality construction. They are of good standard code construction with simple ornamentation and finishes.

The basic costs, which are listed, are national averages and in the case of any particular locality, may not represent the local average quality.

In dwellings, the typical Average-quality dwelling changes through the years, with today's dwelling generally having more electric outlets and services and more plumbing fixtures. At the same time, the quality of exterior and interior finishes has been lowered to compensate for the total cost of the house.

An Average, conventional frame dwelling should have joists and wall framing that will conform to all federal, state, and local building codes. Wall construction varies in different localities and modular homes may deviate in many respects. The Average Class D dwelling of the warmer portions of the United States may not have extensive sheathing or insulation between the studs and the exterior wall finish, while this would definitely be considered substandard in a colder climate. However, the warmer climate residence will generally have more fenestration.

The Fair quality is the mid-range of the so-called "starter house".

GOOD QUALITY

Buildings designed for good appearance, comfort and convenience, as well as an element of prestige, constitute the Good Quality category. Ornamental treatment is usually of higher quality and interiors are designed for upper-class rentals. The amenities of better lighting and mechanical work are primary items in their costs.

In dwellings, the good residence is generally built to cater to the young executive or move-up market. It will generally be much the same construction as the Average, with more detail and higher mechanical and electrical costs and may be the standard structure in the so-called move-up community.

EXCELLENT QUALITY

Excellent buildings are normally prestige buildings. On an economic basis, part of the cost must be written off to pride of ownership and some of the income intangibly derived from advertising. Excellent dwellings are generally built for the established professional or those with higher incomes and will have some expensive finishes and fixtures.

The High Value quality dwelling will normally have more ornamentation, special design, and top quality materials. However, the costs listed will not be high enough for the most luxurious types of dwellings, built without regard for cost, since each listed cost represents the center of the costs within that quality range.

SUMMARY

Buildings must be compared for quality within the occupancy listed. Industrial buildings must be compared with other industrial buildings. Lofts cannot be compared with offices, and all types must be considered in the light of what is built nationally. Many localities will never have an Excellent quality building. In some localities it will be difficult to build a Low-cost building for some occupancies because of code requirements and land costs.

It is usually true that a well-framed building is a well-finished building. If the builder cuts corners on his framing, he will probably also cut corners on his finish and mechanical equipment. Cheap hardware, lighting fixtures, and millwork may be very ornamental, while, for example, the structure of a model home may be scarcely strong enough to support its beautiful tile roof; therefore, the estimator must have some idea of comparative quality of components and the occupancy as a whole.

DETERMINING QUALITY

First, to judge quality, it is suggested that the cheapness or expensiveness of materials or components be observed. Comparative cost variations may be influenced by thickness, materials used, method of application or attachment, the type of ornamentation, the intricacy of the design, and the color or finish observed.

Second, see if workmanship is at a level normal to the type and grade of material used. If the materials and other features generally fit a specific quality level, it usually follows that quality of workmanship will be equivalent. One or two components of a different quality is normal and should be largely disregarded as influencing the overall classification for general quality.

Third, and most important, the user should consider the amount of the various components typical for its class. For example, a building may give evidence of only average workmanship and materials. The fixtures and trim may not be of the best quality. It may, however, have more than the average number of windows and doors, and there may be more than the average number of plumbing fixtures. The exterior may have a great deal of rather average masonry or wood ornamentation or asphalt cover on a hip roof with large overhangs. Even though these items are not of the best quality, the extra quantity causes the building to have above average cost, and for pricing purposes, it may be rated as "Good." Or the building may contain quite expensive lobby and entry finishes, but with many average upper floors, where the building size alone is making a statement and overall the building cost may be rated "Good."

Another similar building may be fairly plain in appearance and without a great deal of ornamentation, but still give evidence of excellent workmanship. The hardware, lighting fixtures and interior and exterior trim, while not fancy, may be of very good quality. Such a building probably would be priced as "Good" although materials and workmanship may be excellent but of limited amount.

Lastly, the overall size as well as the complexity of the structure should be considered. That is, small structures will tend to have higher unit costs than very large ones. This is particularly true with large open-shell structures where a 300,000 square foot warehouse may not be valued at the same cost level as a 30,000 square foot warehouse.

When using the Segregated Cost Method, in addition to the aforementioned, the same type of consideration must be given to each of the component parts. An "Average" brick wall may be 12" thick with an average number of openings and plaster interior, or it may be less thick, but have better-than-average or larger-than-average windows. If the valuator feels that the appraisal warrants the additional time, the exterior wall cost may be built up from the Unit-in-Place costs in Section 55.

A forced-air heating system may have a competitive brand of heating unit and only average-quality workmanship in the ductwork. However, it may be in a cold climate which requires a larger capacity unit or extra perimeter heat, or there may be a large number of outlets or zoned areas, or overhead vs. floor registers, thus increasing the cost of the ductwork so it might be classified as "Good."

If it is felt that the quality is somewhere in between the qualities designated by the column headings, it would be appropriate to use a cost in between. It must also be remembered that "Low" quality doesn't mean the lowest-cost building that can be found, nor does "Excellent" mean the most expensive building possible. These classifications are merely the median averages of many buildings fitting the same general category.

The relative quality of a building which has stood for some time usually can be fairly well gauged by its appearance. Cracks open in a substandard, Low Cost or even in the Average building. The hardware and fixtures show definite signs of wear, doors and windows stick, fixtures become loose and tarnished, floors creak underfoot. The Good or Excellent building, although old, will retain its soundness and substantial appearance. Joined woodwork will stay together and fixtures will retain much of their original luster and stability.

SELECTION OF METHOD

METHOD AVAILABLE – The Marshall Valuation Service offers the user the choice of three methods of computing present replacement cost of buildings: the Calculator Method, the Segregated Cost Method and the Comparative Cost Indexes and Multipliers. In addition there are many Unit-in-Place costs, with which the user may build up or adjust costs or price miscellaneous construction items and rule of thumb costs for quick indicators of value.

1. **The Calculator Method**, Sections 10 through 18. These sections contain average square and cubic foot and square meter costs for various classes, occupancy types, and qualities of buildings together with modifiers for common deviations from the descriptions of the typical buildings listed. Instructions for the use of the Calculator Method and step-by-step examples are given in Section 10, while modifiers to use with the method are found in each occupancy section. The listed costs are averages including architects' and engineers' fees, contractors' profit and overhead, permits, and miscellaneous costs, as listed on page 3 of this section.

- a. Select the basic cost from the Calculator cost pages.
- b. Make refinements to the basic cost from the last pages of each section.
- c. Multiply the refined square foot cost by:

Current Cost Multiplier (99-3) and Local Multiplier (99-5 to -10).

$$\text{Refined Cost} \times \text{Current Cost Multiplier} \times \text{Local Multiplier} = \text{Final Cost}$$

2. **The Segregated Cost Method**, Sections 40 through 48. These sections give the cost per square foot of the major building components (foundation, frame, floor, walls, etc.). Instructions for the use of the Segregated Cost Method are contained in Section 40 and Unit-in-Place costs are given in Sections 51 through 58 for adjusting or building up component costs and for pricing miscellaneous items. Additional supplemental costs are included in Sections 61 through 67. These costs of component items include labor, material, and a pro rata share of the additional costs of construction, except for architects' fees which are generally excluded, except where noted. If it is desired to include an architect's fee, schedules of typical fees are listed in Section 99.

- a. Develop Segregated Cost from individual component costs.
- b. Make refinements to the costs from the refinement notes.
- c. Multiply the developed Segregated Cost by:

Architects', Current Cost and Local Multipliers.

$$\text{Developed Cost} \times \text{Architects'} \times \text{Current Cost} \times \text{Local Multipliers} = \text{Final Cost}$$

3. **Comparative Cost Indexes and Multipliers**, Section 98. These tables give indexes and multipliers by which known historical costs may be converted directly to present-day costs or current costs may be taken back in time.

- a. Select factor opposite the month and year of the original cost and under the proper class of building (98-5 and -6).
- b. Multiply the factor by the monthly Comparative Cost Multiplier correcting factor (99-4).
- c. Multiply this combined multiplier by the original replacement cost.

$$\text{Comparative Cost Multiplier} \times \text{Correcting Factor} \times \text{Original Replacement Cost} = \text{New Cost}$$

QUALITY OF CONSTRUCTION INDICATORS

The following schedule may assist you in determining whether a building should be classified minimal (cheap), low cost, average, good or excellent.

If you have difficulty in assigning the proper type to a building, check off the specifications or characteristics against the schedule below. The type will be indicated by the column heading containing a majority of the building's characteristics. Or, if the relevant characteristics are split evenly between two columns, "Low Cost" and "Average" for instance, interpolate between the costs given for "Low Cost" and those for "Average." It is important to remember that the overall size of the structure and/or the bench-

marked standard for the area can have a major bearing on the cost rank chosen for pricing purposes. Please refer to Pages 10 and 11 for further discussion.

The specifications listed are not, of course, absolutely definite, but may be taken as generally indicative of the quality found under the various types of buildings. The table, to be used effectively, must be benchmarked against representative buildings whose costs are known.

Unusual buildings with the best in ornamental materials, hand-built artistry and meticulous attention to detail are not in the province of this book, and their costs may not be found here.

Category	Minimal Construction	Low-cost Construction	Average-quality Construction	Good-quality Construction	Excellent-quality Construction
General Description	A structure deficient in finishes typical for its use, or below standard building codes. Usually built as a shell or outside cities or before standard building codes were established. Especially typical are summer cottages and farm sheds.	The same as "Average," but with no extras. Built at the lowest practical cost to still pass building codes. Very plain but substantial buildings. Typically speculative construction or from stock plans and off-the-shelf components. May be considered standard in low-cost areas.	The most common, frequently owner- or contractor-designed. Workmanship is professional, but extras in craftsmanship not in evidence. Materials are serviceable, but built for a price. These buildings are basically little above minimum uniform building code requirements.	Above average, but not uncommon in quality of materials and workmanship. Architects and reputable contractors are retained for this work. May be considered only standard construction in high-cost areas.	Custom-built buildings, embodying superior materials and workmanship, the best normally found, though not including special construction with unusual material and labor. Well-known architects and contractors are retained for this work.
Outside Walls	Light single wall, rough masonry, boards, etc. No ornamentation. Few uncased openings.	Substantial, but for utility only. No ornamentation. Plain casings. Generally minimum fenestration.	Up to local building requirements. Standard thickness of masonry or stucco or good grade-lumber. Minimum ornamentation on front.	A refined average, careful workmanship. Well ornamented front, Fully braced. Best basic construction.	Basic construction. Same as "Good," but more or better ornamentation, terra cotta, face brick, cast stone, tile. Carefully finished and inspected. No evidence of rough or "cover-up" finish.
Frame	Light pre-engineered frame. Studing or posts widely spaced. Minimum bracing, standard-grade lumber only.	Open wood or unprotected steel only. Light framing fairly well braced.	All types of frames. Subject to building inspection, but "quantity production" or speculative type.	Well framed, with engineering design.	Framed as in "Good" quality.
Floors	Rough concrete or light sheathing with widely spaced joists. Low-cost asphalt or vinyl composition tile.	Unfinished concrete, light sheathing, minimum-grade carpet, vinyl composition tile.	Plain concrete, standard carpet, vinyl composition sheet or tile, soft T&G or straight-laid hardwood.	Good-quality hardwood or terrazzo. Above-average carpet and resilient flooring.	As "Good," but halls and larger areas all ornamented. Inlaid parquet, marble or granite.
Ceilings	Unfinished or plain wall board.	Plain drywall, boards or low-cost dropped ceilings. Paint only.	Textured drywall or skim-coat plaster, standard acoustical panels.	Metal lath, coved, some staff ornamentation or beaming.	Best plaster, paneled or well-beamed in principal rooms.
Interior	Usually unfinished or few rough partitions. Uncased openings.	Plain wallboard, block partitions, painted surfaces only, plain cased openings.	Entirely drywalled or skim-coat plastered, ordinary trim, softwood doors.	Good drywall, wood, metal lath or tile partitions, softwood doors and trim.	As "Good," but hardwood trim and doors. Best papers, matched stones and woods.
Built-in Fixtures	Usually none.	Little shelving, plain cabinets.	As found in average "production" structures.	Many or substantial fixtures in softwood.	Hardwood principal fixtures and all conveniences.
Plumbing	None or very limited service.	Minimum or plain fixtures.	Adequate fixtures. Ordinary quality.	As "Average," but better quality. Situated for convenience.	Colored or luxury plumbing fixtures. Above-average amount.
Lighting	Open wiring, few outlets or no fixtures.	Usual outlets, plain or industrial fixtures.	Conduit or nonmetallic sheathed wiring, inexpensive fixtures. Adequate outlets.	Many or better-type fixtures in principal rooms.	Well designed fixtures throughout.
Roofing	Light trusses, wide spacing, shed or low gable, light-gauge corrugated metal, rolled composition.	Same as "Average," but with no extras. Low slopes with simple gables.	Engineered trusses, some hip or mansard, light composition shingles, built-up, standard gutters.	Good trusses, heavy composition shingles or built-up, elastomeric, formed metal or concrete tile. Finished soffits.	Complex roofs, best tiles, slate, elastomeric, copper or terne, skylights.

DISTRICT COMPARATIVE COST MULTIPLIERS

SECTION 98 PAGE 5
July 2004

*This page is replaced every January, April, July and October. For other months, modify from the latest Monthly Green Supplement, Section 99.
The factors on this sheet and on the Green Supplement do not allow for depreciation*

EXAMPLE: The replacement cost of an Eastern District brick apartment building built in January 2000 was \$1,000,000. The multiplier under Class C opposite January 2000 is 1.171. Assume that the Comparative Cost Multiplier correcting factor on Section 99, Page 4 for Class C is 1.004. (This figure is hypothetical to illustrate the methodology, will change each month and will be 1.000 in the months in which Section 98, Pages 5 and 6 are published.) Then 1.171 x 1.004 = 1.176. This, multiplied by \$1,000,000, is \$1,176,000, the current replacement cost. Since historical costs are already local in nature, do not use the Local Multipliers with these figures.

EASTERN					CENTRAL					WESTERN							
YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls	YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls	YEAR OF FORMER COST	CLASS A Fireproofed Steel Frame	CLASS B Reinforced Concrete Frame	CLASS C Masonry Bearing Walls	CLASS D Wood Frame	CLASS S Metal Frame and Walls
JUL 2004	1.000	1.000	1.000	1.000	1.000	JUL 2004	1.000	1.000	1.000	1.000	1.000	JUL 2004	1.000	1.000	1.000	1.000	1.000
APR 2004	1.044	1.040	1.029	1.024	1.043	APR 2004	1.043	1.038	1.027	1.024	1.042	APR 2004	1.036	1.033	1.025	1.023	1.035
JAN 2004	1.056	1.052	1.039	1.034	1.057	JAN 2004	1.055	1.048	1.036	1.033	1.054	JAN 2004	1.046	1.044	1.034	1.032	1.047
OCT 2003	1.082	1.082	1.073	1.075	1.087	OCT 2003	1.077	1.077	1.069	1.074	1.083	OCT 2003	1.067	1.070	1.066	1.073	1.073
JUL 2003	1.096	1.097	1.088	1.090	1.101	JUL 2003	1.089	1.088	1.081	1.085	1.097	JUL 2003	1.077	1.079	1.076	1.086	1.082
APR 2003	1.103	1.104	1.094	1.095	1.109	APR 2003	1.090	1.089	1.083	1.087	1.098	APR 2003	1.078	1.081	1.079	1.088	1.083
JAN 2003	1.103	1.104	1.094	1.094	1.109	JAN 2003	1.089	1.090	1.083	1.087	1.098	JAN 2003	1.078	1.081	1.078	1.088	1.082
OCT 2002	1.114	1.115	1.106	1.107	1.121	OCT 2002	1.092	1.093	1.087	1.090	1.100	OCT 2002	1.088	1.090	1.087	1.096	1.091
JUL 2002	1.127	1.128	1.119	1.123	1.133	JUL 2002	1.106	1.107	1.101	1.106	1.113	JUL 2002	1.094	1.096	1.094	1.106	1.098
APR 2002	1.130	1.131	1.126	1.132	1.137	APR 2002	1.111	1.111	1.107	1.113	1.119	APR 2002	1.100	1.103	1.103	1.114	1.104
JAN 2002	1.137	1.139	1.132	1.137	1.141	JAN 2002	1.118	1.119	1.113	1.117	1.124	JAN 2002	1.105	1.108	1.107	1.117	1.108
OCT 2001	1.141	1.144	1.136	1.142	1.145	OCT 2001	1.121	1.122	1.116	1.122	1.125	OCT 2001	1.110	1.114	1.112	1.123	1.112
JUL 2001	1.148	1.151	1.145	1.152	1.150	JUL 2001	1.133	1.135	1.128	1.135	1.136	JUL 2001	1.119	1.125	1.123	1.136	1.120
APR 2001	1.146	1.150	1.145	1.152	1.150	APR 2001	1.133	1.135	1.133	1.141	1.139	APR 2001	1.120	1.125	1.124	1.136	1.119
JAN 2001	1.145	1.150	1.144	1.152	1.150	JAN 2001	1.132	1.136	1.131	1.142	1.139	JAN 2001	1.117	1.123	1.123	1.137	1.117
OCT 2000	1.148	1.154	1.145	1.149	1.151	OCT 2000	1.130	1.134	1.126	1.136	1.135	OCT 2000	1.121	1.127	1.123	1.133	1.120
JUL 2000	1.153	1.158	1.151	1.153	1.153	JUL 2000	1.134	1.137	1.129	1.135	1.136	JUL 2000	1.128	1.133	1.130	1.139	1.127
APR 2000	1.159	1.163	1.158	1.160	1.161	APR 2000	1.139	1.141	1.136	1.142	1.141	APR 2000	1.138	1.142	1.139	1.146	1.135
JAN 2000	1.171	1.174	1.171	1.174	1.174	JAN 2000	1.149	1.151	1.147	1.154	1.150	JAN 2000	1.149	1.151	1.150	1.157	1.144
OCT 1999	1.188	1.191	1.189	1.192	1.190	OCT 1999	1.167	1.170	1.168	1.180	1.168	OCT 1999	1.165	1.168	1.170	1.180	1.159
JUL 1999	1.211	1.214	1.216	1.226	1.213	JUL 1999	1.189	1.191	1.195	1.213	1.189	JUL 1999	1.187	1.190	1.194	1.212	1.180
APR 1999	1.216	1.221	1.225	1.236	1.217	APR 1999	1.193	1.196	1.200	1.219	1.192	APR 1999	1.193	1.197	1.201	1.218	1.185
JAN 1999	1.222	1.228	1.231	1.242	1.221	JAN 1999	1.200	1.205	1.209	1.228	1.198	JAN 1999	1.197	1.202	1.205	1.221	1.188
OCT 1998	1.229	1.235	1.237	1.250	1.225	OCT 1998	1.206	1.210	1.215	1.235	1.202	OCT 1998	1.204	1.209	1.215	1.231	1.196
JUL 1998	1.239	1.246	1.247	1.263	1.232	JUL 1998	1.221	1.225	1.228	1.251	1.215	JUL 1998	1.215	1.220	1.224	1.244	1.206
APR 1998	1.242	1.249	1.249	1.262	1.234	APR 1998	1.227	1.232	1.233	1.254	1.220	APR 1998	1.217	1.223	1.224	1.240	1.207
JAN 1998	1.248	1.255	1.251	1.261	1.241	JAN 1998	1.232	1.238	1.236	1.253	1.225	JAN 1998	1.220	1.226	1.225	1.239	1.208
OCT 1997	1.253	1.259	1.253	1.261	1.245	OCT 1997	1.238	1.244	1.241	1.257	1.229	OCT 1997	1.223	1.230	1.226	1.237	1.207
JUL 1997	1.267	1.274	1.267	1.274	1.258	JUL 1997	1.255	1.264	1.261	1.277	1.244	JUL 1997	1.241	1.250	1.244	1.254	1.221
APR 1997	1.277	1.285	1.278	1.283	1.267	APR 1997	1.272	1.282	1.279	1.299	1.260	APR 1997	1.250	1.258	1.254	1.265	1.228
JAN 1997	1.281	1.290	1.285	1.296	1.270	JAN 1997	1.279	1.291	1.289	1.311	1.263	JAN 1997	1.258	1.269	1.265	1.280	1.233
OCT 1996	1.289	1.300	1.296	1.314	1.276	OCT 1996	1.286	1.298	1.298	1.325	1.266	OCT 1996	1.266	1.276	1.274	1.293	1.238
JUL 1996	1.300	1.310	1.306	1.328	1.287	JUL 1996	1.300	1.311	1.313	1.344	1.275	JUL 1996	1.276	1.287	1.285	1.308	1.246
APR 1996	1.302	1.310	1.305	1.327	1.289	APR 1996	1.307	1.317	1.316	1.346	1.281	APR 1996	1.281	1.291	1.287	1.311	1.249
JAN 1996	1.306	1.313	1.305	1.323	1.293	JAN 1996	1.309	1.316	1.312	1.337	1.282	JAN 1996	1.279	1.287	1.280	1.304	1.247
OCT 1995	1.314	1.319	1.311	1.328	1.301	OCT 1995	1.314	1.320	1.316	1.339	1.290	OCT 1995	1.289	1.294	1.285	1.309	1.258
JUL 1995	1.323	1.326	1.317	1.328	1.312	JUL 1995	1.325	1.327	1.322	1.341	1.304	JUL 1995	1.296	1.299	1.291	1.311	1.267
APR 1995	1.323	1.324	1.318	1.329	1.316	APR 1995	1.325	1.327	1.322	1.339	1.308	APR 1995	1.300	1.303	1.296	1.311	1.273
JAN 1995	1.335	1.339	1.330	1.341	1.329	JAN 1995	1.340	1.345	1.338	1.355	1.324	JAN 1995	1.305	1.310	1.302	1.314	1.278
OCT 1994	1.349	1.355	1.345	1.353	1.345	OCT 1994	1.349	1.356	1.348	1.363	1.333	OCT 1994	1.321	1.328	1.318	1.327	1.293
JUL 1994	1.356	1.362	1.351	1.354	1.343	JUL 1994	1.358	1.366	1.355	1.363	1.343	JUL 1994	1.331	1.339	1.328	1.332	1.306
APR 1994	1.372	1.377	1.368	1.384	1.363	APR 1994	1.372	1.378	1.371	1.387	1.354	APR 1994	1.339	1.346	1.337	1.346	1.314
JAN 1994	1.399	1.408	1.398	1.426	1.391	JAN 1994	1.400	1.407	1.402	1.433	1.381	JAN 1994	1.362	1.369	1.359	1.379	1.333

MARSHALL VALUATION SERVICE
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The data included on this page becomes obsolete after September 2004.

swiftestimator.com - building cost reports online
7/2004

2. Cost Indexing

You are appraising a meat packing facility. The facility was built in January of 2000 at a cost of \$50,000,000 and there have been no remodeling that has occurred since that time. The property is a class S structure and is located in the western region of the US. Using the Marshall Valuation Services Section 98 Cost Indexes and Trend Multiplier, what is the current replacement cost of this facility? Below is a copy of Section 98, Page 5.

CASE STUDY PROBLEMS

Dimensions of the buildings are as follows:

Office 46'x62'

Breeding and gestation 77.67'x420'

Farrowing barns 76'x294'

Isolation barn 41.17'x256'

Walkways (5'x various lengths) and generator building (8'x13')

Swine barns are built over concrete pull plug pits, are tunnel ventilated and have cool cells. The breeding barn has 1288 sow stalls, 96 boar stalls and 36 pens. The gestation barns each have 1,600 sow stalls, for a total of 3,200. The isolation building has 40 pens with a capacity of about 25 hogs per pen allowing 7.5 SF per hog. The isolation, breeding and gestation barns are partially slatted. The farrowing barns have a total of 14 rooms, each with 52 farrowing crates, for a total of 728 crates. Farrowing crates are set on decks above the manure pits. The office has package air conditioning.

About 250 sows will be farrowed each week and the pigs will be weaned at 17 to 19 days weighing approximately 12 pounds. Annual production is estimated at 100,000 pigs based on 20 pigs/sow. It is not unusual for facilities of this quality to average up to 22 pigs/sow annually. Replacement gilts are grown to 50 pounds in an offsite nursery. They return to the subject site at 50 pounds and are grown in the gilt replacement (isolation barn) to approximately 300 pounds when they move into the breeding and gestation buildings to join the production herd. Photos of the subject property follow:



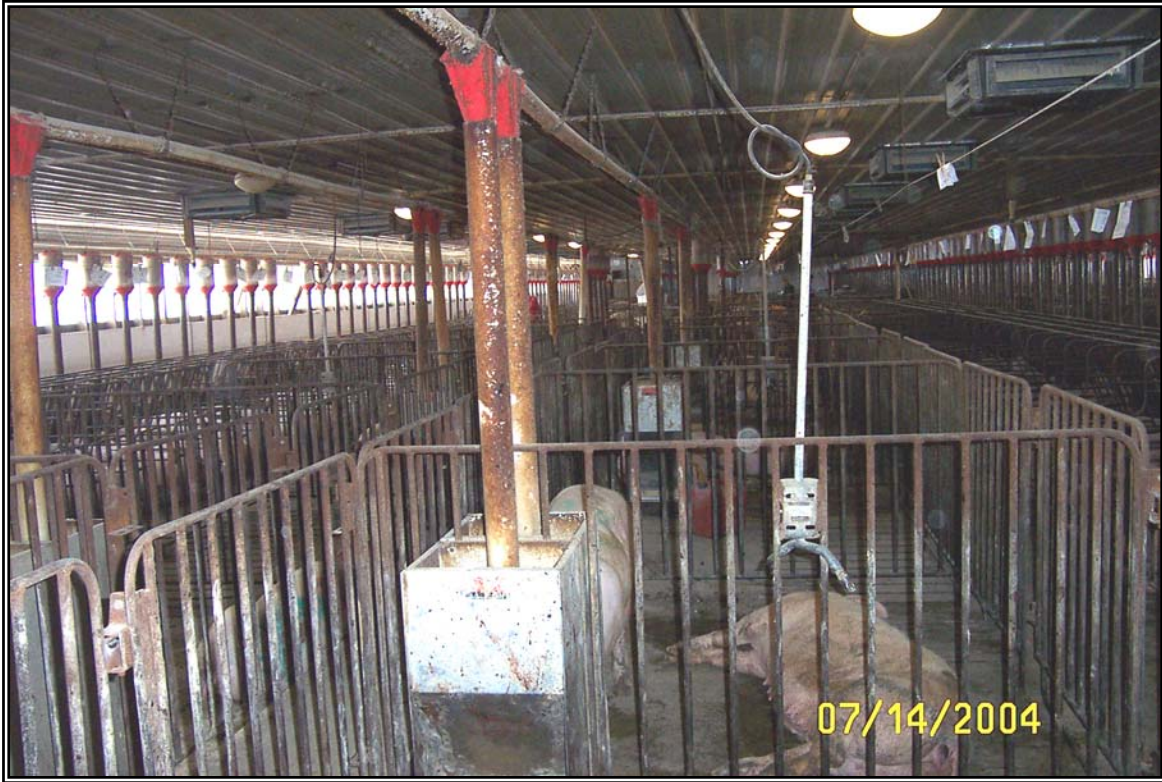


EXHIBIT - MARSHALL VALUATION SERVICE MATERIALS

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INTRODUCTION

WHO PUBLISHES IT

The *Marshall Valuation Service* is compiled and published by Marshall & Swift, L.P. The cost data presented is based on years of valuation experience, thousands of appraisals and continual analysis of the costs of new buildings. This publication has been recognized as an authority in the appraisal field for over seventy-two years.

WHERE IT APPLIES

The *Marshall Valuation Service* provides cost data for determining replacement costs of buildings and other improvements in the 50 states, plus the District of Columbia, Puerto Rico, Guam and Canada. Current Cost Multipliers are furnished monthly to keep costs up-to-date in each of three districts (see map), and Local Multipliers convert the costs to specific localities. Local Multipliers for Canada also convert the costs to Canadian currency including GST.

WHAT IT IS

The *Marshall Valuation Service* is a complete, authoritative appraisal guide for developing replacement costs, depreciated values, and insurable values of buildings and other improvements. In addition, it contains indexes of building and equipment costs as well as a great deal of useful miscellaneous information for anyone interested in cost and value. It provides costs for a wide range of construction classes and types of occupancies, from warehouses to medical buildings. This service is an aid in determining values of nearly every kind of improved property where replacement or reproduction cost is desired. Modifiers are included to make the cost applicable to any size building in any locality.

Marshall & Swift has the single most comprehensive database in the marketplace. Our integrated database combines three distinct approaches to information gathering, making Marshall & Swift's method unique. We collect specific costs for labor, materials and installed components, establishing the

"Building by Component" and "Building by Example" methods of estimating. We also gather cost information that reflects "Building by Sampling," using breakdowns of the actual, marketplace cost of constructing a building.

"Building by Component" reflects data identified by hundreds of locations throughout the United States and Canada. Marshall & Swift monitors the factors that drive the cost of construction and tracks actual building component costs. Marshall & Swift gathers wage rates from all major labor trades and studies crew sizes and productivity rates for the personnel necessary for the installation of components.

"Building by Example" allocates assembly costs according to various building categories (building structure, building system or building component). This systemized cost analysis approach always accounts for the total cost figure.

"Building by Sampling" is a unique approach to cost development. Most cost services provide information developed from a standard building model developed from material and labor surveys only. Marshall & Swift gears its research toward the use of actual complete building costs. In grouping those costs by building type or occupancy, method or class, and cost range or quality of construction, we develop what the appraisal market perceives as the most accurate building cost information available.

The data gathered as a result of these approaches is delivered in various systematic formats. The costs are continually researched and updated monthly, quarterly or annually, depending on specific end-use or type of product. Methods of data collection used include: current Marshall & Swift subscribers, Dodge building construction reports, phone surveys, field surveys, mail programs, product catalogs, building construction trade associations, numerous trade publications, government statistics and reports, contractors, architects, lending institutions, labor halls and materials suppliers.

Our data has become the industry benchmark for preliminary budget feasibility and design alternative/life-cycle costing; energy audits; estimating and bidding for new construction or partial loss and damage repair; evaluations for lending, assessing, insurance and rate-setting purposes; real estate listing and market comparable tools; sinking funds and reserve estimates and for the valuation of special-purpose properties.

WHO USES IT

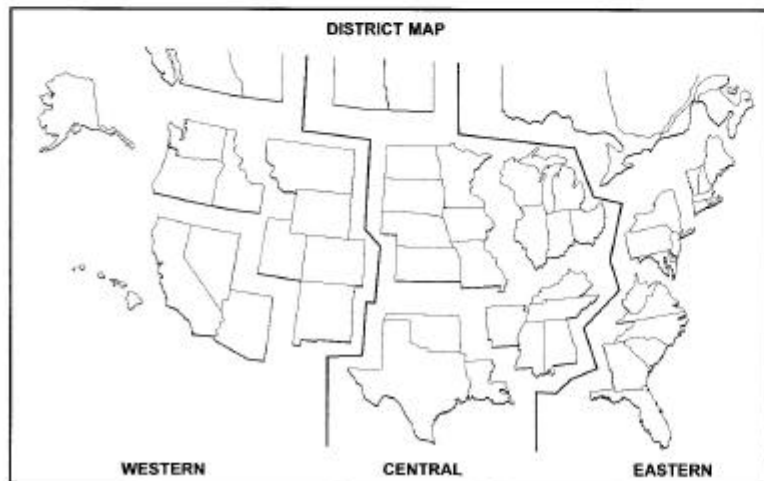
Anyone who estimates building costs can make good use of this service. Present subscribers are independent appraisers, insurance companies, savings and loan associations, banks, architects, developers, accountants, assessors, engineers, and members of many other vocations who need access to easily computed, reliable cost data and proven building and equipment cost indexes.

SIMPLE TO USE

Pricing buildings is not a simple subject, but by carefully reading Sections 1 through 3, 10 and 40, you will be able to compute accurate costs by applying the listed parameters. These data can be used by professional or occasional appraisers for making rapid estimates of construction costs in varying detail. Specific instructions precede each section of the manual.

MONTHLY SERVICE

The monthly cost service consists of the Current Cost Multipliers, building cost indexes and complete revisions of sections of the manual, so that all sections of the manual are replaced on an approximate twenty-four month cycle. Equipment and City Building Cost Indexes are published each quarter.



OUTLINE OF CALCULATOR METHOD

SECTION 19 PAGE 1
December 2002

SQUARE FOOT METHOD INTRODUCTION

The Calculator Method gives average square meter and square and cubic foot costs for typical buildings. These costs are divided into eight sections (11 through 18), each dealing with a major occupancy group. Refinements are given on the last page or pages of each section, so that the base cost can be modified to fit buildings different from the standard descriptions. If further refinements are needed, the Segregated Cost Sections or Unit-in-Place Cost Sections may be used to adjust the cost factor.

Costs are classified by class and quality of construction. Buildings typical of a certain quality have many characteristics in common. For example, a Good Quality building will usually have good quality roofing so modifications for roof differences on a quality classified building are seldom necessary. The following are the most important square meter and square and cubic foot cost modifications. Many other modifications are possible but since they are seldom cost-important, and usually require considerable additional time to count and measure, they have been omitted from the Calculator Method which is designed to be a fairly rapid cost system.

The base cost refinements found at the end of each Calculator Section or on the cost pages, which are applied when the building being appraised varies from the general description, are as follows:

HEATING AND COOLING

Each heating and cooling base cost is an average cost for the entire building described, as installed in a moderate climate. To adjust to the climate and the type of heat used, take the difference between the average cost of the type found in the subject building as listed for the proper cost range or climate, and the cost of the type listed in the "Heat" column of the cost pages as found under "Moderate Climate," and add or subtract from the base cost. A general climate map is shown on the back pages of Section 85. If only a portion of the building is heated or cooled, then a prorated amount is to be used.

The cost ranges - low, "Mild"; average, "Moderate"; and high cost "Extreme" - for the heating and cooling systems found in each section are based on the capacity, complexity and typical occupancy load for each of the major occupancy groups listed. The lowest priced installations would normally be in a mild climate (down to 30°F), while the highest priced systems would be found in the best buildings in an extreme cold (down to -30°F) or hot, humid climate with respect to air conditioning. A further discussion can be found in Section 40, and the definitions in the Glossary, Section 90. In selecting a proper cost for basement heating, it is important to remember that a minimal number of outlets would be incidental to the overall cost of the system. When supplemental perimeter heat is found, the primary system might be priced as "Average" with the perimeter at "Low," or the primary system may be priced only at a "High Cost" range to account for the supplemental costs involved.

ELEVATORS

The standard building description indicates, by an asterisk in the mechanical column, that an allowance was made for elevators. If no elevator is found in a building of a type marked with an asterisk, subtract the

elevator factor found on the cost pages from the base square meter or square foot cost. The square foot figures must be divided by the base height given for the section before being applied to a cubic foot cost.

If elevators are found in a building not marked with an asterisk, add the cost as a lump sum from the refinement pages or from the detailed costs found in Section 58. Care must be exercised when using square foot costs where building sizes may fall outside a normal range of area served.

Basement and mezzanine costs do not allow for elevators. Where elevator stops are found, add the cost per stop as a lump sum from the refinement pages, or see Section 58.

SPRINKLERS

Basic building costs do not allow for sprinkler systems. Where sprinkler systems are found, price them from the refinement pages or the corresponding Segregated Cost Section. A further discussion can be found in Section 40 and the Glossary, Section 90.

MULTISTORY BUILDINGS

Base costs are given for buildings of three stories or less. For buildings having more floors (not counting basements), a recommended percentage adjustment is shown on the cost pages. This increased cost is the net of increased frame weight, construction difficulty, high-rise wages, etc., less savings from shorter heating and plumbing runs, a single roof, etc. This added cost is applied to all floors including basements, regardless of occupancy. In using the standard form, it is applied as a multiplier equal to one plus the percentage increase, which is included in the refinement notes on the bottom of each calculator cost page.

HEIGHT

All base costs are given for a base story height which is chosen to require the least modification for all buildings in the occupancy group. This base height and a story height multiplier table for square foot, square meter and cubic foot costs are given on the refinements pages. For further discussion of height measurement, see Page 8 and Section 3.

SIZE AND SHAPE

The major effect that variation in size and shape of a building has on the square foot or meter cost is due to the variation in the proportion of exterior wall area to floor area. To adjust for this variation in cost, an average "Floor Area/Perimeter" table is provided giving a multiplier for various floor area and wall perimeter ratios. Most buildings being appraised will not have the exact area and perimeter shown on the table, so some interpolation is necessary. Usually the multiplier can be approximated accurately enough without a detailed interpolation. An example of a two-way interpolation is shown on Page 9.

In multistory buildings, use the average floor area and the average perimeter to enter the Floor Area/Perimeter table, and the average story height for the story height multiplier.

OUTLINE OF CALCULATOR METHOD

COMMENTS AND EXPLANATIONS

The costs in the Calculator Sections are averages of detailed estimates, actual cost breakdowns and total end costs of many actual construction projects. These costs are assembled into groups by typical occupancy and general quality, and each is adjusted to fit the base description, but the only items adjusted are those outlined on the previous page. All other construction components are considered as commensurate with the general quality of the building. A number of construction components affect the total cost of a building and taking them all into consideration would entail a complete, detailed estimate. The refinements discussed on Page 1 are provided as the ones that have the most significant effect on the total cost of the building. They are all modifications that can be considered and computed readily, and this system provides an accurate estimate in a reasonably short time. For those who wish to give more detailed consideration to additional construction components, we suggest the use of the Segregated Cost Method, Sections 40 through 48, or further refinement of their approach by using various Unit-in-Place costs found in Sections 51 through 58.

EXAMPLE

A filled-in field form and sample pages from which the prices and refinements in the example are taken are shown in Figures 1 through 13. A more detailed example begins on Page 10.

The subject building used in the example is a three-story, Good Quality, Class C apartment building with brick exterior walls and no elevators or sprinklers. The dimensions are 50' x 100' with a height of 33'. This information, along with the age and condition of the building, is entered on Lines 4 through 12 of the form. The area and perimeter are computed on the back of the form as shown in Figure 2.

The base square foot cost, \$76.48, is entered on Line 13 from the Calculator Costs (Figure 3). In the example, the subject building has warm- and cool-air central system (multizoned, large-capacity unit) for an extreme climate, whereas the base cost includes a heat pump system for a moderate climate. This difference (\$13.40 less \$6.70) or plus \$6.70 (from Figure 4) is entered on Line 14. An amount for elevators is included in the base cost, and as there is no elevator in the subject building, a deduction of \$2.20 must be made (Figure 3) and entered on Line 15. There were no miscellaneous items to add, so the adjusted square foot cost is \$76.48 plus \$6.70 minus \$2.20, or \$80.98. This is entered on Line 17.

The number of stories (three) is our base figure, so our multiplier on Line 18 is 1.000. The 11-foot average story height is more than the 10 foot base, so the correct multiplier, 1.027, is taken from the table (Figure 6) and entered on Line 19. Entering the Floor Area/Perimeter table (Figure 5) with the average floor area, 5,000 square feet, and the average perimeter, 300 feet, we find a multiplier of .964, which is entered on Line 20. Lines 18, 19 and 20 are multiplied together, and the answer, 1.011, is placed on Line 21. Line 17 is then multiplied by Line 21, and the answer, \$81.87, which is the refined square foot cost, is entered on Line 22.

The current cost multiplier entered on Line 23 is found in the Monthly Green Supplement, Section 99, Page 3. For the example, it is assumed to be .99 (Figure 6). The local multiplier is found in Section 99, Pages 5 through 10, and is assumed to be 1.05 for the example (Figure 7). This is entered on Line 24. The current cost multipliers, sent out each month, adjust the costs to current figures, and the local multipliers, sent quarterly, adjust the costs for local differences.

Line 22 is multiplied by Lines 23 and 24 to give the final square foot cost on Line 25, and this is multiplied by the total square footage of the floor area, which is entered on Line 26 from the back of the form. The answer, \$1,276,500, is placed on Line 27. In the example there were no Lump-sum additions, so Line 28 is left blank, and the sum of Lines 27 and 28 is entered on Line 29 as the replacement cost.

Line 30, percentage of depreciation, is a matter of judgment based on the appraiser's inspection of the property and examination of the factors influencing depreciation, including all forms of deterioration and obsolescence, and using Section 97 as a guide. In the example, depreciation for a life expectancy of 55 years and an effective age of 11 years was 5% (Figures 8 and 9), and this was entered on Line 30. The dollar amount was computed and entered on Line 31. Line 32 is the replacement cost less depreciation (Line 29 - Line 31).

If the appraisal is for fire insurance, the value of the normal additions and/or exclusions in a fire policy is listed on the back of the form.

Percentage suggestions for demolition or debris removal and for structural exclusions are taken from Section 96. The exact items to be excluded should be listed in the policy. Debris removal was calculated using 100% demolition cost (4.1%) from Section 96 (Figure 10). The good-quality, high-cost foundation (3.10%) and typical piping below ground (.33%) exclusions from Section 96 (Figure 11) have been used. Architects' fees are taken from the suggestions in Section 99, Page 2 (Figure 12).

OUTLINE OF CALCULATOR METHOD

These are entered on Lines 36, 39, 40 and 41, and the totals (4.1% and 8.05%) are entered on Lines 36 and 42 respectively. These percentages of the depreciated cost equal the added and excluded amounts, which are entered on Lines 37 and 43. The debris removal amount is added, while the excluded amount is subtracted from the depreciated cost to arrive at the insurable value, \$1,164,775, on Line 44. Note that exclusions may be taken before depreciation if the insurable replacement cost is

required. This is a matter of underwriting policy and not a matter of valuation. Line 33 is a summary of the items on Lines 29, 32 and 44, rounded out.

The back half of this section, beginning on Page 7, includes both a more involved estimate, which is worked out by the Square Foot, Cubic Foot and Square Meter Methods, and also more explanation of the Calculator Method.

CALCULATOR COST FORM
For individuals using the MARSHALL VALUATION SERVICE Calculator Cost Method

SQUARE FOOT COSTS

1. Subscriber making survey _____ Date of survey _____
 2. Name of building _____ Owner _____
 3. Located at _____

4. Occupancy _____

	SECTION I	SECTION II	SECTION III	SECTION IV
5. Building class and quality	Ch <u> </u> Cr <u> </u> Gvd <u> </u> Gvd <u> </u>	Ca <u> </u> Cua <u> </u>	Ca <u> </u> Cua <u> </u>	Ca <u> </u> Cua <u> </u>
6. Exterior wall	Brck _____			
7. No. of stories & height per story	No <u> </u> Ht <u> </u> Ft <u> </u>	No <u> </u> Ht <u> </u> Ft <u> </u>	No <u> </u> Ht <u> </u> Ft <u> </u>	No <u> </u> Ht <u> </u> Ft <u> </u>
8. Average floor area	6,000 sq ft _____			
9. Average perimeter	300 ft _____			
10. Age and condition	Age <u> </u> Cond <u> </u> App <u> </u>	Age <u> </u> Cond <u> </u>	Age <u> </u> Cond <u> </u>	Age <u> </u> Cond <u> </u>
11. Region: Western _____ Central _____ Eastern <u> </u>				
12. Climate: Mild _____ Moderate _____ Extreme <u> </u>				

13. Base Square Foot Cost _____

	SECTION I	SECTION II	SECTION III	SECTION IV
14. Heating, cooling, ventilation	+ 270			
15. Elevator deduction	- 220			
16. Miscellaneous _____				
17. Total lines 13 through 16	870.00			

HEIGHT AND SIZE REFINEMENTS

18. Number of stories - multiplier	7.000			
19. Height per story - multiplier (see Line 7)	1.027			
20. Floor area/perimeter multiplier (see Lines 8 and 9)	.864			
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.071			

FINAL CALCULATIONS

	SECTION I	SECTION II	SECTION III	SECTION IV
22. Refined square foot cost (Line 17 x 21)	891.67			
23. Current cost multiplier (Sect. 96, p. 5)	.90			
24. Local multiplier (Sect. 96, pp. 5 through 16)	1.00			
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	\$80.10			
26. Area (Back of this form)	15,000 sq ft _____			
27. Line 25 x Line 26	\$1,201,500			
28. Lump sums (Line 34)				
29. Replacement Cost (Line 27 + Line 28)	\$1,276,500			
30. Depreciation % (Section 97)	3%			
31. Depreciation amount (Line 29 x Line 30)	60,625			
32. Depreciated Cost (Line 29 - Line 31)	\$1,212,875			

TOTAL OF ALL SECTIONS

33. Replacement Cost:	\$1,276,500	Depreciated Cost:	\$1,212,875	Insurable Value:	\$1,164,775
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FORM 1003.1 (Calc. Cost) See back of form for drawings, area and insurable value restrictions. Printed in U.S.A. ©

FIGURE 1

<p>Calculations: Single floor area: 50' x 100' = 5,000 sq. ft.</p> <p>2.3 floors</p> <p>15,000 SQ. FT.</p> <p>Lump sums (Sprinklers, elevators etc.)</p> <p>34. Total lump sum cost, move to Line 28</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>SECTION I</th> <th>SECTION II</th> <th>SECTION III</th> <th>SECTION IV</th> </tr> </thead> <tbody> <tr> <td>35. Replacement/depreciated cost (Line 26 or 32)</td> <td>\$1,212,875</td> <td></td> <td></td> <td></td> </tr> <tr> <td>36. Deduction, debris removal %</td> <td>4.1%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>37. Added amount (Line 35 x Line 36)</td> <td>+49,727</td> <td></td> <td></td> <td></td> </tr> <tr> <td>38. Reserve - excavation</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>39. Foundation below ground</td> <td>3.1%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>40. Piping below ground</td> <td>3.5%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>41. Architects' plans and specifications</td> <td>7.85%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>42. Total % of exclusions (Lines 38 through 41)</td> <td>14.5%</td> <td></td> <td></td> <td></td> </tr> <tr> <td>43. Excluded amount (Line 42 x Line 35)</td> <td>-67,620</td> <td></td> <td></td> <td></td> </tr> <tr> <td>44. Insurable value (Line 35 - Line 37 - Line 43)</td> <td>\$1,164,775</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Notes: Full architect fee @ 8.0% plus 2.0% (10% for supermajor). 100% - Copies of this form may be purchased from Marshall & Swift, L.P., 411 Wilshire Boulevard, 16th Floor, Los Angeles, CA 90017-0488</p> <p>FORM 1003.1 (Calc. Cost)</p>		SECTION I	SECTION II	SECTION III	SECTION IV	35. Replacement/depreciated cost (Line 26 or 32)	\$1,212,875				36. Deduction, debris removal %	4.1%				37. Added amount (Line 35 x Line 36)	+49,727				38. Reserve - excavation					39. Foundation below ground	3.1%				40. Piping below ground	3.5%				41. Architects' plans and specifications	7.85%				42. Total % of exclusions (Lines 38 through 41)	14.5%				43. Excluded amount (Line 42 x Line 35)	-67,620				44. Insurable value (Line 35 - Line 37 - Line 43)	\$1,164,775			
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FIGURE 2

OUTLINE OF CALCULATOR METHOD

SECTION 10 PAGE 6

INSURANCE EXCLUSIONS

BASEMENT EXCAVATION

FOUNDATION BELOW GROUND (CONTINUED)

CLASS	TYPE	C		D		Sq. Ft.	COST	Sq. Ft.	COST
		Low	High	Low	High				
A	Excavation	1.00	1.25	1.25	1.50	1,000	100.00	1,000	100.00
		1.50	2.00	2.00	2.50	1,000	150.00	1,000	150.00
B	Excavation	2.00	2.50	2.50	3.00	1,000	200.00	1,000	200.00
		3.00	3.50	3.50	4.00	1,000	300.00	1,000	300.00
C	Excavation	3.50	4.00	4.00	4.50	1,000	400.00	1,000	400.00
		4.50	5.00	5.00	5.50	1,000	500.00	1,000	500.00
D	Excavation	5.00	5.50	5.50	6.00	1,000	600.00	1,000	600.00
		6.00	6.50	6.50	7.00	1,000	700.00	1,000	700.00

ARCHITECTS' FEES

WORK BELOW GROUND

CLASS	TYPE	A		B		Sq. Ft.	COST	Sq. Ft.	COST
		Low	High	Low	High				
A	Excavation	1.00	1.25	1.25	1.50	1,000	100.00	1,000	100.00
		1.50	2.00	2.00	2.50	1,000	150.00	1,000	150.00
B	Excavation	2.00	2.50	2.50	3.00	1,000	200.00	1,000	200.00
		3.00	3.50	3.50	4.00	1,000	300.00	1,000	300.00
C	Excavation	3.50	4.00	4.00	4.50	1,000	400.00	1,000	400.00
		4.50	5.00	5.00	5.50	1,000	500.00	1,000	500.00
D	Excavation	5.00	5.50	5.50	6.00	1,000	600.00	1,000	600.00
		6.00	6.50	6.50	7.00	1,000	700.00	1,000	700.00

FIGURE 11

SECTION 10 PAGE 6

ARCHITECTS' FEES

EXPLANATION

EXCLUSION OF ARCHITECTS' FEES

CLASS	TYPE	A		B		Sq. Ft.	COST	Sq. Ft.	COST
		Low	High	Low	High				
A	Excavation	1.00	1.25	1.25	1.50	1,000	100.00	1,000	100.00
		1.50	2.00	2.00	2.50	1,000	150.00	1,000	150.00
B	Excavation	2.00	2.50	2.50	3.00	1,000	200.00	1,000	200.00
		3.00	3.50	3.50	4.00	1,000	300.00	1,000	300.00
C	Excavation	3.50	4.00	4.00	4.50	1,000	400.00	1,000	400.00
		4.50	5.00	5.00	5.50	1,000	500.00	1,000	500.00
D	Excavation	5.00	5.50	5.50	6.00	1,000	600.00	1,000	600.00
		6.00	6.50	6.50	7.00	1,000	700.00	1,000	700.00

FIGURE 12

SECTION 10 PAGE 6

CALCULATOR METHOD

DEPARTMENT STORES (\$18)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING PLUMBING AND MECHANICAL	HEAT	Sq. Ft.	COST	Sq. Ft.	COST
A	Excavation	1.00	1.25	1.25	1.50	1,000	100.00	1,000	100.00
		1.50	2.00	2.00	2.50	1,000	150.00	1,000	150.00
B	Excavation	2.00	2.50	2.50	3.00	1,000	200.00	1,000	200.00
		3.00	3.50	3.50	4.00	1,000	300.00	1,000	300.00
C	Excavation	3.50	4.00	4.00	4.50	1,000	400.00	1,000	400.00
		4.50	5.00	5.00	5.50	1,000	500.00	1,000	500.00
D	Excavation	5.00	5.50	5.50	6.00	1,000	600.00	1,000	600.00
		6.00	6.50	6.50	7.00	1,000	700.00	1,000	700.00

MALL ANCHOR (DEPARTMENT BOX) STORES (\$20)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING PLUMBING AND MECHANICAL	HEAT	Sq. Ft.	COST	Sq. Ft.	COST
A	Excavation	1.00	1.25	1.25	1.50	1,000	100.00	1,000	100.00
		1.50	2.00	2.00	2.50	1,000	150.00	1,000	150.00
B	Excavation	2.00	2.50	2.50	3.00	1,000	200.00	1,000	200.00
		3.00	3.50	3.50	4.00	1,000	300.00	1,000	300.00
C	Excavation	3.50	4.00	4.00	4.50	1,000	400.00	1,000	400.00
		4.50	5.00	5.00	5.50	1,000	500.00	1,000	500.00
D	Excavation	5.00	5.50	5.50	6.00	1,000	600.00	1,000	600.00
		6.00	6.50	6.50	7.00	1,000	700.00	1,000	700.00

FIGURE 13

SECTION 10 PAGE 6

CALCULATOR METHOD

DRUG STORES (\$11)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING PLUMBING AND MECHANICAL	HEAT	Sq. Ft.	COST	Sq. Ft.	COST
A	Excavation	1.00	1.25	1.25	1.50	1,000	100.00	1,000	100.00
		1.50	2.00	2.00	2.50	1,000	150.00	1,000	150.00
B	Excavation	2.00	2.50	2.50	3.00	1,000	200.00	1,000	200.00
		3.00	3.50	3.50	4.00	1,000	300.00	1,000	300.00
C	Excavation	3.50	4.00	4.00	4.50	1,000	400.00	1,000	400.00
		4.50	5.00	5.00	5.50	1,000	500.00	1,000	500.00
D	Excavation	5.00	5.50	5.50	6.00	1,000	600.00	1,000	600.00
		6.00	6.50	6.50	7.00	1,000	700.00	1,000	700.00

RETAIL BASEMENTS AND MEZZANINES

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING PLUMBING AND MECHANICAL	HEAT	Sq. Ft.	COST	Sq. Ft.	COST
A	Excavation	1.00	1.25	1.25	1.50	1,000	100.00	1,000	100.00
		1.50	2.00	2.00	2.50	1,000	150.00	1,000	150.00
B	Excavation	2.00	2.50	2.50	3.00	1,000	200.00	1,000	200.00
		3.00	3.50	3.50	4.00	1,000	300.00	1,000	300.00
C	Excavation	3.50	4.00	4.00	4.50	1,000	400.00	1,000	400.00
		4.50	5.00	5.00	5.50	1,000	500.00	1,000	500.00
D	Excavation	5.00	5.50	5.50	6.00	1,000	600.00	1,000	600.00
		6.00	6.50	6.50	7.00	1,000	700.00	1,000	700.00

FIGURE 14

OFFICE BUILDINGS

SECTION 15 PAGE 5
November 2003



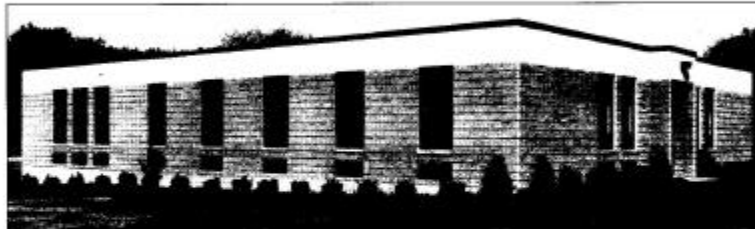
25. GOOD CLASS D



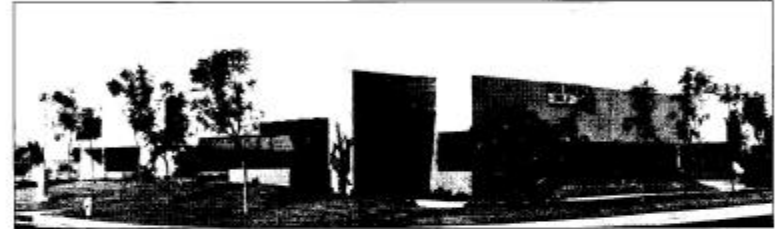
26. GOOD CLASS D



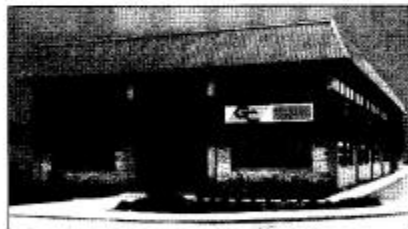
27. AVERAGE CLASS C



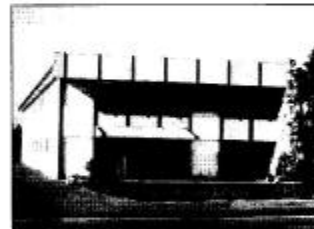
28. AVERAGE CLASS C



29. AVERAGE — LOW CLASS C



30. AVERAGE CLASS C



31. AVERAGE CLASS D



32. AVERAGE — LOW CLASS S

SUMMARY OF ILLUSTRATIONS

13. & 14. These buildings are typically built with precast elements. With minimum interior finish, they would probably be in the Low cost range. If the interiors were very well partitioned and finished, they might be in the Average cost range.

15. & 16. These could be Class A or B from general appearance and are probably Average quality, although the interior may show them to be at lower or higher cost than the basic cost for the Average quality.

17. This typical lower cost steel stud and wood curtain walled suburban office building appears to be a Class A or a Class D, depending on the floor and roof structures, but in this case the quality must be picked commensurate with the class. Thus, the same interior would place it in the Average Class A category or the Good to Excellent Class D, since the quality is a relative thing within each class.

18. – 21. These Excellent Class C and D offices are usually built to enhance a corporate or personal image and in many cases, approach Good Class A or B construction and classification in framing and better curtain walls.

22. – 26. The Good Class C and D office buildings are of good workmanship, materials, and design, with some decorative features and usually good fenestration and interiors. Nos. 23 and 24 appear to be in the upper half of the cost range or they could be Average Class A, depending on the floor and roof structure and fire resistance, which may not show from the exterior.

27. – 32. The Average Class C or D office building is typical of neighborhood and downtown fringe areas. It usually will have a small amount of trim and a few amenities. It generally is of good code construction. Nos. 29 and 32 might be at the lower end of the cost range, depending on the interior.

SUMMARY: Buildings of different classes of construction may look alike. Buildings with identical facades may differ in quality. Costs may be interpolated for quality or class of construction.

CALCULATOR METHOD

OFFICE BUILDINGS (344)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Excellent	Best metal or stone, brick or block backup, solar glass	Plaster, best veneers, vinyl wall coverings, vinyl, terrazzo, carpet	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)	\$1,845.49	\$14.29	\$171.45
	Good	Good metal and solar glass, face brick, precast concrete panels	Drywall or plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)	1,461.32	11.31	135.76
	Average	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)	1,102.88	8.54	102.46
	Low cost	Minimum-cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)	878.88	6.80	81.65
B	Excellent	Best metal or stone, brick or block backup, tinted glass	Plaster, best veneers, vinyl wall coverings, vinyl tile, terrazzo	*Luminous ceilings, many outlets, many private restrooms	Hot and chilled water (zoned)	1,803.72	13.96	167.57
	Good	Good metal and solar glass, face brick, precast concrete panels	Drywall/plaster, some wall cover, acoustic tile, vinyl tile, carpet	*Good fluorescent, high intensity lighting, good restrooms	Hot and chilled water (zoned)	1,419.02	10.99	131.83
	Average	Brick, concrete or metal and glass panels, little trim	Average partitions, acoustic tile, vinyl composition, some extras	*Average intensity fluorescent lighting, average restrooms	Warm and cool air (zoned)	1,062.51	8.23	98.71
	Low cost	Minimum-cost walls and fenestration, little trim	Drywall, acoustic ceilings, asphalt tile, few partitions	*Minimum office lighting and plumbing	Warm and cool air (zoned)	841.74	6.52	78.20
C	Excellent	Steel frame, masonry and glass, stone ornamentation, top quality	Plaster, paneling, carpet and terrazzo, suspended ceilings	*Best fluorescent ceiling panels, tiled restrooms, good fixtures	Warm and cool air (zoned)	1,565.73	12.12	145.46
	Good	Steel frame or bearing walls, brick/ conc. panels, some ornamentation	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	1,094.05	8.47	101.64
	Average	Steel or concrete frame, or bearing walls, some trim	Paint, drywall partitions, acoustic tile, vinyl composition	*Fluorescent lighting, adequate outlets and plumbing	Forced air	776.30	6.01	72.12
	Low cost	Masonry bearing walls, light rafters, very plain	Paint, few low-cost partitions, acoustic tile, asphalt tile	Minimum office lighting and plumbing	Wall furnace	523.78	4.06	48.66
D	Excellent	Studs or steel columns, bar or web joists, brick or stone veneer, EIFS	Best plaster, paneling, carpet and vinyl tile	*Fluorescent panels, many outlets, good tiled restrooms	Warm and cool air (zoned)	1,502.96	11.64	139.63
	Good	Best stucco on good frame, brick or stone trim, good front	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	1,047.34	8.11	97.30
	Average	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	*Adequate lighting and plumbing	Forced air	741.42	5.74	68.88
	Low cost	Light stucco or siding on wood or steel studs, very plain	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace	497.84	3.85	46.25
D_{POLE}	Good	Good metal panels, fenestration, some brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	961.55	7.44	89.33
	Average	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Forced air	658.33	5.10	61.16
	Low cost	Pole frame, finished interior, some insulation	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace	444.88	3.44	41.33
S	Good	Good sandwich panels and fenestration, some brick or stone	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	*Good fluorescent lighting, good restrooms and fixtures	Package A.C.	988.24	7.65	91.81
	Average	Insulated wall or sandwich panels, adequate fenestration	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing	Forced air	679.21	5.26	63.10
	Low cost	Steel or aluminum on light frame, finished interior, some insulation	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing	Wall furnace	460.59	3.57	42.79

MULTISTORY BUILDINGS – Add .5% (1/2%) for each story, over three, above ground, to all base costs, including basements but excluding mezzanines, up to 30 stories; over 30 add .4% (4/10%) for each additional story.

SPRINKLERS – Systems are not included. Costs should be added from Page 36.

BALCONIES – Exterior balconies generally cost 1/5 to 1/3 of the final base cost per square foot of the building, or they may be computed from the Segregated Costs.

CANOPIES – For large entrance marquees or carport canopies, see notes on Page 19.

***ELEVATORS** – Base costs of buildings marked with an asterisk (*) include elevator costs. If the subject building has no elevators, deduct the following from the base costs for buildings on this page. See Notes on Page 19.

Classes		Sq. M.	Sq. Ft.		Sq.M.	Sq.Ft
Classes A & B	Excellent	\$82.88	\$7.70	Average	\$38.75	\$3.60
	Good	56.51	5.25	Low cost	26.37	2.45
Classes C/D/S	Excellent	\$41.98	\$3.90	Average	\$15.07	\$1.40
	Good	25.30	2.35			

CALCULATOR METHOD

OFFICES, MEDICAL AND PUBLIC BUILDINGS REFINEMENTS

On this page and the next are means of making adjustments to the base costs given in this section. The component parts which are not defined, such as the roof or foundation, are considered to be commensurate with the general quality of the building. If further refinements are required or the construction is unusual, price either entirely or partially by the Segregated Cost System, Section 45. Special items which should be added to the total cost may be added from the Unit-in-Place cost sections.

HEATING AND COOLING

These costs are averages of the total installed costs of the entire heating or cooling installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being appraised is different from that indicated for the base being used, take the difference between the costs of the two and add to or subtract from the base square foot or square meter cost. If a cubic foot cost is used, use one-twelfth the difference shown to adjust the base cubic foot cost. All of the heating costs included in the base costs are those listed under "Moderate Climate." For specific systems costs not found below, see Section 45 or 53.

HEATING ONLY

TYPE	SQUARE METER COSTS			SQUARE FOOT COSTS		
	Mild Climate	Moderate Climate	Extreme Climate	Mild Climate	Moderate Climate	Extreme Climate
Electric, baseboard or cable	\$28.52	\$48.44	\$ 82.88	\$2.65	\$4.50	\$ 7.70
radiant panels	25.83	38.21	57.05	2.40	3.55	5.30
Electric wall heaters (inc. FWA)	13.46	18.30	24.76	1.25	1.70	2.30
Forced-air furnace	31.22	53.82	93.11	2.90	5.00	8.65
Hot water, baseboard/convactor	50.59	85.04	143.70	4.70	7.90	13.35
radiant floor or ceiling	48.44	84.50	146.93	4.50	7.85	13.65
Space heaters, w/fan	9.15	16.68	30.68	.85	1.55	2.85
radiant	11.84	20.45	34.98	1.10	1.90	3.25
Steam (including boiler)	46.82	79.65	135.09	4.35	7.40	12.55
(without boiler)	38.21	68.89	123.79	3.55	6.40	11.50
Wall or floor furnace	13.99	19.38	26.91	1.30	1.80	2.50

ELEVATORS

Lump sum cost per elevator plus the cost per stop or landing including the ground level. Use the cost per stop for basement and mezzanine stops. See Section 58 for more detailed costs, for observation elevators and for moving-walk costs.

TYPE	COST RANGE
Passenger, base cost, 2- to 30-story	\$ 29,000 - \$ 47,500
4- to 7-story	50,000 - 76,000
8-story and over	77,000 - 155,000
add, cost per stop	4,050 - 6,150
Escalators, each stairway	112,000 - 135,000
Vertical wheelchair lifts, each	7,750 - 16,750

HEATING AND COOLING - (Except General Hospitals)

TYPE	SQUARE METER COSTS			SQUARE FOOT COSTS		
	Mild Climate	Moderate Climate	Extreme Climate	Mild Climate	Moderate Climate	Extreme Climate
Package A.C. (short ductwork)	\$ 44.67	\$ 75.89	\$128.63	\$ 4.15	\$ 7.05	\$11.95
Warm and cool air (zoned)	76.96	127.55	210.97	7.15	11.85	19.60
Hot and chilled water (zoned)	128.09	193.75	293.86	11.90	18.00	27.30
Heat-pump system	58.13	101.18	175.99	5.40	9.40	16.35
add for ground-loop heat source	13.99	26.37	49.51	1.30	2.45	4.60
Individual thru-wall heat pumps	22.60	37.14	61.35	2.10	3.45	5.70

Small individual heat pumps cost \$1,125 to \$1,575 per ton of rated capacity.

COOLING ONLY

Cooling costs in offices and other public-use buildings are dependent on the summer heat load, types of walls and roof, traffic, density of occupancy, etc. In general, the following figures will serve as a guide for picking the proper cost of separate cooling.

Central refrigeration with ducts and						
zone control	\$43.06	\$66.20	\$102.26	\$4.00	\$6.15	\$9.50
Package refrig. (short ductwork)	30.68	46.82	71.58	2.85	4.35	6.65
Central evaporative (with ducts)	22.60	29.60	39.29	2.10	2.75	3.65
Package refrigeration	\$1,300 to \$1,675 per ton of rated capacity					
Evaporative coolers	\$195 to \$325 per thousand CFM of rated capacity					

VENTILATION ONLY

Ventilation (blowers and ducts)	\$9.15	\$15.07	\$24.22	\$ 8.5	\$14.0	\$22.25
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SPRINKLERS

Sprinkler costs include all costs for the system and supply lines, but not tanks, towers or high-pressure pumps. The square foot costs listed are based on the total area of sprinkler system installation on a single main connection including its prorated share of contractors' overhead and profit and architects' fees. For a more specific cost, see Section 45 or 53. Sprinklers should not be modified for size or shape. To convert square foot costs to square meter costs, multiply by 10.764.

COVERAGE	WET SYSTEMS		DRY SYSTEMS	
	Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.
Square Feet (Sq. M.)				
under 10,000 (929)	\$25.30 - \$41.44	\$2.35 - \$3.85	\$32.40 - \$53.17	\$3.01 - \$4.94
10,000 to 100,000	18.62 - 29.28	1.73 - 2.72	23.36 - 36.60	2.17 - 3.40
over 100,000 (9,290)	13.67 - 20.67	1.27 - 1.92	16.90 - 25.30	1.57 - 2.35

CALCULATOR METHOD

OFFICES, MEDICAL AND PUBLIC BUILDINGS FLOOR AREA – PERIMETER MULTIPLIERS

AVERAGE FLOOR AREA			AVERAGE PERIMETER																		AVERAGE FLOOR AREA					
Sq. M.	Sq. Ft.	M. FT.	38	46	53	61	76	91	122	152	183	213	244	305	366	427	488	549	610	M.	Sq. Ft.	Sq. M.				
93	1,000	1.168	1.235	1.299	1.364	1.494	1.624	1.884	---	---	---	---	---	---	---	---	---	---	---	---	---	1,000	93			
139	1,500	1.061	1.105	1.146	1.191	1.277	1.364	1.537	---	---	---	---	---	---	---	---	---	---	---	---	---	1,500	139			
186	2,000	1.007	1.040	1.072	1.105	1.168	1.235	1.364	---	---	---	---	---	---	---	---	---	---	---	---	---	2,000	186			
232	2,500	---	1.000	1.027	1.052	1.105	1.155	1.259	---	---	---	---	---	---	---	---	---	---	---	---	---	2,500	232			
279	3,000	---	---	.975	.997	1.018	1.061	1.105	1.191	---	---	---	---	---	---	---	---	---	---	---	---	3,000	279			
372	4,000	---	---	---	.958	.975	1.007	1.040	1.105	1.168	---	---	---	---	---	---	---	---	---	---	---	4,000	372			
465	5,000	---	---	---	---	.936	.949	.975	1.000	1.052	1.105	1.155	---	---	---	---	---	---	---	---	---	5,000	465			
557	6,000	---	---	---	---	---	.932	.952	.975	1.018	1.061	1.105	1.146	---	---	---	---	---	---	---	---	6,000	557			
743	8,000	---	---	---	---	---	---	.926	.942	.975	1.007	1.040	1.072	1.105	---	---	---	---	---	---	---	8,000	743			
929	10,000	---	---	---	---	---	.910	.923	.949	.975	1.000	1.027	1.052	1.105	1.155	---	---	---	---	---	---	10,000	929			
1,115	12,000	---	---	---	---	---	---	.910	.932	.952	.975	.997	1.018	1.061	1.105	1.146	---	---	---	---	---	12,000	1,115			
1,301	14,000	---	---	---	---	---	---	.900	.920	.938	.956	.975	.993	1.030	1.067	1.105	1.140	---	---	---	---	14,000	1,301			
1,486	16,000	---	---	---	---	---	---	---	.910	.926	.942	.958	.975	1.007	1.040	1.075	1.105	---	---	---	---	16,000	1,486			
1,672	18,000	---	---	---	---	---	---	---	---	.903	.918	.932	.946	.960	.990	1.018	1.046	1.076	1.105	---	---	18,000	1,672			
1,858	20,000	---	---	---	---	---	---	---	---	---	.910	.923	.936	.949	.975	1.000	1.027	1.052	1.078	1.105	---	20,000	1,858			
2,323	25,000	---	---	---	---	---	---	---	---	---	---	.897	.908	.918	.928	.948	.969	.990	1.011	1.032	1.052	25,000	2,323			
2,787	30,000	---	---	---	---	---	---	---	---	---	---	---	.897	.906	.915	.932	.949	.965	.983	1.000	1.018	30,000	2,787			
3,252	35,000	---	---	---	---	---	---	---	---	---	---	---	---	.897	.904	.919	.934	.949	.963	.978	.993	35,000	3,252			
3,716	40,000	---	---	---	---	---	---	---	---	---	---	---	---	---	.890	.897	.910	.923	.936	.949	.962	.975	40,000	3,716		
4,645	50,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	.887	.897	.908	.918	.928	.938	.948	50,000	4,645		
6,968	75,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	.873	.879	.885	.892	.900	.908	.915	75,000	6,968	
9,290	100,000	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	.866	.871	.876	.881	.887	.892	.897	100,000	9,290

NOTE: For small buildings, enter the table by doubling the average floor area and doubling the perimeter. For larger buildings, take half the area and half the perimeter.

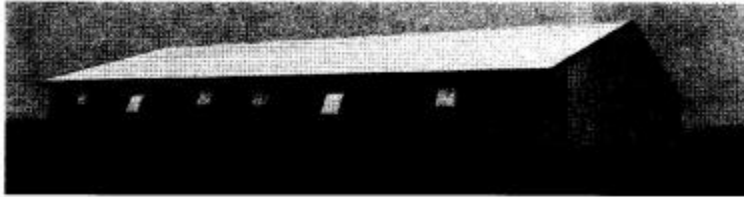
STORY HEIGHT MULTIPLIERS

Multiply base cost by following multipliers for any variation in average story height from the base of 12 feet (3.66 meters). For extremely high-pitched roofs (see Section 10), use the height of the eaves plus one-half the height from the eaves to the ridge as the effective height. In some buildings or for a

complete facility average, it is better to compute the total cubage and divide by the total square footage of floor area to get an effective height to use.

AVERAGE WALL HEIGHT		SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER	AVERAGE WALL HEIGHT		SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER	AVERAGE WALL HEIGHT		SQUARE FOOT OR SQUARE METER MULTIPLIER	CUBIC FOOT MULTIPLIER
(M.)	(FT.)			(M.)	(FT.)			(M.)	(FT.)		
2.44	8	.900	1.350	3.96	13	1.023	.944	6.10	20	1.184	.710
2.74	9	.928	1.237	4.27	14	1.046	.897	7.31	24	1.276	.638
3.05	10	.953	1.144	4.57	15	1.069	.855	8.53	28	1.367	.586
3.35	11	.977	1.066	4.88	16	1.092	.819	9.75	32	1.459	.547
3.66	12	1.000 (base)	1.000	5.49	18	1.138	.758	10.97	36	1.552	.517

HOG AND CORN CRIB BUILDINGS



68. GOOD CLASS S HOG BARN



69. AVERAGE CLASS D HOG BARN



70. AVERAGE CLASS D MODIFIED HOG SHED



71. AVERAGE CLASS D HOG SHED



72. LOW-COST CLASS D HOOP ARCH



73. GOOD CORN CRIB BIN



74. AVERAGE CLASS D WIRE CORN CRIB



75. AVERAGE D SPACED BOARD CORN CRIB

SUMMARY OF ILLUSTRATIONS

57, 59 & 60. The Good-quality arena will have many ancillary features for spectator viewing. Numbers 57 & 60 appear to be in the upper end of the range, depending on the extent of lounge and refreshment facilities.

58. This show arena lacks the interior spectator amenities of Number 57.

61. Typical rural Low-cost exercise arena with minimum facilities.

62. Typical small farm stable with minimal facilities.

63. A large commercial stable operation with no interior finishes or appointments.

64 & 65. The Good-quality stable is well built with good facilities, but lacking personal plumbing and electrical features in the tack room that are included in the High-value quality.

66. This small estate-type stable lacks the major amenities found in the true luxury thoroughbred barn.

67. A typical custom breeding barn with extensive interior and exterior appointments.

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68 & 69. Fully enclosed environmental structures. Slotted floors and flushable pits are additives to the base cost.

70. A typical modified open-front shed with good hinged front and rear vents, well insulated and subdivided.

71 & 72. Open-front sheds with some interior subdivision of space and minimum water and electrical service. Number 72 may be in the upper half of the cost range, depending on interior subdivision.

73. A typical corn crib bin, which must be modified for height and area, as must most other buildings in this section.

74. These are typical wood corn crib buildings. Number 74 is covered with wire mesh, while Number 75 is completely wood.

CALCULATOR METHOD

HOG BARNs – NURSERY (112)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING & PLUMBING	HEAT	COST		
						Sq. M.	Cu. Ft.	Sq. Ft.
C	Good	Brick or block, good ventilation and fenestration	Insulated, slab floor, subdivided, office, nursery	Good lighting and plumbing, lab	None	\$344.88	\$3.20	\$32.04
	Average	Brick or block, insulated, ventilated	Insulated ceiling, slab floor, subdivided, small office, nursery	Adequate lighting and water service	None	308.82	2.87	28.69
D	Good	Wood siding or stucco, good ventilation and fenestration	Insulated, slab floor, subdivided, office, nursery	Good lighting and plumbing, lab	None	320.01	2.97	29.73
	Average	Wood siding or stucco, insulated, ventilated	Insulated ceiling, slab floor, subdivided, small office, nursery	Adequate lighting, water service	None	279.43	2.60	25.96
D_{POLE}	Good	Pole frame, metal siding, fully insulated, ventilated	Insulated, interior sheathing, slab floor, subdivided, office, nursery	Good lighting and plumbing, lab	None	269.66	2.69	26.91
	Average	Pole frame, metal siding, insulated, ventilated	Insulated ceiling, interior sheathing, slab floor, subdivided, small office	Adequate lighting and water service, nursery	None	254.46	2.36	23.64
S	Good	Steel panels and frame, fully insulated, ventilated	Insulated, interior sheathing, slab floor, subdivided, office, nursery	Good lighting and plumbing, lab	None	313.02	2.91	29.08
	Average	Steel panels and frame, insulated, ventilated	Insulated ceiling, interior sheathing, slab floor, subdivided, small office	Adequate lighting and water service, nursery	None	274.05	2.55	25.46

HOG BARNs – BREEDING/GESTATION (109)

C	Good	Brick or block, good ventilation and fenestration	Insulated, slab floor, subdivided	Good lighting and water service	None	\$274.37	\$2.55	\$25.49
	Average	Block or structural tile, adequate fenestration, ventilated	Insulated ceiling, slab, some division of space	Adequate lighting, water service	None	218.29	2.03	20.28
	Low cost	Block or structural tile, side curtains or vents	Unfinished, slab floor, some division of space	Minimum lighting and water service	None	189.98	1.77	17.65
D	Good	Wood siding or stucco, good ventilation and fenestration	Insulated, slab floor, subdivided	Good lighting and water service	None	242.51	2.25	22.53
	Average	Stucco or wood siding, insulated, ventilated	Insulated ceiling, plywood interior, slab floor, some subdivision	Adequate lighting, water service	None	183.85	1.71	17.08
	Low cost	Boards or plywood, on box frame, some insulation, curtains or vents	Some wainscot, slab floor, some division of space	Minimum lighting and water service	None	157.48	1.46	14.63
	Cheap	Low-cost boards, natural ventilation	Slab floor, some subdivision	Minimum services	None	121.31	1.13	11.27
D_{POLE}	Good	Pole frame, metal siding, fully insulated, ventilated	Insulated ceiling, interior sheathing, slab floor, subdivided	Good lighting and water service	None	222.17	2.06	20.64
	Average	Pole frame, metal siding, insulated, ventilated	Insulated ceiling, plywood interior, slab floor, some subdivision	Adequate lighting, water service	None	170.39	1.58	15.83
	Low cost	Pole frame, metal siding, some insulation, side curtains or vents	Some wainscot, slab floor, some division of space	Minimum lighting and water service	None	146.93	1.37	13.65
	Cheap	Metal on pole, natural ventilation	Slab floor, some subdivision	Minimum services	None	114.42	1.06	10.63
S	Good	Steel panels and frame, fully insulated, ventilated	Insulated ceiling, interior sheathing, slab floor, subdivided	Good lighting and water service	None	238.53	2.22	22.16
	Average	Steel siding and frame, insulated, ventilated	Insulated ceiling, plywood interior, slab, some division of space	Adequate lighting and water service	None	181.59	1.69	16.87
	Low cost	Steel siding and frame, some insulation, side curtains or vents	Some wainscot, slab floor, some division of space	Minimum lighting and water service	None	154.89	1.44	14.39
	Cheap	Metal on steel, natural ventilation	Slab floor, some subdivision	Minimum services	None	120.45	1.12	11.19

NOTES: For slotted floors add the following per square foot of pit area:

Deep pit: \$12.50 to \$18.50 (\$134.55 to \$199.13 per sq. meter); Shallow pit: \$7.75 to \$13.00 (\$83.42 to \$139.93 per sq. meter); Flush pit: \$5.75 to \$10.00 (\$61.89 to \$107.64 per sq. meter)

CALCULATOR METHOD

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HOG BARNS – FARROWING (110)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING & PLUMBING	HEAT	COST		
						Sq. M.	Cu. Ft.	Sq. Ft.
C	Good	Brick or block, good ventilation and fenestration	Insulated, slab floor, subdivided	Good lighting and water service	None	\$307.64	\$2.86	\$28.58
	Average	Brick or block, adequate fenestration, ventilated	Insulated ceiling, slab floor, subdivided	Adequate lighting and water service	None	250.37	2.33	23.26
	Low cost	Block, side curtains or vents	Some insulation, slab, subdivided	Minimum services	None	203.44	1.89	18.90
D	Good	Wood siding or stucco, good ventilation and fenestration	Insulated, slab floor, subdivided	Good lighting and water service	None	278.57	2.59	25.88
	Average	Wood siding or stucco, adequate fenestration, ventilated	Insulated, slab floor, subdivided	Adequate lighting, water service	None	217.11	2.02	20.17
	Low cost	Wood, side curtains or vents	Some insulation, slab, subdivided	Minimum services	None	169.10	1.57	15.71
DPOLE	Good	Pole frame, metal siding, fully insulated and ventilated	Insulated ceiling, interior sheathing, slab floor, subdivided	Good lighting and water service	None	253.60	2.36	23.56
	Average	Pole frame, metal siding, insulated, ventilated	Insulated ceiling, interior sheathing, slab floor, subdivided	Adequate lighting and water service	None	199.78	1.86	18.56
	Low cost	Metal, side curtains or vents	Some insulation, slab, subdivided	Minimum services	None	157.15	1.46	14.60
	Cheap	Metal on pole, natural ventilation	Slab floor, subdivided	Minimum services	None	139.50	1.30	12.96
S	Good	Steel panels and frame, fully insulated and ventilated	Insulated ceiling, interior sheathing, slab floor, subdivided	Good lighting and water service	None	273.19	2.54	25.38
	Average	Steel panels and frame, insulated, ventilated	Insulated ceiling, interior sheathing, slab floor, subdivided	Adequate lighting and water service	None	213.67	1.99	19.85
	Low cost	Steel, side curtains or vents	Some insulation, slab, subdivided	Minimum services	None	166.95	1.55	15.51
	Cheap	Metal on steel, natural ventilation	Slab floor, subdivided	Minimum services	None	147.68	1.37	13.72

HOG BARNS – FINISHING (111)

C	Average	Block or structural tile, adequate fenestration, fully ventilated	Insulated ceiling, slab, some division of space	Adequate lighting, water service	None	\$194.51	\$1.81	\$18.07
	Low cost	Block or structural tile, little fenestration, ventilated, side curtains or vents	Unfinished, partial floor, some division of space	Adequate lighting and water service	None	173.09	1.61	16.08
	Cheap	Cheap block, natural ventilation	Unfinished, dirt floor, no curtains	Minimum services	None	110.98	1.03	10.31
D	Average	Stucco or wood siding, insulated, fully ventilated	Insulated ceiling, plywood interior, slab floor, some subdivision	Adequate lighting, water service	None	161.68	1.50	15.02
	Low cost	Boards or plywood on box frame, some insulation, side curtains/vents	Some wainscot, some slab floor, some division of space	Adequate lighting and water service	None	139.07	1.29	12.92
	Cheap	Low-cost boards, natural ventilation	Unfinished, dirt floor, no curtains	Minimum services	None	85.68	.80	7.96
DPOLE	Average	Pole frame, metal siding, insulated, fully ventilated	Insulated ceiling, plywood interior, slab floor, some subdivision	Adequate lighting, water service	None	149.08	1.39	13.85
	Low cost	Pole frame, metal siding, some insulation, side curtains or vents	Some wainscot, partial floor, some division of space	Adequate lighting and water service	None	130.24	1.21	12.10
	Cheap	Metal on pole, natural ventilation	Unfinished, dirt floor, no curtains	Minimum services	None	76.53	.71	7.11
S	Average	Steel siding and frame, insulated, fully ventilated	Insulated ceiling, plywood interior, slab, some division of space	Adequate lighting and water service	None	158.23	1.47	14.70
	Low cost	Steel siding and frame, some insulation, side curtains or vents	Some wainscot, slab floor, some division of space	Adequate lighting and water service	None	137.89	1.28	12.81
	Cheap	Metal on steel, natural ventilation	Unfinished, dirt floor, no curtains	Minimum services	None	86.11	.80	8.00

NOTE: For slotted floors, see Page 40.

CALCULATOR METHOD

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HOG EQUIPMENT

FEEDERS

ROUND		RECTANGULAR			
SIZE (bu.)	COST	ONE SIDED		TWO SIDED	
		SIZE (bu.)	COST	SIZE (bu.)	COST
Nursery feeders					
1.0	\$ 240	1.0	\$ 140	3.50	\$ 220
3.0	285	3.0	240	5.75	320
4.5	385	4.5	350	9.25	445
Growing/finishing feeders					
4.5	\$ 435	3.0	\$ 270	4.40	\$ 375
7.5	515	4.5	340	6.50	475
15.0	595	6.0	405	8.50	570
		7.5	500	10.50	700
		9.0	550	12.50	775
		12.5	700	16.50	990
				20.50	1,210
Bulk feeders					
25	\$1,075	26.0	\$ 680	24.00	\$ 660
45	1,200	44.0	1,000	40.00	900
65	1,250	61.0	1,400	65.00	1,350
85	1,325			80.00	1,575
105	1,425			90.00	1,850

For hopper feed tanks, see Page 55.

FLOORING

Slotted floors	
Nursery, per square foot	\$2.20 to \$4.15
Farrowing, per square foot	2.80 to 5.35
Finishing, per square foot	3.50 to 5.00
High-pressure wash system, electric powered, hot water	
2 GPM	\$1,825 plus \$2.80 per linear foot
3 GPM	\$2,150 plus \$2.80 per linear foot
4 GPM	\$2,925 plus \$2.80 per linear foot
High-pressure wash system, electric powered, cold water	
2 GPM	\$ 725 plus \$2.80 per linear foot
3 GPM	\$ 760 plus \$2.80 per linear foot
4 GPM	\$1,075 plus \$2.80 per linear foot

HEATING PADS

NURSERY			FARROWING ONE LITTER			FARROWING TWO LITTERS		
SIZE (ft.)	Watts	COST	SIZE (ft.)	Watts	COST	SIZE (ft.)	Watts	COST
2 x 3	115	\$ 77	1 x 3	80	\$50	2 x 3	160	\$ 76
3 x 3	200	108	1 x 4	100	61	2 x 4	200	98
3 x 4	260	150	1 x 5	145	72	2 x 5	290	122
3 x 6	400	190						

For automatic heating pad controller, add \$310 - \$410

CONFINEMENT PENS AND CRATES

	COST RANGE
Farrowing crate, finger, each	\$205 - \$310
Farrowing crate, riser, each	125 - 225
Farrowing crate, complete package, each	590 - 670
Gestation stall, each	72 - 82

Confinement partitions, per linear foot:

PVC: 20" high, \$4.00; 30" high, \$5.60; 38" high, \$8.30
Solid rod: 27" high, \$5.20; 32" high, \$7.25; 42" high, \$9.30; 46" high, \$11.40
Galvanized panel: 34" high, \$1.65; 42" high, \$1.95

MISCELLANEOUS EQUIPMENT

Nipple watering systems, per pen	\$ 57 - \$ 108
For additional types of waterers, see Watering Systems, Page 37.	
Dial hog scale, each: 400 lb.	\$1,025 - \$1,050
600 lb.	1,225 - 1,250
Electronic digital hay scale, each: 500 lb.	1,625 - 1,675
1,000 lb.	1,975 - 2,025
For evaporative cooling systems, see Pages 58 and 59.	



WASTE SYSTEMS

SLURRY TANKS

Costs are averages for glass-lined slurry storage tanks with ladders, erected on buyers' slabs. For concrete slab, add \$4.45 to \$5.30 per cubic foot of concrete. For pumps, see below.

DIAMETER	HEIGHT, FT.	COST	DIAMETER	HEIGHT, FT.	COST
25'	14	\$28,250	81'	14'	\$ 78,500
	23	31,250		19'	95,000
42'	14	35,500	101'	23'	116,000
	23	47,750		14'	98,500
62'	14	52,250		19'	128,000
	23	75,750		23'	154,250

LIQUID MANURE TANKS

Cost per cubic foot for complete concrete tanks. For plank cover, deduct \$3.05 per square foot of top; for no cover, deduct \$6.35. For septic tanks, see Page 54 or Section 53.

Tanks, rectangular	\$2.10 - \$3.20	Tanks, round	\$1.75 - \$2.60
--------------------	-----------------	--------------	-----------------

LAGOONS (Cost per cubic foot)

Large lagoons, clay	\$.14 - \$.26	Open pits, concrete	\$1.15 - \$1.55
Agitator and pumps, \$7,000 to \$14,000 each; add \$5,100 for lagoon flotation systems.			

CALCULATOR METHOD

BUCKET ELEVATORS

(Costs in bushels per hour)

The costs apply to bucket elevators with the following characteristics: Painted construction; alloyed head shaft; double drum head and boot pulley; Holz lagging; 3-ply 330 rubber belt; head explosion vents; jack bolts under the head bearings; SCM/SC series bearings; throat wiper; access doors at the head, boot, inspections section and lagging access.

CAPACITY (Bu/Hr)	DISCHARGE HEIGHT													
	20	30	40	50	60	70	80	90	100	110	120	130	140	150
500	\$26.39	\$29.70	\$33.02	\$36.33	\$39.64	\$42.96	----	----	----	----	----	----	----	----
750	18.96	21.29	23.61	25.94	28.27	30.59	----	----	----	----	----	----	----	----
1,000	14.99	16.80	18.62	20.43	22.24	24.06	\$25.87	\$27.68	\$29.50	\$31.31	\$33.12	\$34.93	\$36.75	\$38.56
1,500	10.77	12.05	13.32	14.59	15.86	17.13	18.41	19.68	20.95	22.22	23.49	24.77	26.04	27.31
2,000	8.51	9.50	10.49	11.48	12.47	13.46	14.45	15.44	16.43	17.43	18.42	19.41	20.40	21.39
3,000	6.12	6.81	7.51	8.20	8.90	9.59	10.29	10.98	11.68	12.37	13.07	13.76	14.46	15.15
3,500	5.39	5.99	6.60	7.21	7.82	8.43	9.03	9.64	10.25	10.86	11.47	12.07	12.68	13.29
4,000	4.84	5.38	5.92	6.46	7.00	7.54	8.08	8.62	9.16	9.70	10.24	10.78	11.32	11.86
5,000	4.03	4.47	4.92	5.36	5.81	6.25	6.70	7.14	7.59	8.03	8.48	8.92	9.37	9.81
6,000	3.47	3.85	4.23	4.61	4.99	5.37	5.75	6.13	6.51	6.88	7.26	7.64	8.02	8.40
7,000	3.07	3.40	3.73	4.06	4.39	4.72	5.05	5.38	5.72	6.05	6.38	6.71	7.04	7.37
8,000	2.75	3.04	3.34	3.63	3.93	4.22	4.52	4.81	5.11	5.40	5.70	5.99	6.29	6.58
10,000	----	----	----	3.02	3.26	3.50	3.75	3.99	4.23	4.47	4.71	4.96	5.20	5.44

NOTES: Add for discharge transition, each: 6" round, \$260; 8" round, \$285; 10" round, \$320; 12" round, \$350; 14" round, \$380; 16" round, \$410
For spouting, add per linear foot: 6", \$18 - 40; 8", \$21 - 54; 10", \$36 - 67; 12", \$57 - 88; 14", \$62 - 98; 16", \$67 - 108
For receiving pit, add \$1.55 - \$2.60 per bushel

HORIZONTAL DRAG (U-TROUGH) CONVEYORS

(Standard bottom discharge)

DIA.	DRIVE AND TAIL SECTION		U-TROUGH COMPLETE W/ CHAIN AND PADDLES	BYPASS INLET	
	LENGTH	COST	COST/LINEAR FOOT	LENGTH	COST
6"	28"	\$2,275	\$165	13"	\$ 550
9"	32"	2,650	185	18"	600
12"	40"	3,900	235	21"	875
14"	46"	4,075	265	24"	950
16"	52"	5,975	375	27"	1,550
18"	58"	7,000	450	30"	1,700
20"	64"	7,975	490	----	----
24"	75"	9,475	560	37"	2,250

COST EXPLANATION

When calculating the cost of a drag conveyor, first determine the overall length. Then take the overall length minus drive and tail length (of the selected drag) and bypass inlet if needed. This number represents the length of the trough needed. Next multiply that number by the cost per foot for the trough. (Costs do not include the drive.)

EXAMPLE: 9' drag conveyor, 60' length
Drive and tail, 32' long
Bypass inlet, 18' long
60' (720') - 32' (head and tail section) - 18' (bypass inlet) = 670' = 55' 10"
Drive and tail section \$ 2,650
Bypass inlet 600
U-trough (55.83' x \$185) 10,329
Total Cost \$13,579

DRYERS

(Dry/cool, 25% to 15%)

CONTINUOUS-FLOW				BATCH TYPE	
BUSHELS PER HOUR - GRAIN (RICE)				BUSHELS PER HOUR - GRAIN (RICE)	
CAPACITY	COST	CAPACITY	COST	CAPACITY	COST
300 (575)	\$ 47,550	1,875 (3,550)	\$193,450	150 (285)	\$27,000
400 (750)	59,300	2,000 (3,800)	203,750	200 (380)	31,400
500 (950)	70,450	2,250 (4,300)	222,800	270 (515)	37,600
600 (1,150)	81,000	2,500 (4,750)	241,600	390 (740)	48,200
700 (1,350)	91,000	2,750 (5,250)	259,750		
800 (1,500)	100,700	3,250 (6,200)	295,300		
900 (1,700)	110,350	3,500 (6,650)	312,350		
1,000 (1,900)	119,800	4,000 (7,600)	345,800		
1,200 (2,300)	137,950	4,250 (8,100)	362,250		
1,500 (2,800)	163,200	4,500 (8,550)	378,700		

NOTE: For heat-recovery systems, add 10%.

LOADING - UNLOADING SYSTEMS

AUGER-TYPE CONVEYORS		BELT-TYPE CONVEYORS	
DIAM.	COST/LIN. FT.	WIDTH	COST/LIN. FT.
6"	\$ 47.50	12"	\$ 83.00
8"	64.50	18"	125.50
10"	86.50	24"	147.50
12"	112.50	30"	168.50
14"	134.00	36"	181.00
16"	167.00	48"	232.50

MAN LIFTS

Uncoded, electrically operated personnel lifts \$5,325 - \$7,250
add cost per stop 3.075

CALCULATOR METHOD

FARM STORAGE

HOPPER BOTTOM FEED BINS

Costs are averages of typical feed hoppers with roof, manhole and ladder, including necessary steel structural supports and concrete footings. Height is overall, from ground level to top of tank. Capacity in tons is figured at 50 pounds per bushel.

STEEL HOPPER BOTTOM FEED BINS

DIAMETER	OVERALL HEIGHT	CAPACITY			COST
		(cubic feet)	(bushels)	(tons)	
6'	10'	149	120	3.0	\$1,200
	16'	299	240	6.0	1,675
	21'	448	360	9.0	1,925
	25'	597	480	12.0	2,150
	28'	747	600	15.0	2,375
7'	11'	195	157	4.0	1,625
	14'	297	239	6.0	1,775
	16'	399	321	8.0	1,900
	19'	501	403	10.0	2,050
9'	14'	373	300	7.5	2,450
	17'	570	458	11.5	2,925
	20'	739	594	14.8	3,175
	22'	908	730	18.3	3,425
	25'	1,078	866	21.8	3,675
	28'	1,244	1,000	25.0	3,875
12'	31'	1,406	1,130	28.3	4,050
	20'	1,083	870	21.8	5,475
	25'	1,674	1,345	33.8	6,225
	31'	2,271	1,825	45.8	7,100
	36'	2,862	2,300	57.5	7,675
	42'	3,459	2,780	69.5	8,375

NOTE: For larger hopper bins, see Page 50.

FIBERGLASS HOPPER BOTTOM FEED BINS

DIAMETER	OVERALL HEIGHT	CAPACITY			COST
		(cubic feet)	(bushels)	(tons)	
6'	11'	130	104	2.5	\$1,850
7'	13'	228	183	4.5	2,425
8'	16'	400	321	8.0	3,125
	21'	525	422	10.5	4,075
10'	19'	550	442	11.0	7,625
	21'	700	563	14.0	8,600
	23'	850	683	17.0	9,525
	25'	1,000	804	20.0	10,550
	27'	1,150	924	23.0	11,525
	29'	1,300	1,045	26.3	12,850
	31'	1,450	1,165	29.3	14,325
	33'	1,600	1,286	32.3	15,800
	35'	1,750	1,406	35.3	17,275
	37'	1,900	1,527	38.3	18,750
	39'	2,050	1,647	41.3	20,100

STEEL TANKS

CAPACITY (bushels)	COST
500,000	\$475,000
600,000	568,000
700,000	661,500
800,000	755,000
900,000	848,000
1,000,000	940,000

Costs do not include loading system or other features.

SCALES

TYPE	PLATFORM SCALES		TRUCK SCALES		R.R. TRACK SCALES		HOPPER SCALES	
	CAP. (lb.)	COST	CAP. (tons)	COST	CAP. (tons)	COST	CAP. (tons)	COST
Portable	1,000	\$ 1,050	20	\$22,925	150	\$64,675	25	\$20,550
(beam type) . . .	2,000	1,775	30	26,625	175	72,350	36	26,000
Fixed	4,000	6,350	40	30,600	200	81,050	75	45,075
	6,000	8,500	50	34,550	250	101,000	100	48,925
	10,000	12,200	60	39,025	300	126,650		
	20,000	19,925	70	45,175	350	157,225		

Costs of truck and track scales include reinforced concrete pit and platform, with steel scale mechanism. For wood platform, deduct 6%. For card printer, add \$1,150 to \$1,625. For steel plate over platform, add 5%. For remote-control electronic reader, add \$5,450 to \$8,550.

CONVERSION SYSTEMS

1 cubic foot = .8036 bushels
1 bushel = 1.2444 cubic foot
1 gallon = .1337 cubic foot = .1074 bushel

To calculate a grain bin's bushel capacity according to eave height:

$$\left(\frac{\text{Diameter of Bin}}{2} \right)^2 \times 3.1416 \times .8036 \times \text{Height to Eave}$$

To calculate the capacity of a grain bin's cone in bushels:

$$\frac{1}{3} \left(\frac{\text{Diameter of Bin}}{2} \right)^2 \times 3.1416 \times .8036 \times \text{Height of Cone}$$

CALCULATOR METHOD

SHEDS AND FARM BUILDINGS VERTICAL TURBINE PUMPS

(base depth = 100 feet)

There are a great many variables in the costs of turbine pumps, only a few of which are usually subject to determination by the appraiser.

If the depth is not known, the other figures will give an approximation of average costs based on flow and motor capacity.

If the motor horsepower, flow and depth are known, enter the table directly, adding or subtracting 5% of the base cost for each 20 feet of depth variation from the 100-foot base. If the flow capacity is not known, the underlined figures are the average costs.

Costs are averages including motor, pump, electric panels, starters, switches, and complete installation, but do not include the cost of electric service to site or well costs. See Section 53 for well costs.

CAPACITY (GPM)	5	10	20	30	40	50	60	MOTOR HORSEPOWER						500	CAPACITY (GPM)			
								75	100	125	150	200	250	300	400			
200	\$7,000	\$ 7,600	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	200
400	8,100	8,500	\$ 9,300	---	---	---	---	---	---	---	---	---	---	---	---	---	---	400
600	9,300	9,800	10,600	\$11,300	---	---	---	---	---	---	---	---	---	---	---	---	---	600
800	---	11,300	11,900	12,700	\$13,600	---	---	---	---	---	---	---	---	---	---	---	---	800
1,000	---	12,700	13,500	14,200	15,000	\$15,900	---	---	---	---	---	---	---	---	---	---	---	1,000
1,500	---	---	16,900	17,600	18,500	19,400	\$20,200	---	---	---	---	---	---	---	---	---	---	1,500
2,000	---	---	---	20,900	21,600	22,500	23,200	\$24,600	---	---	---	---	---	---	---	---	---	2,000
2,500	---	---	---	---	25,500	26,300	26,900	27,900	\$29,900	\$32,000	---	---	---	---	---	---	---	2,500
3,000	---	---	---	---	---	29,300	29,800	30,800	32,600	34,500	\$36,500	\$40,900	\$ 45,600	---	---	---	---	3,000
4,000	---	---	---	---	---	---	36,000	37,200	39,100	41,300	43,500	48,400	53,600	\$ 59,600	---	---	---	4,000
5,000	---	---	---	---	---	---	---	43,200	45,100	47,300	49,500	54,300	59,700	65,400	\$ 78,900	---	---	5,000
6,000	---	---	---	---	---	---	---	---	47,000	53,000	55,200	59,600	65,200	70,800	83,900	\$ 98,900	---	6,000
8,000	---	---	---	---	---	---	---	---	---	64,700	66,900	72,000	77,200	82,900	95,800	110,300	123,000	8,000
10,000	---	---	---	---	---	---	---	---	---	---	79,800	84,900	90,300	96,200	108,800	123,000	137,400	10,000
12,000	---	---	---	---	---	---	---	---	---	---	---	98,900	104,600	110,300	123,100	137,400	---	12,000

WATER SERVICE

WELL-JET SYSTEMS

Well-jet system costs include motor, pump, piping at well, drilling and casing. Add for storage tanks. For precharged tanks, add 75%. For large tanks, see Section 61.

PUMP H.P.	WATER TANKS		SIZE	COST RANGE	SIZE	COST RANGE
	SHALLOW (to 25' depth)	DEEP WELL (to 100' depth)				
1/3	\$1,250 - \$1,450	\$2,625 - \$3,350	12 gal.	\$ 80 - \$ 80	120 gal.	\$215 - \$ 275
1/2	1,375 - 1,575	2,750 - 3,550	21	85 - 105	220	485 - 575
3/4	1,525 - 1,800	2,925 - 3,725	40	110 - 140	315	605 - 790
1	1,575 - 2,025	3,050 - 3,925	80	155 - 180	525	895 - 1,005
1 1/2	1,775 - 2,225	3,350 - 4,175				

For costs of larger wells or to adjust for well depth, see Section 53.

PIPE COSTS

The following are typical costs per linear foot of surface or shallow burial installations on farms and ranches using available farm labor. For regular commercial installations and deep burial, use costs from Section 62 which include contractor's profit and overhead. For long straight runs, deduct 5% to 15%.

SIZE	GALVANIZED	BLACK	PLASTIC*
1/2"	\$1.60	\$1.55	\$.95
3/4"	1.85	1.70	1.25
1"	2.45	2.25	1.60
1 1/2"	3.00	2.65	2.00
2"	4.15	3.50	2.45
4"	6.90	5.95	3.50
6"	13.50	11.20	6.00

*For irrigation pipe, deduct 45% to 55%.

For pressurized fuel lines, add 25%.

IRRIGATION PIPE COSTS

The following are typical costs per linear foot of surface flood installations on farms and ranches using available farm labor.

SIZE	MAINLINE		GATED (30" TO 40" O.C.)	
	Aluminum	Plastic	Aluminum	Plastic
8"	\$3.35	\$2.30	\$3.85	\$2.55
10"	4.20	2.75	4.70	3.20

WINDMILLS

Cost includes steel wheel and tower complete, excluding well.

TOWER HEIGHT	WINDMILL SIZE					
	6'	8'	10'	12'	14'	16'
21'	\$4,050	\$4,225	\$5,600	---	---	---
27'	4,350	4,500	6,050	\$8,275	\$11,750	---
33'	4,925	5,025	6,525	8,950	13,050	\$15,975

CENTER PIVOT IRRIGATION SYSTEMS

Costs for a completely installed 7- to 10-tower sprinkler system, with a pivot pad, a 1 to 1 1/2 H.P. motor per tower, 5" to 7" galvanized steel pipe between spans, 650 to 1300 g.p.m., with a radius of up to 1280 ft. (sprinklered area up to 1/4 mile) are \$40,000 to \$53,500. Costs do not include well, pump, electrical wiring and piping from well to pivot pad. For water-driven systems, deduct 15%.



CALCULATOR METHOD

SHEDS AND FARM BUILDINGS

SIDEWALL CURTAINS

(Cost per linear foot)

WIDTH (feet)	STANDARD		HIGH HUMIDITY		EXTREME CLIMATES		JAN-AIRE™ COMPLETE SYSTEM
	CURTAIN	CURTAIN w/ SUSPENSION	CURTAIN	CURTAIN w/ SUSPENSION	CURTAIN	CURTAIN w/ SUSPENSION	
3	\$1.01 - \$1.70	\$2.95 - \$3.70	\$1.60 - \$2.25	\$3.05 - \$3.55	\$ 4.35 - \$ 5.05	\$ 5.70 - \$ 8.45	\$13.25 + \$445 for end unit
5	1.10 - 2.25	3.05 - 4.15	2.30 - 3.05	3.70 - 4.45	6.65 - 7.45	8.40 - 9.25	15.35 + \$495 for end unit
8	1.65 - 3.45	3.85 - 5.60	4.00 - 4.70	5.30 - 5.95	13.70 - 14.55	15.35 - 16.20	23.30 + \$855 for end unit
10	2.00 - 4.15	4.20 - 6.50	4.95 - 5.70	6.50 - 7.20	15.95 - 16.80	17.70 - 18.60	26.65 + \$905 for end unit
12	2.35 - 4.90	5.35 - 7.95	6.30 - 7.25	8.30 - 9.25	18.20 - 19.30	20.45 - 21.60	32.20 + \$1,245 for end unit

Automatic curtain machine, travel length, each: 25", \$1,010; 37.5", \$1,030; 49.5", \$1,080; 73.5", \$1,195
Curtain operators, travel length, each: 26", \$665; 36", \$675; 48", \$690; 66", \$720
Curtain drop safety system, each: \$160 to \$270

Bird barrier, per linear foot: 3' high, \$1.15; 4' high, \$1.30; 5' high, \$1.60; 6' high, \$1.90
Winch, each: standard, \$5.40; ratchet, \$39.25; worm gear, \$67.00
Control box, add: \$230 to \$550
Potentiometer feedback, add: \$170 to \$305



Sidewall Curtains

SHUTTERS (Cost Each)

MATERIAL	FAN DIAMETER (inches)							
	9	14	16	18	24	36	48	60
Plastic	\$50	\$60	\$70	\$70	\$ 90	\$ 95	\$135	\$195
Aluminum	----	70	80	80	110	185	310	----

Shutter motor kit, each: \$130
Electronic ventilation control systems, each: \$225 to \$465

INLETS

Baffle, each: \$57, plus per linear foot: Ceiling, each: \$87 to \$251 (1,000 CFM to 3,000 CFM)
8" wide, \$8.00; 12" wide, \$9.20; 16" wide, \$10.40 Wall, each: \$23 to \$70 (400 CFM to 800 CFM)
Automatic baffle machines, each: \$745 to \$865 (5 RPM to 30 RPM)
Automatic control boxes, each: \$535 to \$805

EVAPORATIVE COOLING PAD SYSTEM

(Wall Mounted)

HEIGHT (feet)	FRAME LENGTH (feet)																	
	4	8	12	16	20	24	28	32	36	40	44	48	52	56	60	64	68	72
2	\$1,070	\$1,240	\$1,460	\$1,660	\$1,850	\$2,050	\$2,250	\$2,430	\$2,630	\$2,830	\$3,020	\$3,220	\$3,420	\$3,610	\$3,800	\$4,010	\$4,180	\$4,390
3	1,100	1,300	1,560	1,780	2,010	2,240	2,460	2,680	2,900	3,140	3,360	3,590	3,820	4,040	4,260	4,500	4,710	4,940
4	1,130	1,360	1,640	1,910	2,160	2,420	2,680	2,930	3,180	3,450	3,700	3,960	4,220	4,460	4,720	5,000	5,230	5,500
5	1,160	1,420	1,730	2,030	2,320	2,610	2,890	3,170	3,460	3,760	4,040	4,330	4,620	4,890	5,180	5,490	5,760	6,060
6	1,190	1,480	1,820	2,150	2,470	2,790	3,100	3,420	3,740	4,060	4,380	4,700	5,020	5,330	5,640	5,970	6,280	6,610

FANS

SIDEWALL CONE FANS

9" to 24" includes: plastic shutter, cone w/ PVC coated grill
Fan diameter, each: 9", \$440; 14", \$575; 16", \$615; 18", \$645; 24", \$700
36" to 60" includes: plastic shutter, fiberglass housing and cone w/ PVC coated grill
Fan diameter, each: 36", \$1,190; 48", \$1,450; 60", \$2,175
36" and 48"
For galvanized housing and cone, deduct: \$155 to \$310
For stainless steel housing, add: \$40 to \$45

BOX STIR FANS

Post mounted, fan diameter, each: 18", \$245; 24", \$330; 36", \$450; 48", \$730

PIT PLENUM FANS

Poly-stainless, fan diameter, each: 12", \$670; 16", \$760; 20", \$895; 24", \$1,015
Stainless steel, fan diameter, each: 12", \$285; 16", \$335; 20", \$345; 24", \$415

PIT FANS

Horizontal, fan diameter, each: 12", \$520; 16", \$590; 20", \$720
Underfloor, fan diameter, each: 8", \$225; 10", \$250; 12", \$270

CALCULATOR METHOD

SHEDS AND FARM BUILDINGS REFINEMENTS

On this page and the next are means of making major adjustments to the base costs given in this section. The component parts which are not defined, such as the roof or foundation, are considered to be commensurate with the general quality of the building. If further refinements are required or the construction is unusual, either price entirely or partially by the Segregated Cost System, Section 47. Special items which should be added to the total cost may be added from the Unit-in-Place cost sections.

HEATING AND COOLING

These costs are averages of the total installed cost of the entire heating installation including its prorated share of contractors' overhead and profit and architects' fees. If the heating found in the building being appraised is different from that indicated for the base being used, take the difference between the costs of the two and add to or subtract from the base square foot cost. If a cubic foot cost is used, use one-tenth the difference shown to adjust the base cubic foot cost. All of the heating costs included in the base costs are those listed under "Moderate Climate." For specific system costs not found below, see Section 47 or 53.

TYPE	SQUARE METER COSTS			SQUARE FOOT COSTS		
	Mild	Moderate	Extreme	Mild	Moderate	Extreme
	Climate	Climate	Climate	Climate	Climate	Climate
Electric cable or baseboard	\$17.22	\$23.14	\$31.75	\$1.60	\$2.15	\$2.95
Electric wall heaters (inc. FWA)	8.61	10.76	13.46	.80	1.00	1.25
Forced air, ducted	18.30	25.30	35.52	1.70	2.35	3.30
heaters or furnace, vented	5.27	7.53	10.23	.49	.70	.95
Hot water, baseboard/convactor	30.14	44.13	64.05	2.80	4.10	5.95
radiant floor or ceiling	27.45	42.52	65.12	2.55	3.95	6.05
boiler, piping only	17.22	23.68	32.29	1.60	2.20	3.00
Solar heat, active air	18.30	20.45	23.14	1.70	1.90	2.15
Space heaters, with fan	7.00	11.30	17.76	.65	1.05	1.65
radiant	9.69	13.99	20.45	.90	1.30	1.90
steam coil, with boiler	12.92	17.76	24.22	1.20	1.65	2.25
add for fan-jet duct distribution	3.34	4.95	7.21	.31	.46	.67
Steam	29.06	40.37	56.51	2.70	3.75	5.25
Wall or floor furnace	9.15	12.38	16.15	.85	1.15	1.50
Package heating and cooling	31.22	46.82	70.50	2.90	4.35	6.55
Individual thru-wall heat pumps	16.15	25.30	39.29	1.50	2.35	3.65
Small individual heat pumps cost \$975 to \$1,250 per ton of rated capacity.						

COOLING ONLY

Cooling and controlled atmosphere costs vary greatly but, in general, the following square foot figures will serve as a guide. For a more specific cost, see Section 53 or 58.

TYPE	SQUARE METER COSTS			SQUARE FOOT COSTS		
	Mild	Moderate	Extreme	Mild	Moderate	Extreme
	Climate	Climate	Climate	Climate	Climate	Climate
Central refrigeration with ducts and zone control	\$32.29	\$44.13	\$59.74	\$3.00	\$4.10	\$5.55
Package refrig. (short ductwork)	22.07	31.75	46.29	2.05	2.95	4.30
cooling units only	14.53	22.60	35.52	1.35	2.10	3.30
Central evaporative with ducts	16.15	20.99	27.45	1.50	1.95	2.55
coolers only	10.76	13.99	17.76	1.00	1.30	1.65
Package refrigeration	\$1,025 to \$1,275 per ton of rated capacity.					
Evaporative cooler	\$145 to \$205 per thousand CFM of rated capacity.					
Controlled atmosphere, environmental buildings						
livestock, air/air exchanger	\$16.68	\$19.91	\$24.22	\$1.55	\$1.85	\$2.25
earth-tube	34.44	40.90	48.44	3.20	3.80	4.50
for fruits and vegetables and cold storage, see Page 20.						
nonenvironmental buildings, potato/fruit packing, etc.						
conditioned air	15.61	22.07	31.75	1.45	2.05	2.95
cooled air	43.06	59.20	81.27	4.00	5.50	7.55
Automatic vent and/or environmental controls cost \$725 to \$1,425 per unit.						
VENTILATION ONLY						
Ventilation, blower and ducts or fans: heavy capacity, hens, farrowing, etc.	\$5.70	\$7.53	\$10.01	\$.53	\$.70	\$.93
fans only, light capacity; pullets, finishing, greenhouses, etc.	2.48	3.23	4.20	.23	.30	.39
Ventilation fans	\$90 to \$170 per thousand CFM of rated capacity.					
Humidifiers	\$575 to \$1,550 each.					

SMALL ANIMAL HEATING

Heater, direct-vent, suspension-mounted, each			
40,000 to 75,000 BTU	\$650 - \$675	120,000 to 225,000 BTU	\$775 - \$800
Heater, infrared, each			
3,000 to 6,000 BTU	250 - \$260	16,000 BTU	285 - 295
10,000 BTU	275 - \$285	19,000 BTU	340 - 355
Heater, infraconic radiant, each			
17,000 BTU	310 - \$325	28,300 BTU	400 - 410
22,600 BTU	385 - \$400	34,000 BTU	475 - 490

UNIT COSTS

COOLING

Evaporative cooling system, drip, per linear foot	\$4.70 - \$8.75
Evaporative cooling system, spray, per linear foot	6.00 - 10.00
For wall-mounted system, see Evaporative Cooling Pad Systems on Page 58.	
For building sprinkler systems or fly control, see Section 47.	
For elevators or handicap lifts, see Section 14.	

BUILDING REFINEMENTS

For refinements from the basic building descriptions, make adjustments or modifications from items listed below, or see Section 47 for greater detail. For exterior paving, see Section 66.

Gravel floor	\$.32 - \$.46	Concrete floor, plain	\$1.80 - \$2.60	Wood plank floor, on ground	\$.75 - \$2.20	Electrical service, minimum	\$.12 - \$6.00
Asphalt floor	1.23 - 2.00	reinforced	2.05 - 3.55	Feeders, troughs, not automated	.15 - .29	Water service, minimum	.09 - .27

CALCULATOR METHOD

SHEDS AND FARM BUILDINGS REFINEMENTS

FLOOR AREA/PERIMETER MULTIPLIERS

(For all structures except greenhouses. Do not use for open sheds or shelters without walls.)

AVERAGE FLOOR AREA		M. FT.	AVERAGE PERIMETER																AVERAGE FLOOR AREA		
Sq. M.	Sq. Ft.		15 50	23 75	30 100	38 125	46 150	61 200	76 250	91 300	107 350	122 400	152 500	183 600	213 700	244 800	274 900	305 1000	M. FT.	Sq. Ft.	Sq. M.
46	500	1.044	1.178	1.311	1.444	1.577	1.844	2.110	2.377	2.643	2.909	---	---	---	---	---	---	---	---	500	46
70	750	.955	1.044	1.133	1.222	1.311	1.489	1.667	1.844	2.023	2.201	---	---	---	---	---	---	---	---	750	70
93	1,000	.911	.980	1.044	1.110	1.178	1.311	1.444	1.577	1.711	1.844	---	---	---	---	---	---	---	---	1,000	93
139	1,500	.866	.911	.955	1.000	1.044	1.133	1.222	1.311	1.400	1.489	---	---	---	---	---	---	---	---	1,500	139
186	2,000	---	.878	.911	.945	.977	1.044	1.110	1.178	1.245	1.311	---	---	---	---	---	---	---	---	2,000	186
232	2,500	---	.858	.884	.911	.938	.991	1.044	1.097	1.150	1.204	---	---	---	---	---	---	---	---	2,500	232
279	3,000	---	.843	.865	.889	.911	.955	1.000	1.044	1.088	1.133	---	---	---	---	---	---	---	---	3,000	279
325	3,500	---	---	.854	.872	.892	.931	.967	1.006	1.044	1.080	1.157	---	---	---	---	---	---	---	3,500	325
372	4,000	---	---	---	.860	.878	.911	.945	.977	1.010	1.044	1.110	1.178	---	---	---	---	---	---	4,000	372
465	5,000	---	---	---	.844	.857	.884	.911	.938	.960	.991	1.044	1.097	1.150	---	---	---	---	---	5,000	465
557	6,000	---	---	---	---	.843	.865	.888	.911	.934	.955	1.000	1.044	1.088	1.133	---	---	---	---	6,000	557
650	7,000	---	---	---	---	.835	.854	.873	.892	.911	.931	.967	1.006	1.044	1.080	---	---	---	---	7,000	650
743	8,000	---	---	---	---	---	.844	.860	.877	.894	.911	.945	.977	1.010	1.044	1.076	---	---	---	8,000	743
836	9,000	---	---	---	---	---	.838	.852	.867	.881	.896	.926	.955	.985	1.014	1.044	---	---	---	9,000	836
929	10,000	---	---	---	---	---	---	.844	.858	.871	.884	.911	.938	.960	.991	1.018	1.044	---	---	10,000	929
1,115	12,000	---	---	---	---	---	---	.833	.843	.855	.867	.888	.911	.934	.955	.977	1.000	---	---	12,000	1,115
1,301	14,000	---	---	---	---	---	---	.825	.835	.844	.854	.873	.892	.911	.931	.949	.967	---	---	14,000	1,301
1,486	16,000	---	---	---	---	---	---	---	.827	.836	.844	.861	.877	.894	.911	.928	.945	---	---	16,000	1,486
1,672	18,000	---	---	---	---	---	---	---	.822	.828	.836	.852	.867	.881	.896	.911	.926	---	---	18,000	1,672
1,858	20,000	---	---	---	---	---	---	---	.818	.824	.831	.844	.858	.871	.884	.898	.911	---	---	20,000	1,858
2,323	25,000	---	---	---	---	---	---	---	.810	.815	.820	.831	.841	.852	.863	.873	.884	---	---	25,000	2,323

NOTE: For small buildings, enter the table by doubling the average floor area and doubling the average perimeter. For larger buildings take half the area and half the perimeter.

STORY HEIGHT MULTIPLIERS

For high-pitched roofs, such as gambrel or gothic, on barns, use the height to the eaves plus one-half the height from the eaves to the ridge as the effective height. For quonset shape buildings, use the center arch height in entering the tables. Open shelters, without walls, should be adjusted for height only.

AVERAGE WALL HEIGHT		SQUARE FOOT MULTIPLIER	CUBIC FOOT MULTIPLIER	AVERAGE WALL HEIGHT		SQUARE FOOT MULTIPLIER	CUBIC FOOT MULTIPLIER
(M.)	(FT.)			(M.)	(FT.)		
2.13	7	.943	1.347	4.88	16	1.115	.697
2.44	8	.963	1.204	5.49	18	1.154	.641
2.74	9	.981	1.090	6.10	20	1.192	.596
3.05	10	1.000 (base)	1.000	6.71	22	1.231	.560
3.35	11	1.019	.926	7.31	24	1.269	.529
3.66	12	1.038	.865	8.53	28	1.346	.481
3.96	13	1.058	.814	9.75	32	1.423	.445
4.27	14	1.077	.769	10.97	36	1.500	.417

ELECTRICAL

GENERATORS

Costs of home generator sets including connection. Lower end of range is with rope starter. Upper end is with battery and automatic starter. For diesel operation, add 15% to 20%.

	COST RANGE		COST RANGE
1,000 watts	\$ 625 - \$ 825	3,000 watts	\$1,400 - \$2,375
1,500	850 - 1,100	4,000	1,725 - 2,875
2,000	1,025 - 1,375	5,000	2,050 - 3,400
.....		7,000	2,825 - 4,525

STANDBY POWER

Emergency generators for institutional, commercial and other buildings, complete with controls for immediate operation in the event of loss of the primary power source, cost from \$240 to \$995 per KW. The costs vary with the size and type of driver.

EXAMPLES

RATING	GAS/GASOLINE DRIVE	COST/KW	RATING	DIESEL DRIVE	COST/KW
10 KW	\$ 9,950	\$995	30 KW	\$ 21,750	\$725
15	12,750	850	100	45,500	455
30	19,500	650	150	59,250	395
100	40,500	405	300	93,000	310
150	51,750	345	500	125,000	250
			750	180,000	240
			1,000	240,000	240

120-volt battery systems cost \$1,375 to \$2,050 per KVA.

ELECTRICAL OUTLETS

The following costs may be used to arrive at a more detailed estimate of electrical costs than is obtained by using the costs per square foot of floor area that are given in the Segregated Cost sections. The following costs apply to convenience and lighting outlets only, not to power wiring for equipment or heating. Cost per outlet includes allowance for service, but not for fixtures, panelboards, safety switches or circuit breakers.

Normal residential wiring will usually be in the low and average ranges, and commercial and public buildings in the average to high ranges. Large industrial buildings and warehouses with relatively few outlets and long, heavy wiring runs may run much higher on a cost-per-outlet basis. Explosionproof receptacles can run 300% to 400% more.

COST PER OUTLET

TYPE	LOW	AVERAGE	GOOD	HIGH
Nonmetallic sheathed cable (Romex)	\$35.00	\$42.75	\$ 51.75	\$ 63.00
Armored cable (BX)	40.50	49.75	61.00	75.50
Flexible conduit	52.25	65.25	81.00	101.25
Thinwall conduit (EMT)	59.25	74.75	93.50	117.25
Rigid conduit	67.50	84.25	105.00	130.75
Low-voltage, telephone, TV, sound	22.75	24.75	26.75	29.00
Coaxial cable or fiber optic	25.75	29.50	34.00	39.00

For ground fault interrupter outlets, add \$5.25 to \$10.25 each.

OTHER CIRCUITS (NONMETALLIC)

	LOW	AVERAGE	GOOD
Garbage disposer (includes switch and receptacle) ..	\$88.75	\$109.75	\$137.25
Dishwasher	82.50	104.25	131.50
Dryer	134.75	153.75	177.50
Range and oven	159.00	191.00	230.75
Room air conditioner	160.50	178.00	198.75
Water heater	125.75	152.25	185.00

For flex conduit - add 20% to 40% to circuits above. For EMT - add 30% to 50%.

LIGHTING FIXTURES

TYPE	LOW	AVERAGE	GOOD
Incandescent, surface	\$ 41	\$ 88	\$ 252 up
open commercial, standard	54	69	91
recessed or adjustable	71	129	231
pendant	31	55	103
vaportight	100	150	215
explosion-proof	240	420	730
illuminated exit	75	135	225
add for battery backup	155	180	215
Chandeliers	220	875	3,065
high value*	6,500	12,500	24,250 up
Fluorescent, surface or pendant			
Strip, one lamp	64	97	146
two lamps	69	104	158
four lamps	95	145	215
six lamps	215	260	310
eight lamps	310	345	390
Recessed, troffer or diffused			
two to four lamps	95	155	240
six to eight lamps	335	400	490
add for air-handling type	50	60	75
add for emergency lighting ballast	220	240	265
High-intensity discharge			
mercury vapor, recessed	310	450	670
pendant, vaportight	365	420	490
explosionproof	670	815	980
high bay	550	730	1,005
high-pressure sodium, low bay	610	680	760
high bay	790	1,030	1,340
pendant, vaportight	515	570	645
explosionproof	825	880	940
metal halide, low bay	490	585	700
high bay	670	915	1,215
add for twin bay	95	120	160
add for bay wire guards	30	55	95
Occupancy sensors, photoelectric cell	200	240	300
daylighting, automatic dimming system	1,185	1,495	1,945
each extra sensor, add	265	290	335
auto switch sensors, manual dimmer	65	118	219

*Note: Chandelier costs will vary greatly due to the materials, finish and intricacy of design. Fixtures classified by age or beauty as having antique or historical value, or designed by name artists, must be valued as art objects by the fine arts specialists, where the costs can easily run seven to ten times the listed costs.

For emergency lighting fixtures, see Section 53, Page 11. For outdoor lighting, see Sections 66 and 67.

GENERAL INFORMATION

ENVIRONMENTAL MAPPING

The following maps can be used as very rough guides in determining what influences climate, seismic or radon-producing locations can play on local construction practices or requirements. Further discussions can be found in Sections 10, 40 and 97. Detailed maps can be obtained from local, state and federal agencies or building officials.

Insulation levels are very dependent on weather extremes. See table below.

Foundations are impacted by frost levels and seismic zones as well as local soil conditions. Local soil and flood plain maps are available. Below foundation floor venting may be required for radon mitigation beyond normal drainage and moisture control.

Framing members and connections are influenced by wind and seismic zones.

Roofing members and fasteners as well as coverings, overhangs and roof pitch can be affected by wind, snow, hail and seismic areas.

Exterior wall framing, sheathing or sheenwall strengthening and fenestration, impact glazing, etc., are dictated by weather and seismic zones.

HVAC systems are influenced by weather extremes.

INSULATION REQUIREMENTS

The following table lists the typical thickness required $\pm 1/4"$ at a designated R-value for fiberglass or mineral wool insulation which is used in residential construction for the ceiling, wall and floor areas. Rockwool is typically $1/2"$ thinner than fiberglass at the same R-value. R-values are averages unfaced, foil-faced, and kraft-paper-faced insulation when available.

A superinsulated package includes the extreme climate package for windows and floors, stressskin sandwich panels or stud walls that can be double 2 x 4s or 2 x 8s, for R-30 wall insulation with an air infiltrate wrap and up to R-55 to R-60 ceiling insulation. Air-to-air heat exchangers will be required.

CEILINGS

Fiberglass batt or blanket insulation

R-13 One 3 5/8" batt

R-19 One 6 1/2" batt

R-26 Two 3 5/8" batt

R-30 One 6 1/2" batt and one 3 1/2" batt

R-35 One 7" batt and one 3 5/8" batt

R-38 Two 6 1/2" batts

Loose fill wool and fiberglass batts or blankets

R-19 7 1/2" wool fill or 6 1/2" batt

R-26 2 1/2" wool fill and 6 1/2" batt

R-30 4 1/2" wool fill and 6 1/2" batt

R-38 7 1/2" wool fill and 6 1/2" batt

WALL

R-5.5 5/8" rigid insulation board

R-7 2 1/2" fiberglass batt

R-11 3 1/2" fiberglass batt

R-19 3 5/8" fiberglass batt and
1" polystyrene sheathing, or
One 6 1/2" batt

FLOORS

R-11 3 1/2" fiberglass batt or blanket

R-13 3 5/8" fiberglass batt or blanket

R-19 6 1/2" fiberglass batt or blanket

R-22 7" fiberglass batt or blanket

CLIMATE CLASSIFICATION



ANNUAL AVERAGE FROST PENETRATION



AVERAGE ANNUAL SNOWFALL



CURRENT COST MULTIPLIERS

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

CALCULATOR COST SECTIONS

(Effective Date of Cost Pages)	11 (11/02)	12 (8/02)	13 (5/04)	14 (2/04)	15 (11/03)	16 (8/03)	17 (5/03)	18 (2/03)
EASTERN	A	1.10	1.12	1.03	1.06	1.08	1.09	1.10
	B	1.10	1.12	1.03	1.06	1.08	1.09	1.11
	C	1.09	1.10	1.03	1.04	1.07	1.09	1.12
	D	1.10	1.13	1.04	1.06	1.08	1.09	1.11
	S	1.09	1.12	1.03	1.04	1.08	1.10	1.11
CENTRAL	A	1.09	1.10	1.03	1.05	1.06	1.08	1.09
	B	1.09	1.10	1.03	1.05	1.06	1.07	1.09
	C	1.09	1.10	1.02	1.04	1.06	1.08	1.10
	D	1.09	1.14	1.04	1.05	1.08	1.08	1.11
	S	1.08	1.10	1.02	1.03	1.07	1.08	1.09
WESTERN	A	1.06	1.09	1.02	1.02	1.04	1.06	1.07
	B	1.06	1.09	1.02	1.02	1.04	1.07	1.07
	C	1.06	1.09	1.01	1.01	1.05	1.06	1.08
	D	1.08	1.11	1.03	1.03	1.06	1.06	1.08
	S	1.05	1.08	1.01	1.01	1.05	1.06	1.07

SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)	41 (12/02)	42 (9/02)	43 (6/04)	44 (3/04)	45 (12/03)	46 (9/03)	47 (6/03)	48 (3/03)
EASTERN	A	1.10	1.12	1.03	1.06	1.08	1.09	1.10
	B	1.10	1.12	1.03	1.06	1.08	1.09	1.11
	C	1.09	1.10	1.03	1.04	1.07	1.09	1.12
	D	1.10	1.13	1.04	1.06	1.08	1.09	1.11
	S	1.09	1.12	1.03	1.04	1.08	1.10	1.11
CENTRAL	A	1.09	1.10	1.03	1.05	1.06	1.08	1.09
	B	1.09	1.10	1.03	1.05	1.06	1.07	1.09
	C	1.09	1.10	1.02	1.04	1.06	1.08	1.10
	D	1.09	1.14	1.04	1.05	1.08	1.08	1.11
	S	1.08	1.10	1.02	1.03	1.07	1.08	1.09
WESTERN	A	1.06	1.09	1.02	1.02	1.04	1.06	1.07
	B	1.06	1.09	1.02	1.02	1.04	1.07	1.07
	C	1.06	1.09	1.01	1.01	1.05	1.06	1.08
	D	1.08	1.11	1.03	1.03	1.06	1.06	1.08
	S	1.05	1.08	1.01	1.01	1.05	1.06	1.07

UNIT-IN-PLACE COST SECTIONS (51 - 67)

Sec. Page	Date		Eastern	Central	Western	Sec. Page	Date		Eastern	Central	Western
51 - 2-3	(3/03)	Concrete Foundations	1.11	1.10	1.07	61 - 1-8	(12/02)	Tanks	1.11	1.09	1.07
51 - 4	(3/03)	Pilings	1.11	1.11	1.08	62 - 1	(6/04)	Industrial Pumps & Boilers	1.02	1.01	1.01
51 - 7-8	(3/03)	Steel and Concrete Frame	1.10	1.10	1.07	62 - 2-3, 6	(6/04)	Piping	1.02	1.01	1.01
51 - 7	(3/03)	Wood Frame	1.11	1.10	1.08	62 - 4	(6/04)	Electrical Motors	1.02	1.01	1.01
52 - 1-4, 6	(3/03)	Interior Construction	1.10	1.10	1.07	62 - 5	(6/04)	Steel Stacks, Chutes	1.02	1.01	1.01
52 - 5	(3/03)	Bank Vaults and Equipment	1.11	1.10	1.07	62 - 5	(6/04)	Masonry & Concrete Chimneys	1.01	1.02	1.01
53 - 1-8	(6/03)	Heating, Cooling & Ventilating	1.09	1.08	1.06	62 - 6	(6/04)	Compactors, Incinerators	1.02	1.01	1.01
53 - 9-12	(6/03)	Plumbing, Fire Protection, etc.	1.08	1.08	1.05	63 - 1-4	(6/02)	Trailer and Mfg. Housing Parks	1.13	1.12	1.10
54 - 1-6	(6/03)	Electrical, Security	1.09	1.08	1.06	63 - 5-10	(6/02)	Manufactured Housing	1.09	1.07	1.09
55 - 3-7	(8/03)	Wall Costs	1.11	1.10	1.08	64 - 1-6	(3/04)	Service Stations, Car Washes	1.05	1.04	1.01
56 - 1-2	(8/03)	Stained Glass	1.09	1.09	1.07	64 - 7-9	(3/04)	Prefabricated Metal Structures	1.05	1.04	1.02
56 - 3-6	(8/03)	Storefronts	1.10	1.09	1.07	64 - 7-8	(3/04)	Prefab. Wood & Air Structures	1.05	1.04	1.02
56 - 7	(8/03)	Stonework	1.10	1.09	1.06	65 - 1-12	(3/04)	Equipment Costs	1.04	1.04	1.03
56 - 8	(8/03)	Columns, Stone & Concrete	1.10	1.10	1.07	66 - 1	(12/03)	Subdivision Costs	1.08	1.06	1.05
56 - 8	(8/03)	Columns, Wood & Aluminum	1.10	1.10	1.08	66 - 2-9	(12/03)	Yard Improvements	1.09	1.08	1.06
57 - 1-6	(9/03)	Roofs	1.09	1.07	1.06	66 - 10-11	(12/03)	Demolition & Remediation	1.08	1.06	1.05
58 - 1	(9/03)	Cold Storage	1.09	1.08	1.06	67 - 1-2	(12/03)	Recreational Facilities	1.05	1.04	1.05
58 - 2-8	(9/03)	Elevators, Conveying Systems	1.09	1.08	1.05	67 - 3-7	(12/03)	Recreational Facilities	1.07	1.06	1.05

This page supersedes the June 2004 Green Supplement.

LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
COLORADO	1.00	1.00	1.00	1.00	.98	FLORIDA (Continued)						ILLINOIS (Continued)					
Aspen	1.30	1.31	1.27	1.26	1.26	Miami	.87	.86	.87	.89	.88	Moline	1.08	1.07	1.06	1.06	1.08
Boulder	1.03	1.04	1.03	1.04	1.00	Naples	.95	.96	.94	.93	.94	Normal	1.07	1.05	1.05	1.05	1.08
Colorado Springs	1.04	1.05	1.03	1.05	1.02	Ocala	.92	.92	.93	.91	.91	Peoria	1.08	1.06	1.05	1.05	1.06
Costilla County	.93	.94	.94	.95	.92	Orlando	.96	.97	.96	.97	.94	Quincy	1.10	1.12	1.09	1.08	1.06
Denver	1.03	1.04	1.04	1.05	1.02	Palm Beach	.90	.88	.88	.91	.90	Rock Island	1.09	1.08	1.08	1.10	1.09
Durango	.94	.93	.93	.91	.93	Panama City	.81	.81	.78	.80	.79	Rockford	1.15	1.15	1.14	1.15	1.15
Eagle Co. (x/resort areas)	1.07	1.07	1.05	1.04	1.05	Pensacola	.83	.82	.80	.82	.82	Skokie	1.22	1.22	1.20	1.21	1.20
Fort Collins	1.04	1.05	1.07	1.06	1.02	Pinellas County	.99	.99	.98	.97	.97	Springfield	1.08	1.07	1.06	1.06	1.08
Grand Junction	.97	.96	.96	.96	.96	Sarasota	.98	.99	.96	.98	.96	Urbana	1.07	1.05	1.04	1.04	1.06
Greeley	1.04	1.05	1.06	1.06	1.01	Tallahassee	.92	.93	.93	.93	.91	Waukegan	1.21	1.21	1.18	1.17	1.17
Gunnison County	1.05	1.07	1.07	1.07	1.04	Tampa	.98	.98	.97	.96	.96	INDIANA	1.01	1.01	.99	1.00	1.01
Kit Carson County	.94	.95	.96	.97	.93	Vero Beach	.91	.90	.89	.88	.89	Anderson	1.03	1.01	1.00	1.00	1.02
Logan County	.96	.97	.97	.97	.94	GEORGIA	.91	.91	.89	.89	.89	Bloomington	1.02	1.01	1.01	1.03	1.02
Longmont	1.02	1.03	1.05	1.05	1.01	Albany	.91	.92	.87	.88	.89	Columbus	1.04	1.04	1.02	1.01	1.02
Loveland	1.02	1.03	1.07	1.06	1.03	Athens	.94	.95	.91	.91	.92	Elkhart	1.10	1.10	1.07	1.08	1.08
Moffat County	.92	.92	.91	.91	.91	Atlanta	.98	.99	.97	.98	.97	Evansville	1.02	1.01	1.01	1.03	1.01
Montrose County	.94	.93	.93	.90	.92	Augusta	.90	.92	.87	.87	.88	Fort Wayne	1.00	1.00	1.00	1.00	1.01
Prowers County	.95	.96	.97	.98	.94	Columbus	.91	.92	.88	.88	.88	Gary	1.19	1.19	1.16	1.17	1.16
Pueblo	1.02	1.01	1.01	1.02	.98	Macon	.92	.93	.91	.90	.91	Hammond	1.19	1.19	1.16	1.17	1.16
Steamboat Springs	1.32	1.32	1.28	1.27	1.25	Rome	.95	.96	.93	.92	.92	Indianapolis	1.04	1.04	1.03	1.03	1.04
Vail	1.30	1.31	1.27	1.26	1.26	Savannah	.87	.86	.88	.89	.86	Kokomo	1.04	1.04	1.01	1.02	1.02
CONNECTICUT	1.14	1.13	1.13	1.13	1.12	Valdosta	.86	.85	.84	.86	.85	Lafayette	.99	.98	.98	.98	.98
Bridgeport	1.20	1.19	1.19	1.20	1.19	HAWAII	1.45	1.43	1.40	1.43	1.46	Logansport	1.00	.99	.96	.96	.99
Bristol	1.14	1.11	1.12	1.11	1.13	Hilo	1.46	1.44	1.39	1.42	1.48	Marion	.99	.99	.96	.96	1.00
Danbury	1.19	1.18	1.18	1.21	1.22	Kauai	1.46	1.45	1.42	1.45	1.48	Michigan City	1.18	1.18	1.15	1.16	1.14
Fairfield	1.17	1.16	1.18	1.19	1.16	Maui	1.46	1.44	1.41	1.44	1.48	Muncie	1.00	.99	.98	.99	.99
Greenwich	1.31	1.29	1.26	1.29	1.33	Oahu	1.45	1.42	1.40	1.43	1.45	Richmond	1.00	.99	.98	.98	1.00
Hartford	1.17	1.15	1.17	1.17	1.16	IDAHO	1.00	.99	.99	.98	.99	South Bend	1.08	1.08	1.07	1.07	1.06
Menden	1.13	1.11	1.11	1.12	1.11	Boise	1.03	1.03	1.05	1.02	1.02	Terre Haute	1.03	1.02	1.02	1.01	1.02
Middletown	1.13	1.11	1.13	1.13	1.10	Caldwell	1.01	1.01	1.04	1.01	1.00	IOWA	1.04	1.05	1.04	1.06	1.04
Milford	1.13	1.11	1.10	1.11	1.11	Coeur d'Alene	1.01	1.00	.99	.98	1.00	Burlington	1.05	1.05	1.04	1.06	1.08
New Britain	1.15	1.12	1.13	1.13	1.11	Idaho Falls	1.00	.99	1.00	1.01	1.00	Cedar Rapids	1.05	1.05	1.06	1.07	1.05
New Haven	1.16	1.13	1.14	1.11	1.13	Lewiston	.99	.98	.96	.95	.97	Council Bluffs	.98	.99	.97	.96	.97
New London	1.10	1.09	1.09	1.11	1.08	Moscow	1.00	.99	.96	.96	.98	Davenport	1.08	1.08	1.08	1.09	1.09
Norwich	1.10	1.09	1.09	1.11	1.08	Pocatello	.96	.95	.96	.96	.98	Des Moines	1.02	1.02	1.02	1.02	1.02
Stamford	1.31	1.29	1.26	1.29	1.33	Twin Falls	1.01	1.02	1.03	1.00	1.01	Dubuque	1.10	1.10	1.10	1.13	1.12
Waterbury	1.13	1.11	1.10	1.09	1.11	ILLINOIS	1.08	1.08	1.06	1.07	1.07	Fort Dodge	1.03	1.03	1.02	1.02	1.04
Windsor Locks	1.15	1.13	1.13	1.13	1.14	Alton	1.09	1.10	1.11	1.10	1.09	Iowa City	1.06	1.06	1.07	1.09	1.08
DELAWARE	1.12	1.09	1.08	1.10	1.11	Aurora	1.20	1.20	1.18	1.18	1.16	Mason City	1.05	1.05	1.04	1.07	1.05
Dover	1.11	1.09	1.07	1.09	1.09	Belleville	1.15	1.15	1.15	1.13	1.11	Sioux City	.98	.98	.97	.98	.98
Wilmington	1.14	1.10	1.09	1.12	1.12	Bloomington	1.05	1.04	1.05	1.06	1.06	Waterloo	1.04	1.04	1.03	1.04	1.04
DIST. OF COLUMBIA	1.07	1.07	1.05	1.03	1.04	Carbondale	1.06	1.07	1.03	1.02	1.02	KANSAS	.93	.92	.93	.92	.91
FLORIDA	.92	.92	.91	.92	.91	Centralia	1.04	1.02	1.03	1.03	1.04	Dodge City	.92	.92	.94	.93	.92
Bradenton	.98	.98	.96	.96	.96	Champaign	1.07	1.05	1.04	1.04	1.06	Fort Scott	.93	.93	.92	.93	.92
Brevard County	.90	.90	.89	.90	.89	Chicago	1.23	1.23	1.20	1.20	1.20	Garden City	.87	.87	.88	.88	.85
Broward County	.88	.87	.88	.90	.88	Danville	1.07	1.05	1.04	1.04	1.06	Goodland	.92	.90	.91	.91	.90
Dade County	.87	.86	.87	.89	.88	De Kalb	1.19	1.19	1.16	1.16	1.15	Hays	.86	.86	.87	.86	.85
Daytona Beach	.92	.93	.92	.91	.91	Decatur	1.08	1.07	1.06	1.07	1.08	Kansas City	1.10	1.09	1.09	1.09	1.09
Fort Myers	.95	.94	.94	.93	.95	East St. Louis	1.14	1.14	1.14	1.14	1.13	Lawrence	1.06	1.05	1.05	1.05	1.05
Fort Pierce	.86	.85	.85	.86	.86	Elgin	1.20	1.20	1.17	1.18	1.17	Liberal	.86	.86	.87	.86	.84
Gainesville	.92	.93	.93	.91	.91	Evanston	1.21	1.21	1.18	1.18	1.17	Manhattan	.95	.95	.96	.96	.94
Jacksonville	.93	.94	.93	.93	.92	Galesburg	1.08	1.06	1.04	1.04	1.07	Olathe	1.10	1.09	1.10	1.09	1.09
Key West	1.03	1.03	1.05	1.04	1.00	Joliet	1.20	1.20	1.17	1.18	1.16	Overland Park	1.10	1.09	1.10	1.09	1.09
Lakeland	.95	.96	.97	.95	.94	Kankakee	1.21	1.21	1.18	1.20	1.18	Pittsburg	.90	.90	.90	.90	.89
Marathon	.97	.98	.98	.99	.95	Marion	1.06	1.07	1.03	1.02	1.02	Salina	.94	.92	.93	.92	.93
												Topeka	1.00	.99	.99	.98	.98
												Wichita	.91	.91	.91	.90	.90

The American Society of Farm Managers and Rural Appraisers

Cost Estimating

Cost Estimating

- Seminar Objective
 - To provide the student a thorough review of cost approach principals and actual experience in estimating cost of special purpose agricultural improvements.

COST APPROACH CONCEPTS

Cost Approach Methodology

- Estimate site value
- Determine total improvement cost
- Estimate depreciation
- Deduct depreciation from cost
- Add site to depreciated improvement cost

Estimate Land Value

- Determine the importance of land
- Apply accepted methodology that is appropriate for the land's significance
- Direct sales comparison is generally the methodology used, but the income approach is also a possibility

Determine Appropriate Cost Basis

- Replacement cost most common
- Cost services deal with replacement cost
- Many appraisers actually use a replacement cost methodology but apply it to the actual improvement that exists rather than to a structure that would most efficiently accomplish the function. This is not true replacement cost

Estimate Direct (hard) & Indirect (soft) Costs



- Soft costs are frequently neglected with agricultural property
- Probably okay if the appraiser is consistent between cost estimation on the subject and on the sales used to support depreciation

Estimate (or address) Entrepreneurial Profit



- Like soft costs, entrepreneurial profits are often neglected in same way as soft costs
- Consistency between cost estimating on the subject and comparable sales is the key

Add direct costs, indirect costs and entrepreneurial profit to arrive at total improvement cost

Estimate Depreciation

- Physical deterioration
- Functional Obsolescence
- External Obsolescence

Estimate Depreciation

- Can estimate physical deterioration & curable functional during analysis of comparable sales by applying an effective age/economic life ratio & letting the rest of the depreciation indicated by the sale fall out into an additional obsolescence category. This includes incurable functional and external. This same methodology is then applied to the subject property.

Deduct estimated
depreciation to obtained
depreciated cost

Value of Site Improvements

- If site improvements are exclusively applicable to the structural improvements, it is best to just include them as a category in the regular improvement calculations

Add land value to
depreciated cost to arrive at
indicated value

Adjust for Non-Realty Items

- Equipment used exclusively for the operation of the facility is normally considered a fixture and is included as part of the analysis of the RE improvements
- Rolling stock and office equipment are normally handled separately as personal property

Adjust for Non-Realty Items

- In analyzing sales, be careful with intangibles. If the improvements are sold as part of an operating unit, then there is a high probability that the sale price included intangibles
- USPAP says you have to address intangibles and their value if they are “significant” to the overall value (See Standard Rule 1-4g)

COST APPROACH APPLICABILITY

Cost Approach Applicability I

- Most useful when improvements are new and clearly represent the highest and best use of the site.
- May be the most meaningful approach for special use properties, even if the improvements are not new and may suffer from substantial depreciation including external obsolescence.
- Not really applicable if buildings are older and there is concrete evidence in the other approaches to value the property; however, some clients want it anyway.

Cost Approach Applicability II

- Biggest misuse of the cost approach is it being the only approach conducted without the appraiser supplying any market support for depreciation, or lack thereof, with the justification for lack of support being that there were not any comparable sales.
- There must be market support for the depreciation or lack of depreciation. If there are no sales, then the income approach can be used. Sometimes the income analysis has to be a “business valuation” income methodology because the specific type of property doesn’t rent.

Cost Approach Applicability III

- The evidence of much new construction similar to the subject is market justification for the lack of external obsolescence. The less the empirical evidence, the more in detail the logic of the appraiser should be explained.

Cost Approach Applicability IV

- It is possible that a single, or very limited, group of users could represent the highest and best use of a property. The key to the existence of external obsolescence in such situations is the level of profitability of these users. In order to meet the USPAP Competency Rule, an appraiser may have to understand business valuation methodology to properly value such a property.

DEFINITIONS

Reproduction Cost

- The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, super adequacies, and obsolescence of the subject building.

Replacement Cost

- The estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design, and layout.

Direct Costs

- Expenditures for the labor and materials used in the construction of improvements.
- The labor, material, subcontractor, and heavy equipment costs directly incorporated into the construction of physical improvements.
- Also called hard costs.

Indirect Costs

- Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs; professional fees; financing costs and the interest paid on construction loans; taxes and the builder's or developer's all-risk insurance during construction; and marketing, sales, and lease-up costs incurred to achieve occupancy or sale.
- Also called soft costs.

Entrepreneurial Profit

- A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development.
- In economics, the actual return on successful management practices, often identified with coordination, the fourth factor of production following land, labor, and capital; also called entrepreneurial return or entrepreneurial reward.

Entrepreneurial Incentive

- A market-derived figure that represents the amount an entrepreneur expects to receive for his or her contribution to a project and risk.

Cost Estimating

- In appraising, estimation of the reproduction or replacement cost of an improvement by one or more methods. See also comparative-unit method; quantity survey method; unit-in-place method.
- In construction, the cost to build a structure based on the costs of all materials and labor to be employed and other essential expenses incurred in the process.

Comparative-Unit Method

- A method used to derive a cost estimate in terms of dollars per unit of area or volume based on known costs of similar structures that are adjusted for time and physical differences; usually applied to total building area.

Unit-In-Place Method

- A cost-estimating method in which total building cost is estimated by adding together the unit costs for the various building components as installed. Also called segregated cost method.

Quantity Survey Method

- A cost-estimating method in which the quantity and quality of all materials used and all categories of labor required are estimated and unit cost figures are applied to arrive at a total cost estimate for labor and materials.

Depreciation

- In appraising, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
- In accounting, an allowance made against the loss in value of an asset for a defined purpose and computed using a specified method.

Accrued Depreciation

- The difference between the reproduction or replacement cost of the improvements on the effective date of the appraisal and the market value of the improvements on the same date.
- In accounting, the amount reserved each year or accumulated to date in the accounting system for replacement of a building or other asset.

Physical Deterioration I

- An element of depreciation; loss in value caused by wear, tear, age and use. See also curable physical deterioration; incurable physical deterioration; long-lived item; short-lived item.

Physical Deterioration II

- Curable Physical Deterioration - An element of depreciation; a curable defect caused by deferred maintenance.
- Incurable Physical Deterioration -An element of depreciation; a defect caused by physical deterioration that cannot be practically or economically corrected.

Functional Obsolescence I

- An element of depreciation resulting from deficiencies or super adequacies in the structure.

Functional Obsolescence II

- Curable Functional Obsolescence - An element of depreciation; a curable defect caused by a flaw in the structure, materials, or design.
- Incurable Functional Obsolescence - An element of depreciation; a defect caused by a deficiency or super adequacy in the structure, materials, or design, which cannot be practically or economically corrected.

Curable Depreciation

- Items of physical deterioration or functional obsolescence that are economically feasible to cure. Economic feasibility is indicated if the cost to cure is equal to or less than the anticipated increase in the value of the property.

External Obsolescence

- An element of depreciation; a defect, usually incurable, caused by negative influences outside a site and generally incurable on the part of the owner, landlord or tenant.

Life I

- Economic Life - The period over which improvements to real property contribute to property value.
- Remaining Economic Life - The estimated period during which improvements will continue to contribute to property value; an estimate of the number of years remaining in the economic life of the structure or structural components as of the date of the appraisal; used in the age-life method of estimating depreciation.

Life II

- Useful Life - The period of time over which a structure may reasonably be expected to perform the function for which it was designed.
- Remaining Life - The estimated period during which a structure will continue to perform the function for which it was designed; an estimate of the number of years remaining in the useful life of the structure or structural components as of the date of the appraisal; used in the breakdown method of estimating depreciation.

Age

- Actual Age - The number of years that have elapsed since construction of an improvement was completed; also called historical or chronological age.
- Effective Age - The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age.

Age-Life Methods

- Age-Life Method - A method of estimating depreciation in which the ratio between the effective age of a building and its total economic life is applied to the current cost of the improvements to obtain a lump-sum deduction; also known as the economic age-life method.
- Modified Age-Life Method – Same as above but is applied to the current cost of the improvements after the costs to cure curable physical and functional items are deducted.

Market Extraction Method

- This method relies on the availability of comparable sales from which depreciation can be extracted. It makes direct comparisons with market sales and is easy to understand and explain, but, in considering all the complex interplay of physical, functional, and external causes of depreciation in one calculation, market extraction can be an oversimplification of the complex interplay of physical, functional, and external causes of depreciation. The technique is primarily used to extract total depreciation, to establish total economic life expectancy, and to estimate external obsolescence.

Market Extraction Method (con't)

- In this method, the appraiser deducts the contributory value of the site from the sale price and determines the contribution of the improvements. The replacement cost of the improvements is determined and the depreciation suffered by the sale is extracted by subtracting the contributory value of the improvements from the replacement cost. A variation of this method is to deduct age/life calculated depreciation from the replacement cost and extract additional depreciation that would be mostly external, but could include some incurable functional.

Breakdown Method

- A method of estimating depreciation in which the total loss in the value of a property is estimated by analyzing and measuring each cause of depreciation (physical, functional, and external) separately.

SOURCES OF IMPROVEMENT COSTS

Cost Comparables

- The actual costs of construction are the best sources of cost information. Many appraisers keep a file with a data sheet on cost comparables. This data sheet will have a photo, physical description of the improvements and the supporting cost information. In using such costs, the appraiser must be aware of soft costs and entrepreneurial incentive that may not be included in the cost comparable. The key in correct use is consistency.

Cost-Estimating Services

- These services publish data for estimating the current cost of improvements. The most common such service is Marshall Valuation Service. In this course we will use the Marshall Valuation Service cost estimating manual. Marshall and Swift, L.P. publishes Marshall Valuation Service. They also have web based and software products. Their website is www.marshallswift.com.

Cost Index Trending

- Cost manuals like Marshall Valuation Service (MVS) include cost index tables that allow an appraiser to update know past construction costs to reflect changes in the cost of construction over a period of years.

Cost Index Trending - Example

- Assume the contract cost for constructing a building in January 1994 was \$1,000,000. Further assume that the improvement was a “Class S (metal frame and walls)” and was located in the “Western Region”. The class and location are defined in MVS.

Cost Index Trending – Example (con't)

- Section 98 of MVS is entitled “Cost Indexes and Trend Multipliers.” The comparative cost multiplier on page 5 of Section 98 is 1.333 for a Class S structure located in the Western Region. Based on cost index trending the current replacement cost of this improvement would be \$1,333,000.

USING COST ESTIMATING SERVICES

Marshall Valuation Service

- Must understand definitions/methodology
- Manual includes residential, commercial and agricultural
- Used for case study problems
- See seminar exhibits for reprints

Marshall Valuation Service Costs

- What the costs contain
- What they do not contain

Classes of Construction

- Class A
- Class B
- Class C
- Class D
- Class S

Qualities of Construction

- Low quality
- Average quality
- Good quality
- Excellent quality

Qualities of Construction - Indicators

- General Description
- Outside Walls
- Frame
- Floors
- Ceilings
- Interior
- Built-in Fixtures
- Plumbing
- Lighting
- Roofing

CASE STUDY PROBLEMS

1-Cost Comps./Market Extracted Depreciation

- Greenhouse
- Class S
- Average quality
- 1,000,000 SF
- Age-5 years
- No new operations
- Existing expanding
- Buyers squeezing growers
- 5 units built in 2-3 yrs
- Cost \$7.50-\$10/SF
- Costs stable
- Economics of scale at 500,000 SF
- Costs include support facilities
- Economic life is 20 years

1-Cost Comps./Market Extracted Depreciation

- Question 1 - What is the RCN of the subject property?

1-Cost Comps./Market Extracted Depreciation

- Sales Data
 - Sale 1 – 400,000 SF, 3yrs old, sold for \$2,000,000, land = \$50,000
 - Sale 2 – 100,000 SF, 5 yrs old, sold for \$375,000, land = \$25,000
 - Sale 3 – 1,000,000 SF, 10 yrs old, sold for \$3,000,000, land = \$100,000

1-Cost Comps./Market Extracted Depreciation

- Question 2 – What is the value of the subject structure (bldg. only) supported by depreciation extracted from these sales?

1-Cost Comps./Market Extracted Depreciation - Answer

Comp	1	2	3	Subject
Size	400,000	100,000	1,000,000	1,000,000
RCN/Ut	\$ 7.50	\$ 8.50	\$ 7.50	\$ 7.50
RCN	\$ 3,000,000	\$ 850,000	\$ 7,500,000	\$ 7,500,000
EA	3	5	10	5
EL	20	20	20	20
A/L Ratio	15%	25%	50%	25%
A/L Depr	\$ 450,000	\$ 212,500	\$ 3,750,000	\$ 1,875,000
A/L Depr RCN	\$ 2,550,000	\$ 637,500	\$ 3,750,000	\$ 5,625,000
CV Bldg	\$ 1,950,000	\$ 350,000	\$ 2,900,000	\$ 4,331,250
Add'l Obsol	\$ 600,000	\$ 287,500	\$ 850,000	\$ 1,293,750
% Add'l Obsol	24%	45%	23%	23%
% Total Depr	35%	59%	61%	42%
% Depr/Yr/EA	11.67%	11.76%	6.13%	8.45%

2-Cost Indexing

- You are appraising a meat packing facility. The facility was built in January of 2000 at a cost of \$50,000,000 and there has been no remodeling that has occurred since that time. The property is a class S structure and is located in the western region of the US. Using the Marshall Valuation Services Section 98 Cost Indexes and Trend Multiplier, what is the current replacement cost of this facility?

2-Cost Indexing - Answer

- Section 98 – Western Region – January 2000 index is 1.144
- $\$50,000 \times 1.144 = \$57,200,000$

3-Swine Facility

- 40 acre site
- 5000 sows-1000 gilts
- Manure easement
- Water rights
- Similar land \$1,400-\$1,600 (Pd. \$1,600)
- In use on 3/2000
- Actual cost \$804/sow
- Unit of Comparison is “per sow capacity”
- Equipment = fixtures
- Tunnel ventilated, cool cells, pull plug pits
- 250 sows farrowed per week
- 100,000 pigs per year
- Q1-Estimate cost via Marshall Valuation Manual
- Q2-Check with indexed cost estimate

Improvements

Structure	Year Built	Size (SF)	Construction Materials	Foundation	Roof Material	Siding	Quality/Condition	Utility
Office	1999-2000	2,852	Metal Frame	Concrete	Metal	Metal	Good/Good	Good
Utility Buildings (Pressure Washer &	1999-2000	276	Metal Frame	Concrete	Metal	Metal	Good/Good	Good
Breeding Barn	1999-2000	32,620	Metal Frame	Concrete	Metal	Metal	Good/Good	Good
Gestation Bams (2)	1999-2000	65,240	Metal Frame	Concrete	Metal	Metal	Good/Good	Good
Farrowing Bams (2)	1999-2000	44,688	Metal Frame	Concrete	Metal	Metal	Good/Good	Good
Isolation Bam	1999-2000	10,539	Metal Frame	Concrete	Metal	Metal	Good/Good	Good
Walkways	1999-2000	1975	Metal Frame	Concrete	Metal	Metal	Good/Good	Good










Calculator Cost Spreadsheet - Marshall Valuation Service

1	Calculations By:	Date:					
2,3	Project ID/Location:	Swine Facility/Case Study/Problem / State of Kansas Location:					
PRIMARY INFORMATION							
4	Occupancy:	Office	Farrowing	Breeding/Gestation	Isolation	Walkways/Utility	Legions/Wells
5	Section/Floor:	16-17	17-41	17-40	17-40	17-41	17-43
5	Building Class:	S	S	S	S	S	NA
5	Building Quality:	Low Cost	Average	Average	Average	Low Cost Finsh	Average
6	Exterior Wall:	Metal	Metal	Metal	Metal	Metal	NA
7	Stories/Height:	1 Story-S	1 Story-S	1 Story-S	1 Story-S	1 Story-S	NA
7	Dimensions:	48	76	78	41	Various	Various
8	Dimensions:	62	888	420	256		
9	Perimeter-Linear Feet:	218	1,228	565	598	784	NA
8	Area:	2,852	44,688	32,620	10,543	1,975	1,582,700
9	Units Utilized in Area:	Square Feet	Square Feet	Square Feet	Square Feet	Square Feet	Cubic Feet
10	Built/Age:	2000 / 5 yrs	2000 / 5 yrs	2000 / 5 yrs	2000 / 5 yrs	2000 / 5 yrs	2000 / 5 yrs
10	Condition:	Good	Good	Good	Good	Good	Good
11	Region:	Central	Central	Central	Central	Central	Central
12	Climate:	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
13	Base Cost \$/Unit:						
UNIT COST ADJUSTMENTS							
14	HVAC:						
15	Elevator deduction:						
16	Miscellaneous:						
	Describe Miscellaneous:		Some fixtures & equipment (see attached schedule)	Some fixtures & equipment (see attached schedule)	Some fixtures & equipment (see attached schedule)		
17	Total lines 13 through 16:						
HEIGHT & SIZE REFINEMENTS							
18	Number of stories:	1	1	1	1	1	NA
19	Height per story multiplier:						NA
20	Floor area per perimeter multiplier:						NA
21	Combined height & story multiplier (lines 18x19x20):						1
FINAL CALCULATIONS							
22	Refined unit cost (\$/sq ft):						
23	Current cost multiplier (S99, P3):						
24	Local Multiplier (S99, P5-10):						
25	Final Unit Cost (\$22x23x24):						
26	Area from line 9:	2,852	44,688	32,620	10,543	1,975	1,582,700
27	Line 25x26:						
28	Other Costs:						
	Describe Other:					310 unit Generator (\$4 P3) location multipliers	Approx Equip 4 x \$10,000 (\$17 P43); 1962 x \$15,000 (\$17 P43) location multipliers
	Subtotal:						
	Number of Units:	1	1	3	1	1	1
29	REPLACEMENT COST ESTIMATE:						
	TOTAL OF ITEMS ON THIS PAGE:						



Swine Fixtures and Equipment Schedule					
Farrowing	Reference	Cost/Unit	Units	Total Cost	Comments
Heater 150,000 BTU	Sec 17-Page 59		14.00		
Heater 175,000 BTU	Sec 17-Page 59		6.00		
Heating Pads 80 Watts	Sec 17-Page 43	\$ 50.00	728.00	\$ 36,400	One 1' x 3' per farrowing crate
Flooring	Sec 17-Page 43		44,688.00		
Farrowing Crates	Sec 17-Page 43		728.00		
Feed Tanks	Sec 17-Page 55		4.00		17.75 ton steel hopper bottom tanks
Augers/Drops	Sec 17-Page 52		2,716.00		76' x 14 rooms x 2 runs plus 588' length
Cool Cells	Sec 17-Page 58		2.00		2 cool cells 64' x 6'
Power Wash Lines	Sec 17-Page 43		2,716.00		76' x 14 rooms x 2 runs plus 588' length
Power Washers	Sec 17-Page 43		1.00		4 GPM hot water units
			Total		
			SF	44,688	
			\$/SF		
Breeding/Gestation	Reference	Cost/Unit	Units	Total Cost	Comments
Stalls	Sec 17-Page 43		4,584.00		1600 x 2 plus 1288 plus 96,
Heaters-225,000 BTU	Sec 17-Page 59		18.00		
Cool Cells	Sec 17-Page 58		6.00		6 cool cells 64' x 6'
Feed Tanks	Sec 17-Page 55		10.00		17.75 ton steel hopper bottom tanks
Pen Feeders	Sec 17-Page 43		18.00		1-8.5 bushel rectangular feeder serves 2 pens
Augers/Drops	Sec 17-Page 52		5,340.00		420' x 4 runs x 3 buildings + 300' at end to tanks
Breeding Pens	Sec 17-Page 43		36.00		Estimate at two times gestation stalls
Slat Floors/Shallow Pit	Sec 17-Page 40		97,860.00		
Power Wash Lines	Sec 17-Page 43		5,040.00		420' x 4 runs x 3 buildings
Power Washers	Sec 17-Page 43		2.00		4 GPM hot water units
			Total		
			SF	97,860	
			\$/SF		
Isolation	Reference	Cost/Unit	Units	Total Cost	Comments
Heaters-150,000 BTU	Sec 17-Page 59		4.00		
Cool Cells	Sec 17-Page 58		2.00		2 cool cells 40' x 6'
Feed Tanks	Sec 17-Page 55		2.00		17.75 ton steel hopper bottom tanks
Pen Feeders	Sec 17-Page 43		20.00		1-8.5 bushel rectangular feeder serves 2 pens
Augers/Drops	Sec 17-Page 52		587.00		256' x 2 runs + 75' at end to tanks
Pens	Sec 17-Page 43		40.00		Estimate at two times gestation stalls
Slat Floors/Shallow Pit	Sec 17-Page 40		10,540.00		
Power Wash Lines	Sec 17-Page 43		512.00		256' x 2 runs
			Total		
			SF	10,540	
			\$/SF		

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CASE STUDY 4 - ANSWERS

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Calculator Cost Spreadsheet - Marshall Valuation Service

1 Calculations By: J Cannon Date: 7/22/04							
2-3 Project ID/Location: Swine Facility Case Study Problem / State of Kansas Location							
PRIMARY INFORMATION							
4	Occupancy	Office	Farrowing	Breeding/Gestation	Isolation	Walkways/Utility	Lagoons/Wells
5	Section-Page	15-17	17-41	17-40	17-40	17-41	17-43
5	Building Class	S	S	S	S	S	NA
5	Building Quality	Low Cost	Average	Average	Average	Low Cost Finish	Average
6	Exterior Wall	Metal	Metal	Metal	Metal	Metal	NA
7	Stories-Height	1 Story-8'	1 Story-8'	1 Story-8'	1 Story-8'	1 Story-8'	Various
	Dimensions	46	76	78	41	256	Various
	Dimensions	62	294	420	256	1,975	1,562,700
9	Perimeter-Linear Feet	216	740	995	594	764	NA
8	Area	2,852	22,344	32,620	10,540	1,975	1,562,700
	Units Utilized in Area	Square Feet	Square Feet	Square Feet	Square Feet	Square Feet	Cubic Feet
10	Built/Age	2000 / 5 yrs	2000 / 5 yrs	2000 / 5 yrs	2000 / 5 yrs	2000 / 5 yrs	2000 / 5 yrs
10	Condition	Good	Good	Good	Good	Good	Good
11	Region	Central	Central	Central	Central	Central	Central
12	Climate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
13	Base Cost \$/Unit	\$ 42.79	\$ 19.85	\$ 16.87	\$ 16.87	\$ 12.81	\$ 0.14
UNIT COST ADJUSTMENTS							
14	HVAC	\$ 5.25	\$ -	\$ -	\$ -	\$ -	\$ -
15	Elevator deduction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Miscellaneous	\$ -	\$ 17.26	\$ 14.93	\$ 13.85	\$ -	\$ -
	Describe Miscellaneous		Swine fixtures & equipment (see attached schedule)	Swine fixtures & equipment (see attached schedule)	Swine fixtures & equipment (see attached schedule)		
17	Total lines 13 through 16	\$ 48.04	\$ 37.11	\$ 31.80	\$ 30.72	\$ 12.81	\$ 0.14
HEIGHT & SIZE REFINEMENTS							
18	Number of stories	1	1	1	1	1	NA
19	Height per story multiplier	0.900	0.963	0.963	0.963	0.963	NA
20	Floor area-perimeter multiplier	1.035	0.865	0.861	0.925	1.311	NA
21	Combined height & story multiplier (lines 18x19x20)	0.9315	0.832995	0.829143	0.890775	1.262493	1
FINAL CALCULATIONS							
22	Refined unit cost (17x21)	\$ 44.75	\$ 30.91	\$ 26.36	\$ 27.36	\$ 16.17	\$ 0.14
23	Current cost multiplier (S99, P3)	1.070	1.100	1.100	1.100	1.100	1.100
24	Local Multiplier (S99, P5-10)	0.910	0.910	0.910	0.910	0.910	0.910
25	Final Unit Cost (22x23x24)	\$ 43.57	\$ 30.94	\$ 26.39	\$ 27.39	\$ 16.19	\$ 0.14
26	Area from line 8	2,852	22,344	32,620	10,540	1,975	1,562,700
27	Line 25x26	\$ 124,268.35	\$ 691,423.93	\$ 860,861.09	\$ 288,700.12	\$ 31,972.70	\$ 218,996.78
28	Other Costs	\$ -	\$ -	\$ -	\$ -	\$ 96,196.10	\$ 70,070.00
	Describe Other					310 KW Generator	Lagoon Equip 4 x
						(854, P3) x location	\$10,000 (S17, P43)
						multipliers	Wells 2 x \$15,000
							(S17, P57) x location
							multipliers
	Subtotal	\$ 124,268.35	\$ 691,423.93	\$ 860,861.09	\$ 288,700.12	\$ 128,168.80	\$ 289,066.78
	Number of Units	1	2	3	1	1	1
29	REPLACEMENT COST ESTIMATE	\$ 124,268.35	\$ 1,382,847.86	\$ 2,582,583.28	\$ 288,700.12	\$ 128,168.80	\$ 289,066.78
	TOTAL OF ITEMS ON THIS PAGE	\$ 4,795,635.19					

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Swine Fixtures and Equipment Schedule

Farrowing	Reference	Cost/Unit	Units	Total Cost	Comments
Heater 150,000 BTU	Sec 17-Page 59	\$ 775.00	14.00	\$ 10,850	
Heater 175,000 BTU	Sec 17-Page 59	\$ 800.00	6.00	\$ 4,800	
Heating Pads 80 Watts	Sec 17-Page 43	\$ 50.00	728.00	\$ 36,400	One 1' x 3' per farrowing crate
Flooring	Sec 17-Page 43	\$ 2.80	44,688.00	\$ 125,126	
Farrowing Crates	Sec 17-Page 43	\$ 590.00	728.00	\$ 429,520	
Feed Tanks	Sec 17-Page 55	\$ 3,300.00	4.00	\$ 13,200	17.75 ton steel hopper bottom tanks
Augers/Drops	Sec 17-Page 52	\$ 47.50	2,716.00	\$ 129,010	76' x 14 rooms x 2 runs plus 588' length
Cool Cells	Sec 17-Page 58	\$ 5,970.00	2.00	\$ 11,940	2 cool cells 64' x 6'
Power Wash Lines	Sec 17-Page 43	\$ 2.80	2,716.00	\$ 7,605	76' x 14 rooms x 2 runs plus 588' length
Power Washers	Sec 17-Page 43	\$ 2,925.00	1.00	\$ 2,925	4 GPM hot water units
			Total	\$ 771,376	
			SF	44,688	
			\$/SF	\$ 17.26	
Breeding/Gestation	Reference	Cost/Unit	Units	Total Cost	Comments
Stalls	Sec 17-Page 43	\$ 72.00	4,584.00	\$ 330,048	1600 x 2 plus 1288 plus 96,
Heaters-225,000 BTU	Sec 17-Page 59	\$ 800.00	18.00	\$ 14,400	
Cool Cells	Sec 17-Page 58	\$ 5,970.00	6.00	\$ 35,820	6 cool cells 64' x 6'
Feed Tanks	Sec 17-Page 55	\$ 3,300.00	10.00	\$ 33,000	17.75 ton steel hopper bottom tanks
Pen Feeders	Sec 17-Page 43	\$ 570.00	18.00	\$ 10,260	18.5 bushel rectangular feeder serves 2 pens
Augers/Drops	Sec 17-Page 52	\$ 47.50	5,340.00	\$ 253,650	420' x 4 runs x 3 buildings + 300' at end to tanks
Breeding Pens	Sec 17-Page 43	\$ 144.00	36.00	\$ 5,184	Estimate at two times gestation stalls
Slat Floors/Shallow Pit	Sec 17-Page 40	\$ 7.75	97,860.00	\$ 758,415	
Power Wash Lines	Sec 17-Page 43	\$ 2.80	5,040.00	\$ 14,112	420' x 4 runs x 3 buildings
Power Washers	Sec 17-Page 43	\$ 2,925.00	2.00	\$ 5,850	4 GPM hot water units
			Total	\$ 1,460,739	
			SF	97,860	
			\$/SF	\$ 14.93	
Isolation	Reference	Cost/Unit	Units	Total Cost	Comments
Heaters-150,000 BTU	Sec 17-Page 59	\$ 775.00	4.00	\$ 3,100	
Cool Cells	Sec 17-Page 58	\$ 4,060.00	2.00	\$ 8,120	2 cool cells 40' x 6'
Feed Tanks	Sec 17-Page 55	\$ 3,300.00	2.00	\$ 6,600	17.75 ton steel hopper bottom tanks
Pen Feeders	Sec 17-Page 43	\$ 570.00	20.00	\$ 11,400	18.5 bushel rectangular feeder serves 2 pens
Augers/Drops	Sec 17-Page 52	\$ 47.50	587.00	\$ 27,883	256' x 2 runs + 75' at end to tanks
Pens	Sec 17-Page 43	\$ 144.00	40.00	\$ 5,760	Estimate at two times gestation stalls
Slat Floors/Shallow Pit	Sec 17-Page 40	\$ 7.75	10,540.00	\$ 81,685	
Power Wash Lines	Sec 17-Page 43	\$ 2.80	512.00	\$ 1,434	256' x 2 runs
			Total	\$ 145,981	
			SF	10,540	
			\$/SF	\$ 13.85	

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Case Study 3 – Indexed Value

Dates	Total	Per Sow	
Jan-00	\$ 4,017,778.00	\$ 803.56	Actual Cost
Jul-04	1.15	Index - Class 8, Central Region	
Indexed Value	\$ 4,620,444.70	\$ 924.09	



Memo

To: Nebraska Real Property Appraiser Board
From: Tyler Kohtz, Director
CC:
Date: 3/8/2023
Re: 25090 - Add Disciplinary History Document to "Nebraska Credentialed Real Property Appraisers" and "Nebraska Registered AMCs" Tab

During its Short- and Long-Term Goals and Objectives discussion pertaining to the NRPAB Website at its June 15, 2022 Strategic Planning Meeting, the Board discussed the possibility of adding disciplinary actions to the appraiser listing, now the Nebraska Credential Real Property Appraisers Search, at my request. The discussion covered the functionality, where the attachments come from, and whether this addition would create more work for staff. Upon the conclusion of the conversation, I proposed to get a quote from OCIO and present it to the Board at a regular meeting for further discussion.

User Story 25090 is attached to provide additional details regarding concept, the functionality, and the estimated costs for this project. Work to complete this enhancement is estimated at 50 hours. Applications Development Support is \$81.50 per hour. This project, with a 10% cost overrun estimate included, is estimated at \$4,500.00.

User Story 25090 - Add Disciplinary History Document to "Nebraska Credentialed Real Property Appraisers" and "Nebraska Registered AMCs" Tab

Assigned To: Zeke Inman

State: Active

Created Date: 02/03/2023 9:22 AM

Description:

Add a column to the "Nebraska Credentialed Real Property Appraisers" and "Nebraska Registered AMCs" tabs on the Board's website titled "Disciplinary History." This column will report none, unless one or more documents in a PDF format are downloaded through an added function found in the NRPAB Database under the "Appraiser" tab and "AMC" as a new subsection titled, "Disciplinary History." In the database, under Disciplinary History, A Case Number, Date of Action, Summary, and Document attachment should be available options. These should be editable as needed in the future and the number of entries added should be unlimited. On the Website, a person viewing a record should be able to see the Case Number, Date of Action, Summary, and Document for each case entered for each appraiser or AMC.

History

02/03/2023 9:22 AM Tyler Kohtz:

@Jordan Neujahr @Zeke Inman Please provide an estimate for the request as shown. Thanks.

03/06/2023 10:08 AM Zeke Inman:

@Tyler Kohtz @Allison Nespor If I am understanding this correctly, you want disciplinary information/history to be available/connected to a credential card or registration card similar to an appraiser renewal application?

This new form to enter this information would be in a new section on their respective tab.

03/06/2023 10:12 AM Zeke Inman:

@Tyler Kohtz @Allison Nespor With the new following fields "A Case Number, Date of Action, Summary, and Document attachment"

Assuming the connection between a credential or registration is needed would this connection/association be made at the creation of a credential/registration card similar to how payments are created for that type, or would it be connected later similar to activities and their providers/instructors via dropdown/autocomplete field?

03/06/2023 10:17 AM Tyler Kohtz:

@Zeke Inman @Sims, Kashinda Not exactly, an additional column will be added to the public search listings on the website, not in appraiser login, that includes a pdf copy of any orders or consent agreements issued by the Board for that appraiser or AMC. In the database, a download option will need to be added as a new section in the tab specified in the description.

03/06/2023 10:22 AM Tyler Kohtz:

@Zeke Inman @Sims, Kashinda Assuming the connection between a credential or registration is needed would this connection/association be made at the creation of a credential/registration card similar to how payments are created for that type, or would it be connected later similar to activities and their providers/instructors via dropdown/autocomplete field? **It would be created later...only if the Board takes a disciplinary action against an appraiser or AMC.**

03/06/2023 10:30 AM Zeke Inman:

@Tyler Kohtz @Allison Nespor Ok, I think I am starting to get a clearer picture of what you are wanting. Regarding this PDF that will be downloaded, do you have an example or a template I should follow?

03/06/2023 10:34 AM Tyler Kohtz:

@Zeke Inman @Sims, Kashinda See attached.

03/06/2023 11:10 AM Zeke Inman:

N.2

@Tyler Kohtz @Allison Nespor Not sure it saved. Would you be able to try again?

03/06/2023 11:14 AM Tyler Kohtz:

@Zeke Inman @Sims, Kashinda Try now.

03/06/2023 11:29 AM Zeke Inman:

@Tyler Kohtz @Allison Nespor So the PDF you sent me is an example of what they would attach to the "Disciplinary History" that would be instantly downloadable on the public side upon search. For each "Disciplinary History" entry you wanted to allow multiple PDF attachments.

Also, on the public side, would only the latest submission / "Disciplinary History" show up or all entries?

03/06/2023 11:35 AM Tyler Kohtz:

@Zeke Inman @Sims, Kashinda Yes, there could be more than one disciplinary record for an appraiser.

03/06/2023 11:36 AM Tyler Kohtz:

@Zeke Inman @Sims, Kashinda All disciplinary records would be available.

03/06/2023 11:38 AM Zeke Inman:

@Tyler Kohtz @Allison Nespor The following is my estimate for this item. I'm sure I will have more questions as I get started but I should have enough to go off of for the time being:

US#25090	
Adding New Forms to Appraiser & AMC	12
Adding Column to public tables	5
Adding Database Table & Information	25
Testing/Migration Time	8
Total:	50/hrs

03/06/2023 11:48 AM Tyler Kohtz:

@Zeke Inman @Sims, Kashinda Thanks, Zeke. I'll present the estimate to the Board to see if they are interested in moving forward.



Bill Color Key	
■	NRPAB High Priority Bills
■	Nebraska State Government Bills
■	General Interest Bills

Legislative Report as of March 8, 2023	
Bill:	LB16
Title:	Require occupational boards to issue certain credentials based on credentials or work experience in another jurisdiction and make a determination regarding an applicant with a criminal conviction, provide for jurisprudential examinations and appeals from denial of a license, and change requirements for membership of the State Electrical Board
Status:	February 09, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	<p>LB16 allows for recognition in Nebraska for most types of occupational licenses issued in other states and change provisions relating to preliminary applications by individuals with a criminal conviction. Specifically, this bill requires that certain information is required to be reported by the applicant for mitigating factors, only allows for certain felony convictions to be disqualifying, requires issuance of a preliminary adverse determination by the director of the occupational board or the board’s designated employee, provides for an opportunity for an informal meeting to be held within sixty days of application, and provides for a waiver of fees based on the applicants income being more than 300% below the federal poverty level. To the extent that an occupational board or lawful occupation is also governed by federal law, federal law shall take precedence over the Occupational Board Reform Act. The act shall not be construed to preempt federal law governing lawful occupations in this state.</p> <p>AM180 to LB16, inserts “the Real Property Appraiser Board” after the second comma on page 6, line 16. This amendment exempts the Board from Subsections (8) and (9) of this bill and Neb. Rev. Stat. § 84-947 pertaining to preliminary background reviews for applicants of occupational licensing. The hearing before the Government, Military and Veterans Affairs Committee took place on February 9, 2023. AM180 was officially introduced to the record by Senator Briese.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=49705
Notes:	No update since February meeting.

Bill:	LB41
Title:	Prohibit state agencies from imposing annual filing and reporting requirements on charitable organizations
Status:	February 16, 2023 - Placed on General File
Summary:	LB41 prohibits state agencies from imposing annual filing and reporting requirements on charitable organizations greater than those defined in state or federal law.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=49960
Notes:	
Bill:	LB43
Title:	Require hearing officers and judges to interpret statutes and regulations to limit agency power and maximize individual liberty
Status:	February 09, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	LB43 requires that a hearing officer or judge hearing a contested case under the Administrative Procedure Act, interpreting a state statute or agency regulation, shall not defer to the state agency's interpretation of such statute or regulation and shall interpret the statute or regulation de novo on the record. In actions brought by or against state agencies, after applying all customary tools of interpretation of a statute or regulation, the court or hearing officer shall resolve any remaining doubt in favor of a reasonable interpretation which limits agency power and maximizes individual liberty.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50402
Notes:	No update since February meeting.
Bill:	LB104
Title:	Change provisions of the County Employees Retirement Act, the Judges Retirement Act, the School Employees Retirement Act, the Nebraska State Patrol Retirement Act, and the State Employees Retirement Act
Status:	February 07, 2023 – Hearing before the Nebraska Retirement Systems Committee
Summary:	LB104 changes the requirements for distribution of funds and updates definitions.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50392
Notes:	No update since February meeting

Bill:	LB164
Title:	Adopt updates to building and energy codes
Status:	January 24, 2023 – Hearing before the Urban Affairs Committee
Summary:	LB614 updates the state building and energy codes to include the 2021 edition of the International Building Code and to include the 2021 edition of the International Residential Code.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=49745
Notes:	No update since February meeting
Bill:	LB205
Title:	Adopt the Government Neutrality in Contracting Act
Status:	February 10, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	The purposes of LB205 are to provide for the efficient procurement of goods and services by governmental units and to promote the economical, nondiscriminatory, and efficient administration and completion of construction projects funded, assisted, or awarded by a governmental unit. LB205 limits or prohibits certain language or provisions from state contracts. AM452 , AM453 , AM454 , AM455 , AM456 , AM457 , AM458 , AM459 , AM460 , AM461 , AM462 , AM463 , AM464 , AM465 were filed to make various changes to LB205.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50181
Notes:	Fourteen amendments were filed by Senator McDonnell.
Bill:	LB214
Title:	Adopt changes to federal law regarding banking and finance and change provisions relating to digital asset depositories, loan brokers, mortgage loan originators, and installment loans
Status:	February 24, 2023 - Placed on General File with AM398 (Committee priority bill)
Summary:	LB214 includes provisions relating to banks, financial institutions, bank subsidiaries, and residential mortgage loans; and adopts updates to federal law relating to banks and financial institutions. AM398 contain the provisions of LB214 as amended by AM81 and also the provisions of two other bills, LB669 and LB674, that were heard by the Banking, Commerce and Insurance Committee and each made a part of the committee amendments on an 8-0 vote.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=49955
Notes:	The provisions of LB214 were amended into AM398 and placed on General File as a Committee priority bill.

Bill:	LB279
Title:	Change and eliminate provisions relating to executive officers of banks
Status:	February 23, 2023 - Enrollment and Review ER3 filed (Select File)
Summary:	<p>LB279 eliminates the requirement that executive officers of banks submit a written report to the Department of Banking stating the amount of loans or indebtedness in which the officer is a borrower, co-signer, or guarantor, and how those proceeds have been or are to be used.</p> <p>AM86 adopted to add a new subsection allowing the board of directors of a bank to obtain a credit report from a recognized credit agency, on an annual basis, for any or all of its executive officers, but this does not apply to any executive officer if such officer is excluded by a resolution of the board of directors or bylaws of the bank from participating in the major policymaking functions of the bank.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50126
Notes:	Placed on Select File.
Bill:	LB293
Title:	Provide formal protest procedures for certain state contracts for services
Status:	February 10, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	The purpose of LB293 is to require that the Department of Administrative Services immediately adopt and promulgate rules and regulations establishing formal protest procedures, including procedures for a contested case hearing, for any state agency contract for services awarded in excess of ten million dollars. Any protest shall be filed with the department.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=49738
Notes:	No update since February meeting.

Bill:	LB302
Title:	Change provisions relating to conflicts of interest by certain officeholders and public employees
Status:	February 24, 2023 - Placed on General File with AM503
Summary:	<p>LB302 replaces “city, village, or school district” with “political subdivision,” and require that any public employee except as otherwise governed under section 49-1499.02 who would be required to take any action or make any decision in the discharge of his or her official duties that may cause financial benefit or detriment to him or her, a member of his or her immediate family, or a business with which he or she is associated, which is distinguishable from the effects of such action on the public generally or a broad segment of the public, shall prepare a written statement describing the matter requiring action or decision and the nature of the potential conflict and deliver it to the responsible public body, which shall enter it as a public record. The public employee must abstain from participating in the matter unless legally required to.</p> <p>AM503 filed strikes “person holding elective office” and inserts “public official” and adds language to require that the provisions of LB302 apply for one whose annual salary and benefits exceed one hundred fifty thousand dollars.</p> <p>On page 3 of LB302, AM603 filed strikes “person holding elective office” and inserts “public official,” strikes “city, village, or school district” and inserts “political subdivision,” and strikes “person holding elective” and inserts “public official holding.”</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50291
Notes:	
Bill:	LB360
Title:	Adopt the Office of Inspector General of Nebraska Procurement Act
Status:	February 10, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	LB360 adopts the Office of Inspector General of Nebraska Procurement Act and establishes the purpose and duties of the Office of Inspector General of Nebraska Procurement.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50518
Notes:	No change since February meeting.

Bill:	LB366
Title:	Change provisions relating to public records and include body-worn camera recordings in certain circumstances
Status:	March 2, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	LB366 defines recordings created by body-worn cameras which depict or record circumstances in which a person died while being apprehended by, or while in the custody of, a law enforcement officer or detention personnel, including duplicates of such recordings, are public records under Neb. Rev. Stat. § 84-712.01. In addition, the requirements for fees charged for providing copies of public records is also changed to require allow for eight hours of service (currently four) to Nebraska residents prior to charging, and the custodian of record may waive or reduce any fee for such service if the waiver or reduction of the fee would be in the publics best interest.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50179
Notes:	
Bill:	LB408
Title:	Change provisions relating to conflicts of interest under the Nebraska Political Accountability and Disclosure Act
Status:	February 15, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	LB408 require that any member of a nonelective government body not designated in 49-1493 who would be required to take any action or make any decision in the discharge of his or her official duties that may cause financial benefit or detriment to him or her, a member of his or her immediate family, or a business with which he or she is associated, which is distinguishable from the effects of such action on the public generally or a broad segment of the public, shall prepare a written statement describing the matter requiring action or decision and the nature of the potential conflict and deliver it to the responsible public body, which shall enter it as a public record. The public employee must abstain from participating in the matter unless legally required to.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=49781
Notes:	No change since February meeting.

Bill:	LB461
Title:	Change, transfer, and eliminate provisions relating to the materiel division of the Department of Administrative Services and procurement of services and personal property
Status:	February 24, 2023 - Placed on General File with AM389 (Arch priority bill)
Summary:	<p>LB461 implements the statutory changes recommended by the report filed with the legislature on November 15, 2023 by the independent procurement consultant that reviewed the State’s procurement practices and procedures as authorized by LB1037(2022). LB461 consolidates and harmonizes the procurement statutes between goods and services into Chapter 73; allows bids to be evaluated for realism and reasonableness; revises the residential preference and proof of need process.</p> <p>AM389 inserts “Nebraska state colleges,” strikes obsolete date references, and strikes language regarding preferential contracts under Neb. Rev. Stat. § 73-101.01.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50431
Notes:	
Bill:	LB485
Title:	Provide for applicability of provisions regarding state contracts for services to certain state entities
Status:	March 3, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	<p>LB485 defines state agency director (a) for contracts entered into by a state agency other than an officer or agency established by the Constitution of Nebraska, the director or executive head of the agency, (b) for contracts entered into by a board, commission, or department established by the Constitution of Nebraska, the designee of the board, commission, or department, and (c) for contracts entered into by any other state constitutional officer, the state constitutional officer or the designee of the state constitutional officer.</p> <p>Under AM269, the provisions of sections Neb. Rev. Stat. §§ 73-501 to 73-510 shall not apply to contracts for services executed for the purpose of managing educational lands by the Board of Educational Lands and Funds, pursuant to N.R.S. §§ 72-201 to 72-251 and Article VII, section 6, of the Constitution of Nebraska. AM269 also defines state agency director (a) for contracts entered into by a state agency other than an officer or agency established by the Constitution of Nebraska, the director or executive head of the agency, (b) for contracts entered into by a board, commission, or department established by the Constitution of Nebraska, the designee of the board, commission, or department, and (c) for contracts entered into by any other state constitutional officer, the state constitutional officer or the designee of the state constitutional officer</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50440
Notes:	

Bill:	LB538
Title:	Change provisions relating to the board of directors of a bank
Status:	January 23, 2023 - Notice of hearing for March 21, 2023
Summary:	LB538 requires that the Department of Banking is notified of a vacancy on the board of directors of a bank.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50778
Notes:	No change since February meeting.
Bill:	LB628
Title:	Change provisions relating to professional service by limited liability companies and professional corporations
Status:	February 24, 2023 - Enrollment and Review ER8 filed (Select File)
Summary:	<p>LB628 modifies the definition of professional services in the Limited Liability statutes to mirror the definition of the professional corporation statutes. There is a grandfather clause so the Limited Liability Corporations that don't want to make a change are not required to do so. There are a few other changes to the statutes related to professional services.</p> <ol style="list-style-type: none"> 1. Clean-up of the use of ancillary services in the Limited Liability Corporation professional entity statutes. 2. Recognize outside certifying organizations or compacts recognized by the regulatory body. (This is applicable to some health professionals) 3. Requires regulatory bodies that use the electronic access process for verifying licensure to work with the Nebraska Secretary of State's office to create an automated process for us to electronically access and verify licensing records. 4. Strikes the requirement for the professional to list their residence address in a filing with the Nebraska Secretary of State's Office. <p>AM175 was filed to provide better clarification throughout LB628.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50428
Notes:	

Bill:	LB637
Title:	Require members of the public to be allowed to speak at each meeting subject to the Open Meetings Act
Status:	February 24, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	<p>LB637 requires that a public body shall allow members of the public an opportunity to speak at each meeting. Closed sessions are excluded.</p> <p>AM616 amends LB637 to not allow a public body to limit public participation in any meeting at which citizens are allowed to speak.</p> <p>AM617 amends LB637 to relieve a public body if a member or members are found or declared to be too tired to hear citizen testimony.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50594
Notes:	
Bill:	LB669
Title:	Provide powers for the Director of Banking and Finance regarding conditions on financial institutions
Status:	January 30, 2023 - Hearing before the Banking Commerce and Insurance Committee.
Summary:	<p>LB669 allows the Department of Banking and Financing to prescribe conditions on certain financial Institutions as a part of any order, decision, or determination required under the statutes governing those institutions.</p> <p>The provisions of LB669 were amended into AM398 filed under LB214.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=49957
Notes:	The provisions of LB669 were amended into AM398 filed under LB214.
Bill:	LB684
Title:	Provide for a review of services provided by state agencies
Status:	March 2, 2023 – Hearing before the Government, Military and Veterans Affairs Committee
Summary:	<p>LB684 requires that the Department of Administrative Services, in compliance with all statutes on contracts, contract with an entity to assist the state with significantly improving government services of state agencies for a period of two years starting on July 1, 2023, and ending on June 30, 2025. The contract shall include the option to renew for two additional one-year periods upon mutual agreement of the parties. The state shall reserve the right to extend the period of this contract beyond the termination date if mutually agreeable to the parties. The entity shall recommend and support strategies that reduce costs while improving quality, with a target of twenty-five percent improvement overall across all programs during the contract period.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50308
Notes:	

Bill:	LB814
Title:	Appropriate funds for the expenses of Nebraska State Government for the biennium ending June 30, 2025, and appropriate Federal Funds allocated to the State of Nebraska pursuant to the federal American Rescue Plan Act of 2021
Status:	February 13, 2023 – Hearing before the Appropriations Committee
Summary:	LB814 is the mainline appropriations bill for the biennium that begins July 1, 2023 and ends on June 30, 2025. This measure includes budget recommendations for all State operations and aid programs. The bill includes the appropriate General Fund transfers as well as transfers between specified cash funds. Finally, it provides the necessary definitions for the proper administration of appropriations and personal service limitations.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50097
Notes:	No update since February meeting.

Bill:	LB820
Title:	Adopt the Agricultural Valuation Fairness Act
Status:	February 03, 2023 – Hearing before the Revenue Committee
Summary:	<p>LB820 enacts the Agricultural Valuation Fairness Act to provide for uniform assessment of agricultural and horticultural land in Nebraska. It declares that sales of agricultural and horticultural land are influenced by uses other than agricultural or horticultural purposes and cause the price paid for agricultural land and horticultural land to exceed the value such land has for agricultural or horticultural purposes. To achieve fairness, all agricultural and horticultural land will be assessed based on its capacity to produce income, called agricultural use value. Procedurally, LB820 establishes an Agricultural Land Valuation Committee to establish agricultural land values by Land Capability Groups (LCG) for agricultural land throughout the state. Land values are established utilizing a production approach to value. Gross income will be computed using an eight-year average yield data, with the highest and lowest values removed. Gross income is reduced to net income by utilizing expense ratios. The net income is then capitalized to determine assessed value. The capitalization rate is also determined by the committee and is calculated to arrive at valuations within 69-75% of market value ensuring assessed values are uniformly and proportionately assessed within the class of Agricultural Land. LB820 retains elements of local control by keeping the county assessor responsible for classifying land. County assessors currently inventory agricultural land on a productivity index making the implementation of this bill simple at the county level. County Assessors have representation on the Agricultural Land Valuation Committee created in this bill and have the option to petition the Tax Commissioner for alternative values they determine are not uniform and proportionate. LB820 also contains limitations to assure the resulting values for all agricultural and horticultural land statewide cannot be above the current market-based standard of 75% of value and cannot increase more than 3.5% over the prior year.</p> <p>MO23 filed to indefinitely postpone LB820. AM112 was filed to strike section 1 (the creation of the Agricultural Valuation Fairness Act). FA16 filed on the floor to strike section 1.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=50097
Notes:	No update since the February meeting.



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Winter 2023

Director's Comments



Director Tyler Kohtz

Tyler Kohtz has been the Director for the Nebraska Real Property Appraiser Board since March of 2012. He is responsible for the development, implementation, and management of all programs for the agency, including the administration and enforcement of the Real Property Appraiser Act and the Appraisal Management Company Registration Act.

In Motion

That Isaac Newton was a pretty smart guy. As a refresher, he formulated three laws of motion, the first being that an object at rest remains at rest, or if in motion, remains in motion at a constant velocity unless acted on by a net external force. Although Newton was talking about mechanics, the same law could easily be applied to the Board. In January, the Board elected new officers for 2023, and in February, welcomed Kashinda Sims to the staff as its new Business and Education Program Manager. The Board is still looking for a new At-Large Licensed Real Estate Broker Member; if you have a Broker's License and are interested, please check out the NRPAB Quick Hits. As spring comes upon us, the Board enters one of its busiest seasons; the current fiscal year wraps up and preparations for the next fiscal year take place. I hope that you enjoy this edition of The Nebraska Appraiser. As always, the Board is here for you, so please feel free to contact me by phone or email with any questions or comments.

In This Issue

NRPAB Quick Hits:

- Election of 2023 NRPAB Officers
- State of Nebraska Accepting Applications for At-Large Licensed Real Estate Broker Member on NRPAB
- Legislation of NRPAB Interest
- NRPAB Website Updates
- Guidance Documents Adopted/Retired Between October and December of 2022
- Compliance Update (October - December 2022)

In the Spotlight:

- Sims Joins NRPAB Staff as new Business and Education Program Manager

Coming and Going:

- Who's New? (October - December 2022)
- Real Property Appraiser and AMC Numbers and Trends as of January 1, 2023
- Real Property Appraiser Credential Renewal Report as of January 2023

Financial Snapshot:

- December 31, 2022 Financial Report

Upcoming NRPAB Meetings:

- ◆ April 20, 2023 @ NRPAB Office (Conference Room)
- ◆ May 25, 2023 @ NRPAB Office (Conference Room)
- ◆ June 15, 2023 @ NRPAB Office (Conference Room)

These meeting dates are all tentative. Please check the Board's Facebook page or website for information as these dates approach. The start time for each meeting can be found in the public notice and on the agenda posted to the Board's website at least 48 hours prior to the start of the meeting. Any meeting also held by virtual conferencing will be stated as such in the public notice for that meeting.

NRPAB Quick Hits

- ◆ Congratulations to Wade Walkenhorst, who was elected as the Board’s chairperson for 2023, and to Bonnie Downing, who was elected as the Board’s vice chairperson for 2023. Walkenhorst has served on the Board since 2019, and was the vice chairperson in 2022. Downing has been a member of the Board since 2020. Both individuals have displayed the leadership qualities that will keep the Board’s momentum into 2023 and beyond.
- ◆ Board Member Thomas M. Luhrs’s term as the At-Large Licensed Real Estate Broker representative expired on December 31, 2022. The State of Nebraska is still accepting applications to fill this position on the Board.
 - * Anyone interested in the position as the At-Large Licensed Real Estate Broker representative must hold a current license as a Real Estate Broker. A Licensed or Certified Real Property Appraiser credential is also preferred, but not required. The term for this position is five years, beginning on January 1, 2023.
 - * If you would like more information about this position, or what the Board does, please visit the NRPAB website at <https://appraiser.ne.gov>, or contact the Board’s office at 402-471-9015.
 - * The Application for Executive Appointment can be found on the Governor’s website located at <https://governor.nebraska.gov>. Select the dropdown titled “Constituent Services” at the top of the page, then select “Boards and Commissions.” The application will remain open until an appointment is made.
- ◆ Each legislative session, the Board follows legislative bills introduced by the Nebraska State Legislature that may have an impact on the real property appraiser profession or agency operations. A summary of these bills, along with the link to the legislative information, can be found on the main page of the Board’s website at: appraiser.ne.gov. Select the hyperlink titled “2023 Legislative Bills of NRPAB Interest” in the blue box on the right-hand side of the page. If you have any comments regarding any of the bills listed in this document, please feel free to contact the Board’s office at 402-471-9015, or email Director Kohtz at tyler.kohtz@nebraska.gov.
- ◆ The Board continues to look for ways to enhance your website viewing and use experience. During the past year, much of this focus has been placed on search functions and lists. The Board has added a [Supervisory Appraiser Contact List](#). This list includes the names and contact information for real property appraisers who have volunteered for consideration as a potential supervisory real property appraiser, derived from questions on the Application for Renewal of Nebraska Real Property Appraiser Credential. An AMC search function has been added under [Nebraska Registered AMCs](#) to allow for various searches for AMCs. This new function replaces the static list that was previously available. The [NRPAB Approved Education](#) search has also been updated to better reflect current terminology used in the industry for activity type and setting. Finally, the former “Appraiser Listing” screen has been restructured to the [Nebraska Credentialed Real Property Appraisers](#) search function. The intro screen has been removed and the search function has been enhanced for efficiency and effectiveness. The Nebraska County map has also been replaced and a new visual (United States map) has been added for a quick search for Nebraska credentialed real property appraisers who reside outside of Nebraska. Moving away from the search functions and lists, you will also notice that a Facebook viewer has been added to the non-search pages on the Board’s website for quick access to the Board’s updates posted to its Facebook page. If you have any comments or questions regarding any of these changes, please feel free to contact the Board’s office at 402-471-9015, or email nrpab.questions@nebraska.gov.



*What's new at
The Appraisal Foundation?*
appraisalfoundation.org



*What's new at the
Appraisal Subcommittee?*
asc.gov



What's new at the AARO?
aaro.net

NRPAB Quick Hits

- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no new guidance documents, between October and December. All Guidance Documents are available for viewing on the Board's website at: https://appraiser.ne.gov/guidance_documents.html.
- ◆ Compliance Update
 - * Between the months of October and December, no grievances were filed against Nebraska credentialed real property appraisers, and one grievance was dismissed without prejudice. During this time, no disciplinary actions were taken by the Board against any appraisers.
 - * Between the months of October and December, no grievances were filed against any appraisal management companies. During this time, no disciplinary actions were taken by the Board against any appraisal management companies.



NRPAB Staff

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Director

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Allison L. Nespor

Business and Licensing
Program Manager

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Kashinda Sims

Business and Education
Program Manager

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Lincoln, NE 68509-4963

Phone: 402-471-9015

Fax: 402-471-9017

Website: appraiser.ne.gov



[Visit NRPAB on Facebook](#)

Have questions? We have answers!

Questions related to appraisal management company registration and renewal: nrpab.amc@nebraska.gov

Questions related to real property appraiser credentialing: nrpab.credentialing@nebraska.gov

Questions related to real property appraiser credential renewal: nrpab.renewals@nebraska.gov

Questions related to real property appraiser education (QE & CE): nrpab.education@nebraska.gov

Questions related to investigations, or how to file a grievance: nrpab.compliance@nebraska.gov

Questions related to Appraiser Login: nrpab.AppraiserLogin@nebraska.gov

General Questions: nrpab.questions@nebraska.gov

In the Spotlight: Sims Joins NRPAB Staff as new Business and Education Program Manager



Kashinda Sims

Kashinda Sims has joined the Board as its new Business and Education Program Manager. This position manages the day-to-day operations for the education program, provides administrative support for the compliance program, and executes various assignments as assigned by the director. In addition, this position carries out day-to-day accounting operations as needed, and assists with the real property appraiser credentialing and AMC registration programs. Sims also serves as the main point of contact for the agency.

Sims grew up just north of Columbia, South Carolina. She earned a Bachelor's Degree in Sociology with a focus in Public Policy and Administration from Brigham Young University - Idaho in Rexburg, Idaho. After graduation, Sims gained valuable experience in the customer service industry.

Sims came to Nebraska with a friend studying at the University of Nebraska in Lincoln. She loves noodles, specifically thin noodles; biking; walking; and attending live performances.

"I'm looking forward to learning the processes and procedures that come with this position. I also appreciate everyone's patience, wisdom, and guidance."

- Kashinda Sims



Board Members

Chairperson of the Board
Wade Walkenhorst, Lincoln
Financial Institutions Rep
Term Expires: January 1, 2024

Vice-Chairperson of the Board
Bonnie M. Downing, Dunning
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2025

Board Member
Cody Gerdes, Lincoln
Certified General Appraiser
1st District Representative
Term Expires: January 1, 2026

Board Member
Kevin P. Hermsen, Gretna
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2027

Board Member
Thomas M. Luhrs, Imperial
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2023

Who's New?

The Nebraska Real Property Appraiser Board congratulates the following individuals who received real property appraiser credentials, and the organizations newly registered as appraisal management companies, between October and December of 2022.

Trainee Real Property Appraisers

Jordan Swan, Omaha NE – T2022022
Courtney Oswald, Fairfield NE – T2022023
Molly Luhrs, Imperial NE – T2022024

Certified General Real Property Appraisers

Rebecca Moss, North Platte NE – CG2022029
Sibyl Uerling, North Platte NE – CG2022030
Christopher Brown, Cheyenne WY – CG2022031R
Hans Schmitter, Zionsville IN – CG2022032R

Certified Residential Real Property Appraisers

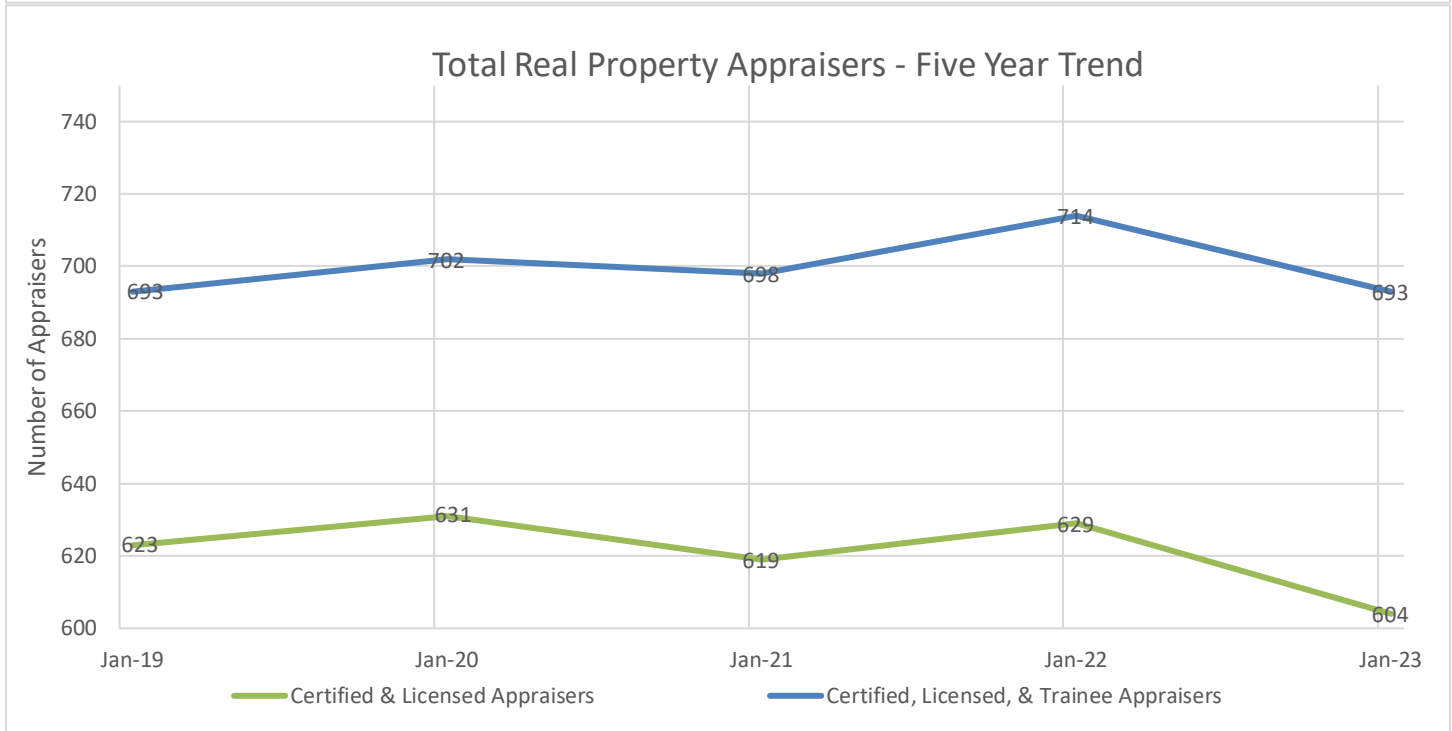
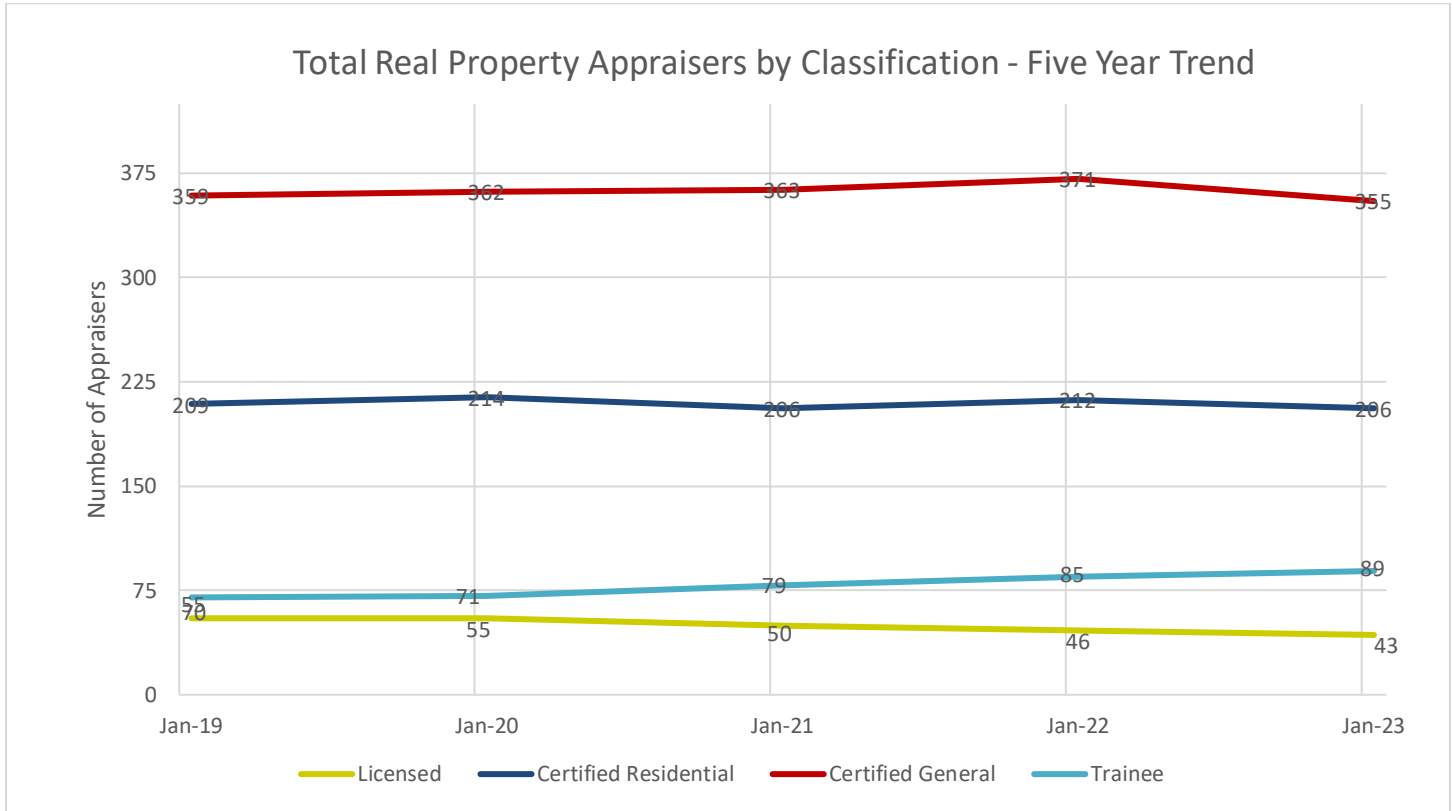
Ashley Scott, Waterloo NE – CR2022009
Lori Rodgers, Ashland NE – CR2022010
Brandon Cernik, Elkhorn NE – CR2022011
William Mousel, Wheatland WY – CR2022012R

Appraisal Management Companies

None

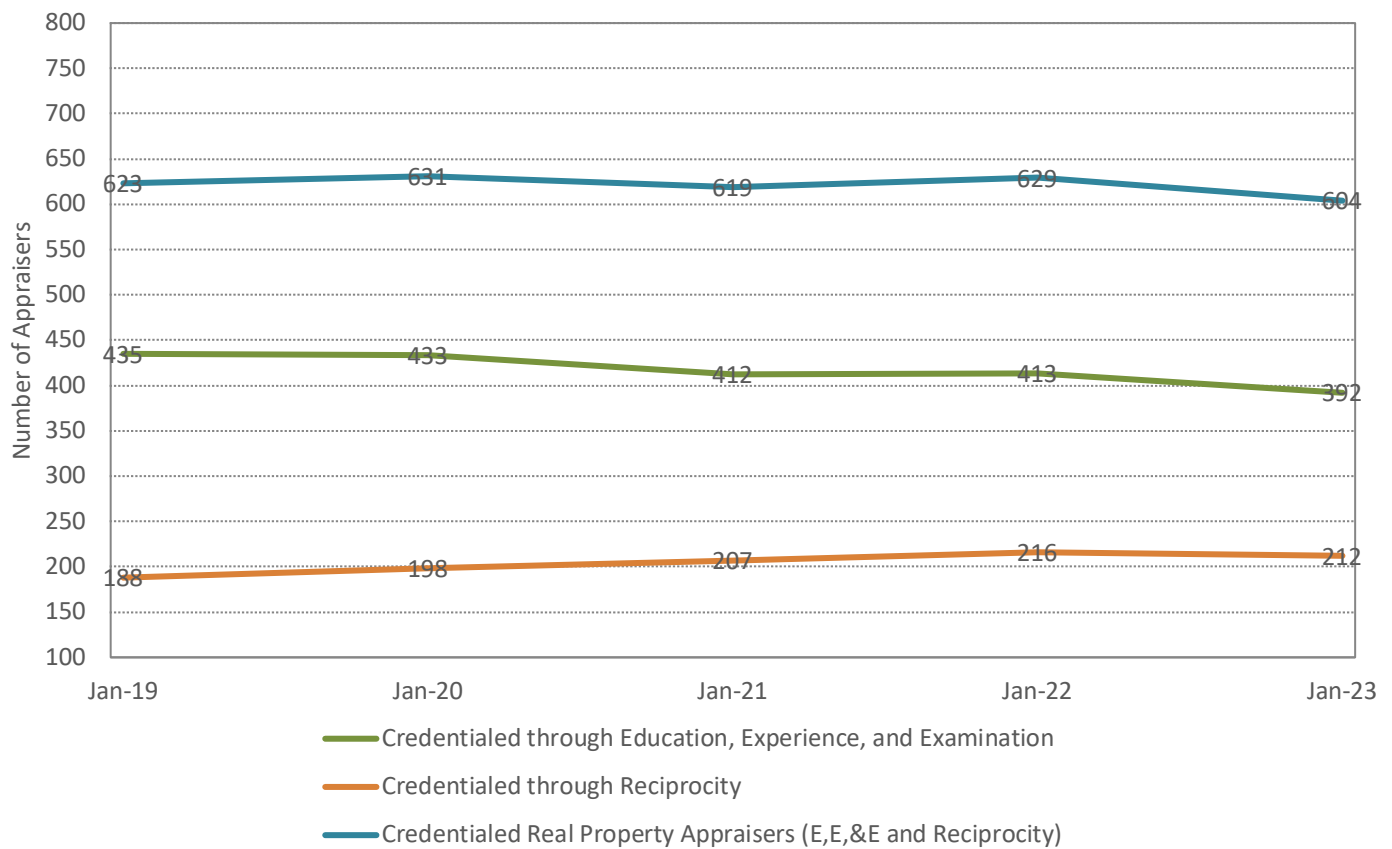
Real Property Appraiser and AMC Numbers and Trends as of January 1, 2023

The charts below outline the five-year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies as of January 1, 2023. There are currently 604 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 89 credentialed trainee real property appraisers. In addition, there are currently 87 appraisal management companies registered in Nebraska.

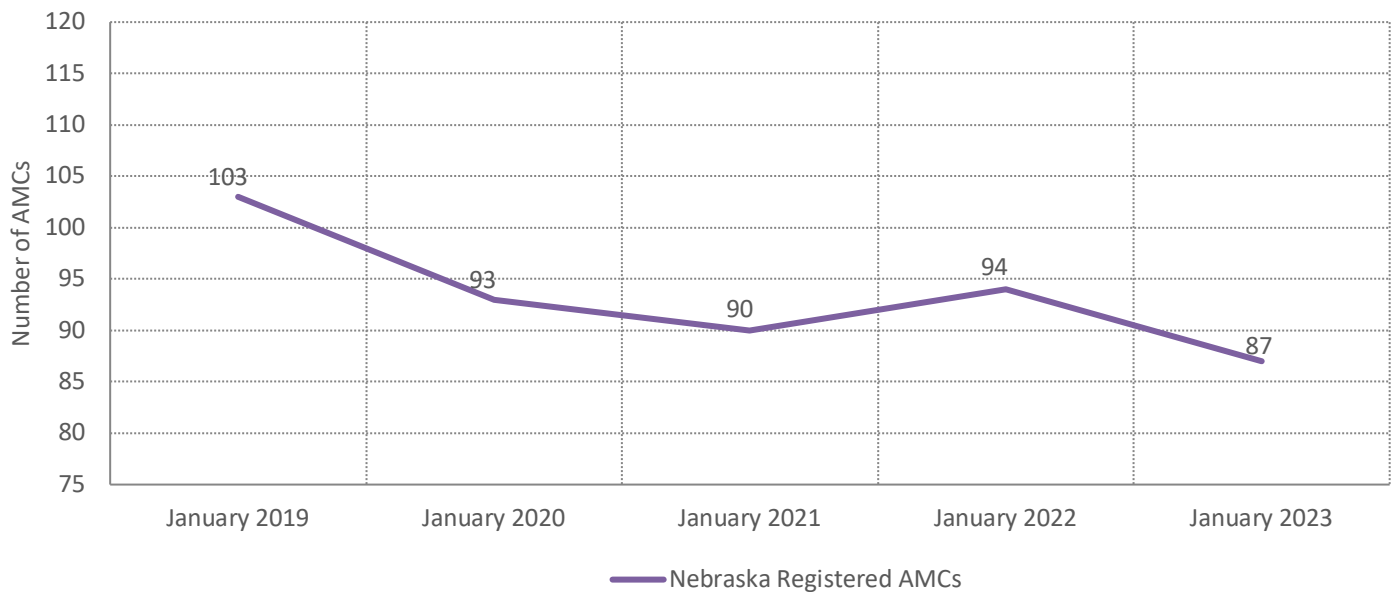


Real Property Appraiser and AMC Numbers and Trends as of January 1, 2023 (Continued)

Total Real Property Appraisers (not including Trainee) - Five Year Trend

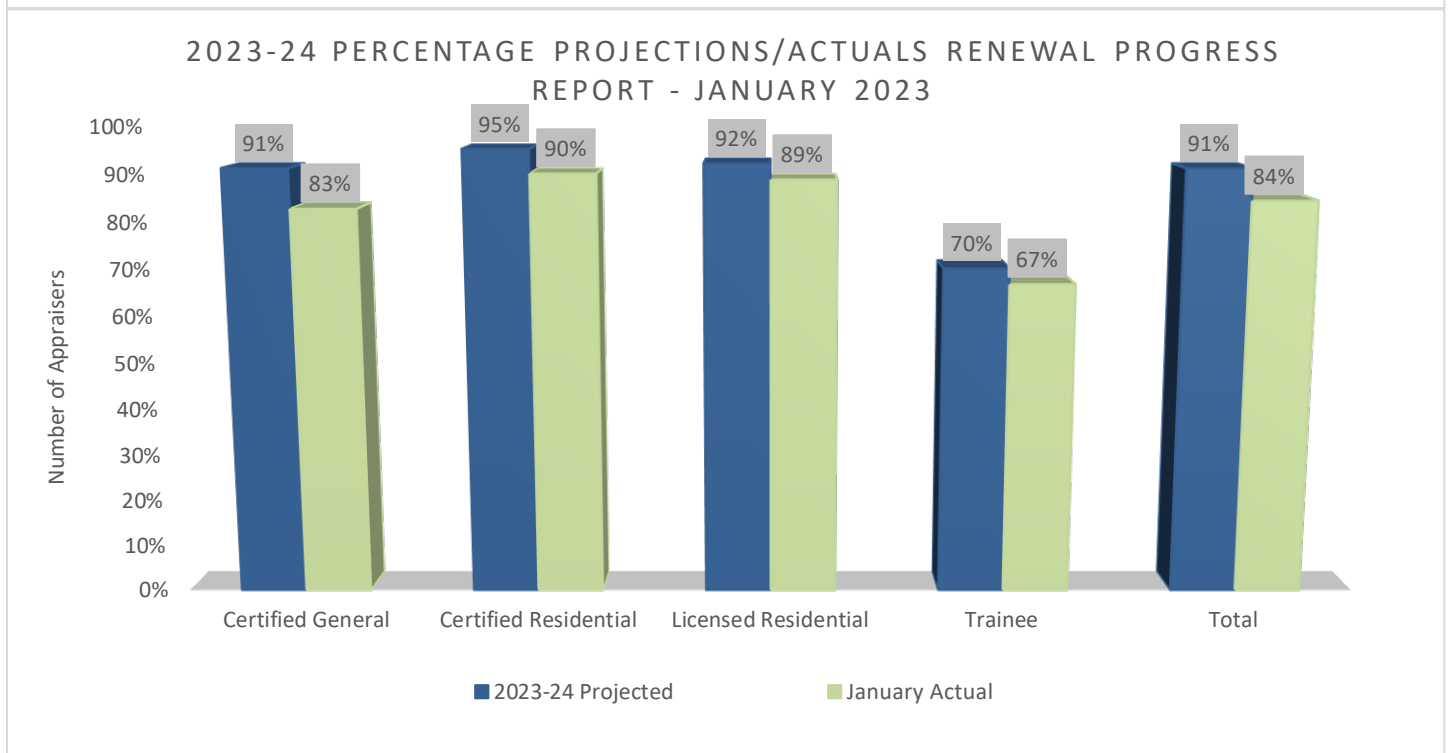
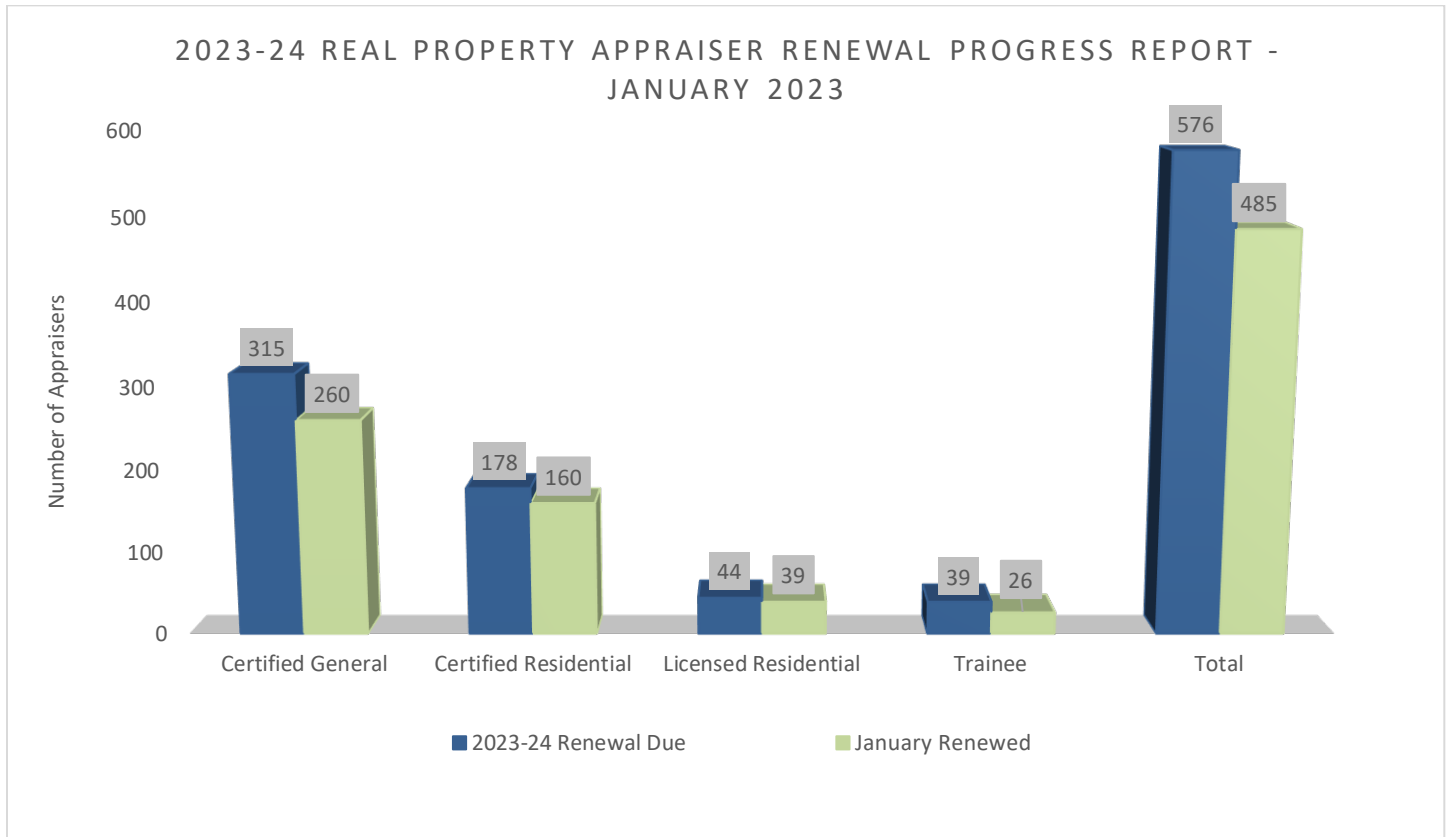


Appraisal Management Companies - Five Year Trend



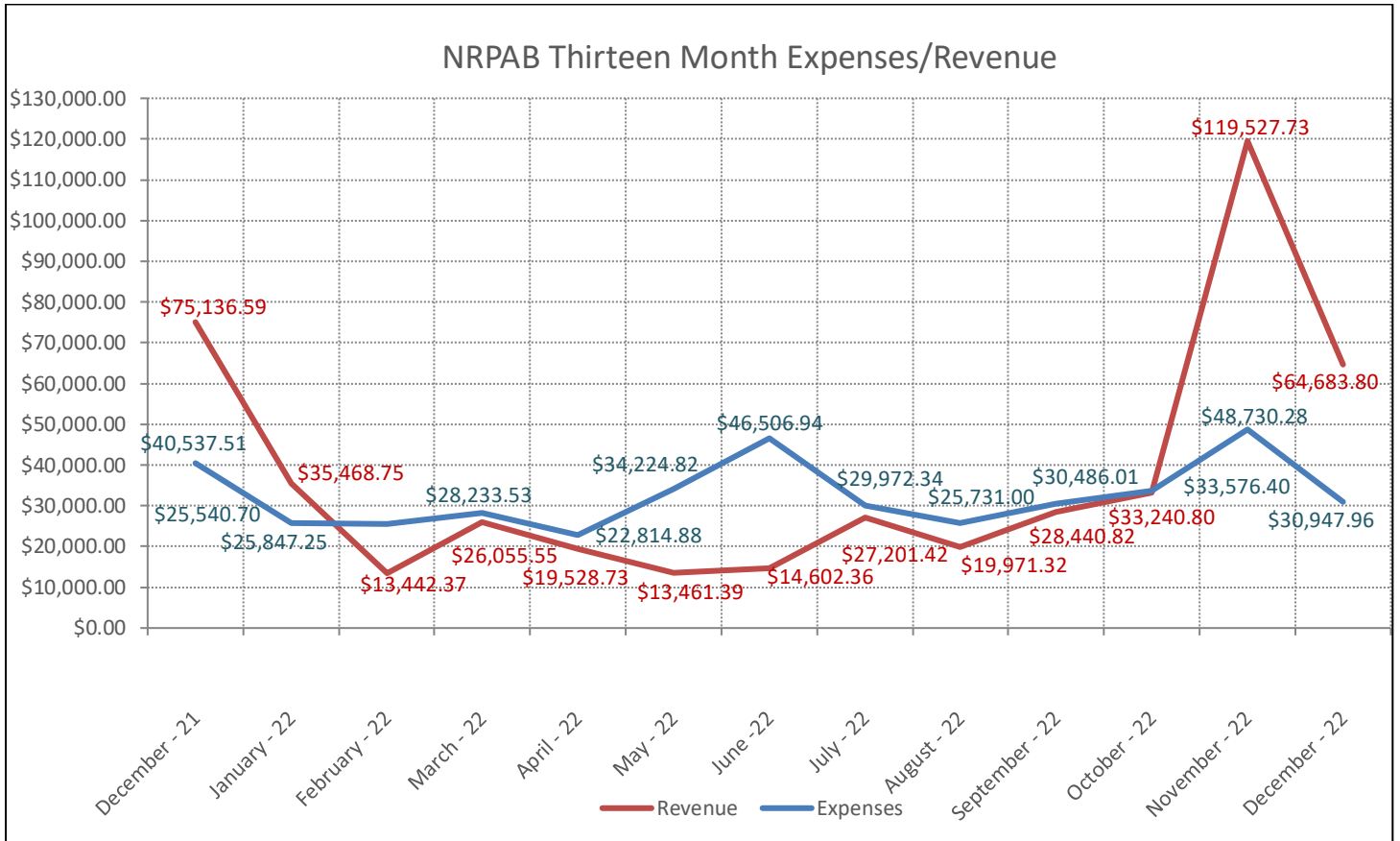
Real Property Appraiser Renewal Counts and Percentages as of January 2023

The charts below outline the real property appraiser renewal counts and percentages as of January 2023. There were 576 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 485 credentials were renewed.



NRPAB Financial Snapshot as of December 31, 2022


For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$199,443.99 in expenditures and \$293,065.89 in revenues were recorded as of December 31, 2022. Actual expenses registered at 41.52 percent of the budgeted expenditures for the fiscal year; 50.41 percent of the fiscal year has passed.




← → ↻ appraiser.ne.gov

📱 Apps 📧 Gmail 📺 YouTube 🗺️ Maps

Official Nebraska Government Website

 **Nebraska Real Property Appraiser Board**

Home Board Members and Staff Contact **Appraiser Login** Approved Education Activity Search Appraiser Listing AMC Listing 

Mission:
The Mission of the Nebraska Real Property Appraiser Board is to administer and enforce the Nebraska Real Property Appraiser Act and Nebraska Appraisal Management Company Registration Act with efficiency, equity, and integrity to ensure that the citizens of Nebraska are protected and served, and that the appraisal services community is highly qualified through education, experience, and examination.

Vision:
The Nebraska Real Property Appraiser Board's vision is to provide leadership for the appraisal industry in the State of Nebraska. The Board will generate interest by promoting the appraiser profession, building positive public awareness of the industry throughout the State, and identifying and resolving issues faced by the public and appraisal services community. The Nebraska Real Property Appraiser Board will also establish and maintain standards for appraisers and appraisal management companies that lays the foundation for a highly qualified, motivated, dependable, and ethical appraisal services community in Nebraska.

Information about the 2021-22 Renewal Period:
[2021-22 Real Property Appraiser Continuing Education Requirements \(pdf\)](#)
[2021-22 Renewal Questions & Answers \(pdf\)](#)

Appraiser Login

- AMC Registration
- Appraiser Credentialing
- Board Meetings
- Education
- Enforcement
- Laws, Regulations, and Guidance Documents
- Public Information
- Request Forms
- USPAP Review Report Forms
- 2021-22 Renewal Applications
- COVID-19 Information
- 2021 Legislation of NRPAB Interest

Your credentialing card, the Online Renewal Application with EFW Payment, the Education Submission Portal, continuing education requirements, education history, and USPAP download are all found in the Appraiser Login on the Board's website.

**APPRAISAL SUBCOMMITTEE
QUARTERLY MEETING MINUTES
SEPTEMBER 14, 2022**

LOCATION: Zoom Conference

ATTENDEES

ASC MEMBERS: CFPB – Zixta Martinez (Chair)
FDIC – Luke Brown
FHFA – Julie Giesbrecht
FRB – Suzanne Williams
HUD – Bobbi Borland (Vice Chair)
NCUA – Tim Segerson
OCC – James Rives

ASC STAFF: Executive Director – Jim Park
Deputy Executive Director – Denise Graves
General Counsel – Alice Ritter
Financial Manager – Girard Hull
Attorney Advisor – Ada Bohorfoush
Attorney Advisor – Juan Burgos
Attorney Advisor – Natalie Lutz
Management and Program Analyst – Lori Schuster
Administrative Officer – Brian Kelly
Policy Manager – Claire Brooks
Policy Manager – Maria Brown
Policy Manager – Neal Fenochietti
Policy Manager – Kristi Klamet
Policy Manager – Tom Lewis

OBSERVERS: See attached list.

The Meeting was called to order at 10:00 a.m. by Chair Z. Martinez. Roll call was taken by the Chair to establish a quorum of voting members.

REPORTS

• **Chair**

Z. Martinez thanked observers for attending and reiterated the ASC’s continued commitment to address diversity, equity, and inclusion (DEI) issues in the appraisal profession.

- **Executive Director**

J. Park updated the ASC on recent staff activity as noted below.

- Juan Burgos and Natalie Lutz were hired as Attorney Advisors and started on August 15th and September 12th, respectively. Tom Lewis was hired as a Policy Manager and started on September 12th.
- ASC staff continues working with the Domestic Policy Council, HUD, and the Task Force on Property Appraisal and Valuation Equity to bring the Action Plan to fruition.
- With respect to the NFHA Report, ASC staff has been working with the Appraisal Foundation and will continue working with them to see as many recommendations enacted as possible.
- ASC staff is participating in the Roundtable for Economic Access and Change (Project REACH). Project REACH is working to reduce barriers to access that exist at the national or local levels to expand access to credit and capital. The group brings together leaders from banking, business, technology, and national civil rights organizations.
- The updated ASC website will go live on September 19th. Many improvements have been made to the website including search functionality. The Appraisal Complaint National Hotline website is a part of this update. The ASC will also unveil a new logo and color scheme.

- **Grants Program**

C. Brooks provided an update of the grants program since the June 8th ASC Quarterly Meeting.

- The ASC has awarded approximately \$2.4M in State support grants since 2020. The State support grants are being utilized for a variety of projects such as: information technology and software upgrades; converting records to digital; training; complaint investigators; and staffing.
- The ASC's State support grants can be funded up to three years, with funding provided on an annual basis. The ASC has awarded 15 State support grants which are in various stages: eight will be entering their third year this October; three were recently approved for a second year; and four are in the process of applying for second-year funds.
- The semiannual and year-end federal financial and progress reports for the State support grants and the cooperative agreement with the Council on Licensure, Enforcement and Regulation are complete and the next round will begin in October.

- **Financial Manager**

G. Hull provided the financial update. As of June 30th, the ASC has recognized total revenue of \$9M, with approximately \$2.5M in Appraiser Registry fees and \$6.8M in AMC Registry fees. The ASC has incurred total expenditures of \$6.3M as of June 30th, resulting in net income of \$2.9M. The ASC Reserve balance as of June 30th is \$12.6M. ASC staff does not foresee incurring any extraordinary expenses which would adversely affect the ASC's FY22 budget.

ACTION ITEMS

- **June 8, 2022 Quarterly Meeting Minutes**

Z. Martinez asked for a motion to approve the June 8th Quarterly Meeting Minutes. T. Segerson made a motion to approve the June 8th quarterly meeting minutes as presented. L. Brown seconded and all members present voted to approve.

- **Temporary Waiver Final Rule**

A. Ritter said staff is seeking approval of the Final Rule for publication in the *Federal Register* with an effective date 60 days after publication. L. Brown thanked ASC staff and member agency staff for their hard work and said the Final Rule is a good clarification of the existing Rule. Z. Martinez asked for a motion to approve adoption of the Final Rule to amend Rules of Practice and Procedure governing temporary waiver proceedings, substantially as proposed for notice and comment with the two modifications in response to comments received and technical edits to the preamble, for publication in the *Federal Register* with an effective date 60 days from the date of publication. J. Rives made a motion as noted above. S. Williams seconded and all members present voted to approve.

- **FY23 ASC Budget Proposal**

Z. Martinez asked if members had any questions, and none were forthcoming. Z. Martinez asked for a motion to approve the FY23 ASC Budget Proposal. S. Williams made a motion to approve the FY23 budget. L. Brown seconded and all members present voted to approve.

Z. Martinez thanked members and staff for their participation. The Open Session adjourned at 10:20 a.m. The next quarterly ASC Meeting is scheduled for November 16, 2022.

Attachment: Observer list

Meeting:	Appraisal Subcommittee Meeting	Meeting Date:	September 14, 2022
Time:	10:00 AM ET	Location:	Zoom Meeting

OBSERVERS	
Affiliation	Name
American Society of Appraisers	Justin Kane
Appraisal Foundation	JoEllen Alberts
Appraisal Foundation	Kelly Davids
Appraisal Foundation	Amy Kaufman
Appraisal Foundation	Edna Nkemngu
Appraisal Institute	Brendan Donnelly
Appraisal Institute	Brian Rodgers
Appraisal Standards Board	Michelle Bradley
Appraisal Standards Board	Roberta Ouellette
Appraisal Standards Board	Nicholas Pilz
California Bureau of Real Estate Appraisers	Tinna Morlatt
CLEAR	David Byerman
Conference of State Bank Supervisors	Daniel Berkland
Consumer Financial Protection Bureau	Deana Krumhansl
Consumer Financial Protection Bureau	Orlando Orellano
Consumer Financial Protection Bureau	John Schroeder
Department of Housing and Urban Development	Brian Barnes
Federal Deposit Insurance Corporation	Richard Foley

Federal Deposit Insurance Corporation	Stuart Hoff
Federal Deposit Insurance Corporation	Tom Lyons
Federal Deposit Insurance Corporation	Patrick Mancoske
Federal Deposit Insurance Corporation	Mark Mellon
Federal Deposit Insurance Corporation	Lauren Whitaker
Federal Deposit Insurance Corporation	Meron Wondwosen
Federal Housing Finance Agency	Sara Todd
Federal Reserve Board	Trevor Feigleson
Federal Reserve Board	David Imhoff
Federal Reserve Board	Devyn Jeffereis
Federal Reserve Board	Keshia King
Federal Reserve Board	Derald Seid
K.L. Scott & Associates	Adrian Atkinson
K.L. Scott & Associates	Hester Darcy
K.L. Scott & Associates	Keith Scott
Massachusetts Board of Real Estate Appraisers	Steve Sousa
National Credit Union Administration	Rachel Ackmann
National Credit Union Administration	Gira Bose
National Credit Union Administration	JeanMarie Komyathy
National Credit Union Administration	Victoria Nahrwold
Office of the Comptroller of the Currency	Kevin Lawton
Office of the Comptroller of the Currency	Joanne Phillips

Office of the Comptroller of the Currency	Marta Stewart-Bates
Real Estate Valuation Advocacy Association	Mark Schiffman
Utah Division of Real Estate	Jonathan Stewart

February 16, 2023

Via Email: www.surveymonkey.com/r/ASBComments

Michelle Czekalski Bradley
Chair, Appraisal Standards Board
The Appraisal Foundation
1155 15th Street NW, Suite 1111
Washington, DC 20005

Re: Proposed Changes to USPAP – Fourth Exposure Draft

Dear Chair Czekalski Bradley:

The Appraisal Subcommittee (ASC) staff appreciates the opportunity to review and comment on the Appraisal Standards Board's (ASB) Fourth Exposure Draft of proposed changes for the *Uniform Standards of Professional Appraisal Practice* (USPAP). The following comments reflect the opinions of ASC staff.

Section 1: ETHICS RULE

We were pleased to see that the Third Exposure Draft provided a detailed summary of the Fair Housing Act's (FHAct) and Equal Credit Opportunity Act's (ECOA) nondiscrimination standards and that any ambiguity as to their applicability was removed.

We are concerned that the Fourth Exposure Draft eliminated the Third Exposure Draft's summary of the FHAct's and ECOA's nondiscrimination standards and, instead, substituted a distinction between unethical discrimination and unlawful discrimination. Specifically, we are concerned that:

- A distinction between unethical discrimination and unlawful discrimination is not well established in either current law or practice. Suggesting that appraisers avoid "bias, prejudice, or stereotype" as general norms would permit individual appraisers wide discretion in applying these norms, likely yielding inconsistent results.
- Federal and state regulators responsible for examining for compliance with USPAP would face difficult challenges in determining when appraisers have engaged in unethical discrimination given that it is not defined in existing legal norms and standards.
- The introduction of the concept of unethical discrimination implies that USPAP and the Ethics Rule permit appraisers to engage in "ethical" discrimination. Furthermore, the term "ethical" discrimination appears to resemble the concept of "supported" discrimination that the ASC staff has taken exception with in letters to the ASB.

Though we understand that appraisers may seek additional guidance for valuations, such as those involving housing for older persons, that may be treated differently under the FHAct, we believe that a thorough explanation of those particular legal distinctions—perhaps in separate guidance—would be preferred to the introduction of the concept of “ethical” discrimination or other distinctions not found in current law and practice.

We urge the ASB to revise the proposed Nondiscrimination section of the Ethics Rule consistent with these comments and that stakeholders be allowed ample opportunity to comment on any accompanying guidance well in advance of the new Rule going into effect. In addition, given the importance of this clarifying guidance, we ask the Appraisal Foundation to make the guidance available at no charge along with the publicly available version of USPAP Standards 1-4.

Section 4: DEFINITIONS TO RETIRE and Section 5: DEFINITIONS TO MODIFY

Three definitions proposed to be retired were added to USPAP for the current edition (2020-2023):

- *Misleading*
- *Relevant Characteristics*
- *Personal Inspection*

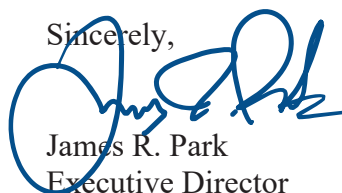
The ASB is also proposing to modify two existing definitions:

- *Appraiser* is to be modified by reinstating a Comment that was previously deleted for the current edition of USPAP.
- *Workfile* is proposed to revert to 2018-19 version.

The ASB has stated that the rationale for most of the proposed retirements and modifications of definitions is that once they went into effect, they proved to be problematic. ASC staff encourages the ASB to consider enhancing the Exposure Draft process to include a wider array of stakeholder input and other means to ensure adequate consideration is given to proposed changes before being put into practice.

We urge the ASB to issue a Fifth Exposure Draft addressing the issues noted above.

Please contact us if you have any questions.

Sincerely,

James R. Park
Executive Director

Media Contact:
Amy Kaufman
Director of Communications
The Appraisal Foundation
amy@appraisalfoundation.org
direct phone 202.624.3048

Appraisal Standards Board Responds to Public Feedback *Will continue work to clarify Ethics Rule*

(Washington, DC) February 16, 2023 –The Appraisal Standards Board today announced they plan to release a Fifth Exposure Draft of proposed changes to the Uniform Standards of Professional Appraisal Practice (USPAP) following feedback from appraisers, regulators and the public.

“The public comments we receive on every exposure draft are invaluable in helping us draft standards,” said Appraisal Standards Board Chair Michelle Czekalski Bradley. “Based on feedback we received from appraisers, federal regulators and consumer groups, the ASB has decided a Fifth Exposure Draft is needed to ensure that revisions to the Ethics Rule are clear and enforceable. In addition, we will release the accompanying guidance to the Ethics Rule in conjunction with the Fifth Exposure Draft in response to requests in multiple letters. Our hope is that this will help stakeholders better evaluate the proposed revisions to the Ethics Rule.

“This Fifth Exposure Draft underscores the importance of input from the public on every draft our board produces. We look forward to hearing from all our stakeholders in the coming months as we continue our work to adopt a new edition of USPAP that will do its part to help rebuild public trust in the appraisal profession.”

All exposure drafts are developed by the Appraisal Standards Board and released for public comment. Successive exposure drafts are updated and released based on public comments on previous drafts.

The Appraisal Standards Board will announce when the next exposure draft is available, including a public comment deadline and webinar to outline the proposed changes.

###

Background: The Appraisal Foundation is the nation’s foremost authority on the valuation profession. The organization sets the congressionally-authorized standards and qualifications for real estate appraisers and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at www.appraisalfoundation.org.

NEWSLETTER



Dear Tyler,

I hope you are having a good start to 2023. And welcome to all of the new state regulators receiving this newsletter! We are here to be a resource to you on all things appraisal standards and qualification criteria, so please don't hesitate to reach out to us any time.

The big thing I want to be sure to highlight for you as we start off this year is the Appraiser Qualifications Board's new exposure draft.

The AQB has released the First Exposure Draft of proposed changes to the *Real Property Appraiser Qualification Criteria*. These proposed changes would make fair housing a required component of an appraiser's qualifying and continuing education. Here are some important links:

- [Read the First Exposure Draft](#)
- [Leave a public comment by March 13th](#)
- [Join the March 1st webinar](#)

This exposure draft is a direct result of the Education Forum the AQB held last year bringing together state and federal regulators, fair housing organizations and appraisal membership organizations to discuss the need for appraisers to have fair housing education. The feedback we received then was unanimous in the importance of this topic.

As you know, changes to the *Criteria* have a big impact on your work, so we want to be sure to gather your input as the AQB considers this exposure draft. Public comments can be given through the link above or you can always email me or call to share your feedback.

We deeply appreciate your time in considering these proposed changes and look forward to hearing from you.

Sincerely,

In This Newsletter

From Lisa's Desk: The new AQB Exposure Draft

Presentations on PAREA available

Map of PAREA adoption

Appraiser Talk

Upcoming Events

Feb. 16: [ASB Public Meeting](#)

Mar. 1: Deadline to apply to BOT

Mar. 22: [AQB Public Meeting](#)

Contact Us

T 202-347-7722

info@appraisalfoundation.org

www.appraisalfoundation.org

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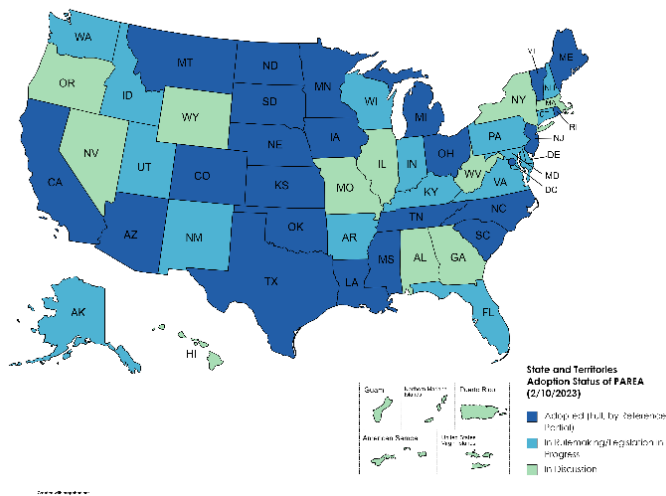
Lisa Desmarais
Vice President of Appraisal Issues

Presentations on PAREA available

If your state is in the process of considering PAREA, one of our AQB members would be happy to present at your next meeting to share more about PAREA and answer any questions you might have. If you are interested in this, please email Aida Dedajic at aida@appraisalfoundation.org, and we will be happy to coordinate that with you.

Map of PAREA adoption

Check out the map below to get a better idea of where each state is in adopting PAREA. Click [here](#) to see a larger version.



Appraiser Talk

Stay up to date on Appraiser Talk!

You can check out all episodes [here](#). Click [here](#) to sign up to receive a notification each time a new episode is published.

You can subscribe to Appraiser Talk on Spotify, Apple Podcasts or wherever you get your podcasts. If you have a question you'd like to hear answered on the show, email it to Amy Timmerman at amy@appraisalfoundation.org.

Click [here](#) to get a shareable link of this month's newsletter to share on social media.

About The Appraisal Foundation

The Appraisal Foundation is the nation's foremost authority on the valuation profession. The organization sets the Congressionally authorized standards and qualifications for real estate appraisers, and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at www.appraisalfoundation.org.

NEWSLETTER



Dear Subscriber,

Last month, the Appraisal Standards Board announced during its public meeting that it plans to release a Fifth Exposure Draft of proposed changes to the *Uniform Standards of Professional Appraisal Practice* (USPAP) following feedback from appraisers, regulators and the public.

I think Appraisal Standards Board Chair Michelle Czekalski Bradley said it best, "The public comments we receive on every exposure draft are invaluable in helping us draft standards.

"Based on feedback we received from appraisers, federal regulators and consumer groups, the ASB has decided a Fifth Exposure Draft is needed to ensure that revisions to the Ethics Rule are clear and enforceable. In addition, we will release the accompanying guidance to the Ethics Rule in conjunction with the Fifth Exposure Draft in response to requests in multiple letters. Our hope is that this will help stakeholders better evaluate the proposed revisions to the Ethics Rule.

"This Fifth Exposure Draft underscores the importance of input from the public on every draft our board produces. We look forward to hearing from all our stakeholders in the coming months as we continue our work to adopt a new edition of USPAP that will do its part to help rebuild public trust in the appraisal profession."

This announcement comes in response to specific feedback from federal regulators, consumer groups and appraiser membership groups that it would be helpful if the Appraisal Standards Board made proposed changes and accompanying guidance available for public comment at the same time.

All exposure drafts are developed by the Appraisal Standards Board and released for public comment. Successive exposure drafts are updated and released based on public comments on previous drafts.

The Appraisal Standards Board will announce when the next exposure draft is available, including a public comment deadline and webinar to outline the proposed changes.

As I shared last month, the Board of Trustees is focused on being responsive to stakeholder feedback this year. As the Board of Trustees' listening sessions continue, the Appraisal Standards Board's announcement to pursue a Fifth Exposure Draft is another way our boards are seeking to incorporate public comment into all that they do.

Sincerely,

Dave Bunton
President

In This Newsletter

From the President's Desk:
Being responsive to stakeholders

Updates from the AQB

Appraiser Talk

Upcoming Events

Mar. 1: Deadline to apply to BOT

Mar. 22: [AQB Public Meeting](#)

Contact Us

T 202-347-7722

info@appraisalfoundation.org

www.appraisalfoundation.org

Follow Us



Share this Newsletter

Click [here](#) to get a shareable link of this month's newsletter to share on social media.

Updates from the AQB

The AQB has released the First Exposure Draft of proposed changes to the *Real Property Appraiser Qualification Criteria*. These proposed changes would make fair housing a required component of an appraiser's qualifying and continuing education. Here are some important links:

- [Read the First Exposure Draft](#)
- [Leave a public comment by March 13th](#)
- [Join the March 1st webinar](#)

Be sure to join the upcoming AQB public meeting on March 22nd at 1pm ET. Click [here](#) to register to attend this free event.

In addition, the AQB approved the University of Texas Arlington's Master of Science in Real Estate through the Real Estate Degree Review Program.

Appraiser Talk

Stay up to date on Appraiser Talk!

You can check out all episodes [here](#). Click [here](#) to sign up to receive a notification each time a new episode is published.

You can subscribe to Appraiser Talk on Spotify, Apple Podcasts or wherever you get your podcasts. If you have a question you'd like to hear answered on the show, email it to Amy Timmerman at amy@appraisalfoundation.org.

About The Appraisal Foundation

The Appraisal Foundation is the nation's foremost authority on the valuation profession. The organization sets the Congressionally authorized standards and qualifications for real estate appraisers, and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at www.appraisalfoundation.org.

Share this page

is subject to change). Reservations can be made by calling the following number:(760) 322-7000 prior to the **September 25, 2023 cut-off date**. Hotel rooms are very limited, so make your reservation today!

Meeting Schedule:

TBA

Board of Trustees October 26-28, 2023 - Palm Springs, CA



Board of Trustees October 26-28, 2023 - Palm Springs, CA

Location:

Double Tree Golf Resort
67967 Vista Chino
Cathedral City, CA 92234

Lodging Accommodations:

If you are a Board of Trustees member, the Foundation has reserved your accommodations for arrival on Thursday, October 26 through Sunday, October 29. As in years past, the Foundation will have you on a master list for direct billing of room and tax directly to our account and you will only be responsible for your incidentals. Any days beyond this will be at your own expense. If your arrival and departure dates are different, please let me know immediately. Trustees, Board Chairs and Council Chairs that are traveling from the west coast and new trustees attending the New Trustee Orientation, reservations will be made for Wednesday arrival. **All other attendees must make their reservations with the hotel directly.**

The Appraisal Foundation has reserved a block of guest rooms at The Double Tree Golf Resort Hotel (67967 Vista Chino, Cathedral City, CA 92234) for meeting attendees. Rooms are at a discounted rate of \$144.00 single/double per night (excluding tax; rate

https://www.appraisalfoundation.org/imis/TAFCore/Events/Event_Display.aspx?EventKey=10262023&WebsiteKey=e12b6085-f54-45c1-853e-b838ca4... 1/3

https://www.appraisalfoundation.org/imis/TAFCore/Events/Event_Display.aspx?EventKey=10262023&WebsiteKey=e12b6085-f54-45c1-853e-b838ca4... 2/3

Price 0.00
When 10/26/2023 8:00 AM - 10/28/2023 1:00 PM
Where Double Tree Golf Resort
67967 Vista Chino
Cathedral City 92234

Register Myself

Register Someone Else

Last day to register is 10/26/2023

My registration status: Not registered

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<http://www.appraisalfoundation.org/>
Our updated [Data Privacy Policy](https://appraisalfoundation.org/imis/TAF/TAF_Privacy_Policy.aspx)
(https://appraisalfoundation.org/imis/TAF/TAF_Privacy_Policy.aspx) is available on our website.



Quarterly Update

To submit a story, update, or announcement for the next quarterly newsletter, please send it to Brandy March at brandy.march@aaro.neto or Fran Oreto at franfreab@gmail.com. The next quarterly update will be sent around May 1, 2023.

Older News and Links - December 2022 Check out the links in case you missed one

- December 6, 2022: The Appraisal Foundation Board of Trustees and staff is continuing work to establish the Council to Advance Residential Equity. This council consists of organizations with a mission of consumer advocacy, fair housing, or civil rights. This council will hold its inaugural meeting this month. If you know of an organization that might be interested in participating, please contact Jalin Debeuneure at jalin@appraisalfoundation.org
- December 6, 2022: Check out new episodes of Appraiser Talk [here](#).
- December 6, 2022: The Appraisal Standards Board welcomed three new members, Anjanette Hutson, Heather Sullivan and Raymond Krasinski, and Michelle Czekalski Bradley was reappointed. Michelle Czekalski Bradley and Nick Pilz were once again named chair and vice chair, respectively. The Appraiser Qualifications Board reappointed Byron Miller, Donna Vandervries, and Gerald Yurek. Brad Swinney and Gerald Yurek were once again named chair and vice chair, respectively.
- December 6, 2022: As of today, three PAREA Program Providers have publicly announced that they are developing their PAREA Programs: 1) [Appraisal Institute](#), the recipient of The Appraisal Foundation's conditional grant supporting the development of a PAREA module, hopes to launch by September 2023; 2) [OPTEON](#) is actively developing their [PAREA](#); and 3) [McKissock](#) hopes to launch in [fall of 2023](#). There is a dedicated [PAREA webpage](#) that will be updated as information become available.
- December 7, 2022: The Mortgage Banker's Association [reports](#) less borrowing for Commercial and Multi-Family Properties.
- December 7, 2022: A new survey [reports](#) that finding housing is a top concern for returning servicemembers.
- December 13, 2022: ASB [releases](#) fourth exposure draft of USPAP.
- December 28, 2022: Two lenders [shut](#) down.
- December 28, 2022: Fannie Mae and Freddie Mac [return](#) to the Supreme Court to challenge the conservatorship over the two entities.
- December 29, 2022: [Appraisers indicted in syndicated conservation easement tax scheme](#).



Older News and Links - January 2023
Check out the links in case you missed one

- January 10, 2023: Appraisal Foundation releases more FAQs on [Additional Criteria](#), [Mass Appraisals](#), and [Supervisors](#).
- January 17, 2023: HUD [issued](#) a draft Reconsideration of Value [Guidance](#) with FHA Loans and are taking comments through February 2, 2023.
- January 18, 2023: The Appraisal Foundation and ASC [held](#) a public conversation about relevant issues in the industry including Diversity Equity Inclusion (DEI), Different Aspects of Reconsideration of Values, Fair Housing, Bias and consumer outreach.
- January 18, 2023: HUD [announces](#) process for appraisal reviews to address bias in home appraisals seeking FHA financing.
- January 18, 2023: WalletHUB [releases](#) survey about the best locations for families.
- January 18, 2023: Fannie Mae [makes](#) changes to its underwriting system to help 'credit invisible'.
- January 19, 2023: The Appraisal Foundation is accepting [applications](#) to the Board of Trustees. Applications must be completed by March 1, 2023.
- January 30, 2023: Tune into [Appraiser Talk](#) to hear about what draws people into the appraisal profession.
- January 31, 2023: State of the Industry Report [released](#).

Older News and Links - February 2023
Check out the links in case you missed one

- February 16, 2023: The Appraisal Standards Board will hold a virtual Public Meeting [View the Agenda and Materials](#).
- February 23, 2023: Industry Advisory Council Meeting-Tampa, FL.
- February 28, 2023: Board of Trustees Virtual Meeting. The purpose of the meeting is to update the Board on the planning session of the Executive Committee in early January including various initiatives in process or to be taken; amendments to the ASB and AQB Rules of Procedures; and other matters that may come before the Board. More information on The Appraisal Foundation is available at www.appraisalfoundation.org.

Older and More Recent News and Links - March 2023

March 1, 2023: Conversation on the First Exposure Draft of the Criteria. The AQB has released the First Exposure Draft of proposed changes to the *Real Property Appraiser Qualification Criteria*. These proposed changes would make fair housing a required component of an appraiser's qualifying and continuing education. Here are some important links:

- [Read the First Exposure Draft](#)
- [Leave a public comment by March 13th](#)
- [Join the March 1st webinar](#)

March 1, 2023: **Applications for the Board of Trustees are now open**

Applications to apply to join the Board of Trustees are now open. This year, there are five public interest seats the Board is looking to fill, including seats designated for a consumer representative, academic, and a state licensed or certified appraiser not affiliated with an Appraisal Sponsor of the Foundation. This Board plays a critical role in the management of The Appraisal Foundation and makes possible the work of the two independent boards responsible for writing standards and qualifications for the appraisal profession.

The Board of Trustees is committed to reflecting the diversity of the United States. As part of this effort, last year the Trustee Nominating Committee introduced a new process for evaluating candidates which includes blind scoring and other best practices recommended by an outside diversity, equity and inclusion consultant. This process will be used once again this year and will continue to be evaluated to ensure it is promoting diversity, equity and inclusion.

The application and fact sheet can be found [here](#), and the deadline for applications is March 1, 2023. Please don't hesitate to reach out to Boards and Councils Program Manager Arika James should you have any questions. Her email address is arika@appraisalfoundation.org

March 22, 2023: AQB Public Meeting - March 22, 2023 - VIRTUAL

The Appraiser Qualifications Board will hold a Public Meeting virtually from 1:00 pm - 3:00 pm to discuss current projects. You can register to attend this meeting via the link provided below.

click here: https://us02web.zoom.us/webinar/register/WN_0Uj_C2CuSW6JL3ps7DfWqQ

Keep up-to-Date – Look for more Information to come on these issues

ASB – Fifth Exposure Draft: On the basis of feedback received from appraisers, state and federal regulators, and consumer groups, the Appraisal Standards Board (ASB) of The Appraisal Foundation announced they plan to release a Fifth Exposure Draft of proposed changes to the Uniform Standards of Professional Appraisal Practice (USPAP). The Fifth Exposure Draft is needed to ensure revisions to the Ethics Rule are clear and enforceable. Within the Exposure Draft, the ASB will release the accompanying guidance to the revised Ethics Rule in response to requests in multiple comment letters. By providing the guidance in the Exposure Draft, the ASB believes it will help stakeholders to better evaluate the proposed revisions to the Ethics Rule.

To ensure you receive updates from The Appraisal Foundation, use this link to sign up for their newsletter.

<https://www.surveymonkey.com/r/5SPR3Y6>



Appraiser Talk: Stay up to date on Appraiser Talk!

You can check out all episodes [here](#). Click [here](#) to sign up to receive a notification each time a new episode is published.

Recently, Amy and Lisa are taking a closer look at the definition of appraisal review and what constitutes an official review and the return to the topic of appraisal reports and discuss the process for making a change or updating a report that has already been delivered.

Other News:

Congratulations Joan Trice:

<https://www.housingwire.com/articles/joan-trice-sells-valuation-expo-and-appraisal-buzz-newsletter/>

Fannie Mae released [Selling Guide Announcement SEL-2023-02](#) recently. [Click here](#) for the announcement and updates.

Freddie Mac ACE+ PDR: Collateral Evaluation Driven by Modernization with Appraisal Buzz. We hope you can make it, but if you can't, register anyway so we can send you the recording. Link https://www.bigmarker.com/Appraisal-Buzz/Collateral-Evaluation-Driven-by-Modernization?bmid=e35aa3dbf0f3&bmid_type=member&source_from=invitation

Don't Forget: Daylight Savings Time on 3/12/2023

Thanks in advance for the news articles-looking for articles from all States!

News from States starting with "A"

Alabama: IMPORTANT RENEWAL INFORMATION

Our annual license renewal begins on 8/01/23 for the licensure year 10/1/2023 through 9/30/2024. No renewals will be accepted before that date. The online renewal link will be available on August 1, 2023.

Alaska: Hard Copy License Certificates Discontinued

The division has expanded our online services to allow licensees to download their own license certificates on demand. As a result, the division no longer mails hardcopy license certificates. The certificates will be located under the "initial application" and "renewal" events in the MY LICENSE account.

Arizona: Governor Hobbs has announced the appointment of Barbara Richardson as the next Director of the Arizona Department of Insurance and Financial Institutions (DIFI). Ms. Richardson is expected to join DIFI on March 6, 2023.

Ms. Richardson brings an impressive resume of regulatory experience to the DIFI Director position. Most recently, Ms. Richardson led the Nevada Division of Insurance as its Commissioner, a position she has held since March 2016. Prior to leading that agency, Ms. Richardson served for twelve years as the Director of Operations and Fraud for the New Hampshire Insurance Department. Additionally, she has worked at various times in her career for CNA, Kemper Financial, the Federal Reserve Bank in Chicago and Putnam Securities.

Continued...



Ms. Richardson is a graduate of Vassar College, has a law degree from the University of New Hampshire School of Law and an MBA from Loyola University in Chicago. On a national level, Ms. Richardson has been an active member on various committees, task forces and work groups of the National Association of Insurance Commissioners (NAIC), including most recently, the Innovation Task Force, the SERFF Board and the Antifraud Task Force.

"I look forward to working with Barbara, a well-respected and experienced leader in her field," said Governor Katie Hobbs. "I believe the depth of regulatory experience possessed by Barbara will be a tremendous asset to DIFI, industry stakeholders, and most importantly, to Arizona consumers who rely on DIFI for information, education and consumer assistance."

Arkansas: Board Elects New Officers for 2023. At the January 13, 2023, meeting of the AALCB, Sara Stephens of Little Rock was elected as the new Board Chairman. She succeeds Josh Barkhimer of Camden who had been Chairman for the past year. Stephens stated, "Following former Chair Josh Barkhimer is going to be a huge task, he is an outstanding leader, and was an outstanding chair. This Board has surely been the beneficiary of his leadership." In addition to Stephen's election as Chairman, Katie Hampton of Fayetteville was elected as Vice-Chair. Julie Matthews of Jonesboro was elected as Treasurer. Both Hampton and Matthews are in their third year on the Board. At the Boards December 9, 2022, meeting, the board recognized Randy Minton for his six years of dedicated service to the board. We appreciate his hard work and willingness to serve. Randy was the 2021 Chairman of the Board.

California, Colorado and Connecticut you're going to be spotlighted in the next AARO Newsletter get your articles ready...

Upcoming AARO Events

Join us for AARO's Spring Conference in Savannah, GA from May 8- May 11, 2023. More information located [here](#). For things to do in Savannah, GA, look [here](#).

Hope to have more exciting news and perhaps some fun things to look forward to!

Don't forget this conference will be mid-week make sure to make your hotel reservations timely and submit your registration forms to Brandy March at brandy.march@aaro.net

Fun Fact:

The oldest mouse ever is Patrick Stewart (USA, b. 14 July 2013) who was verified as being **9 years 180 days** old on 10 January 2023 at the San Diego Zoo Wildlife Alliance in San Diego, California, USA. Pat's age is unprecedented for a mouse. <https://www.facebook.com/watch/?v=745260176875748>



Bet you didn't know:

It is impossible for most people to lick their own elbow.

A crocodile cannot stick its tongue out.

A shrimp's heart is in its head.

It is physically impossible for pigs to look up into the sky.

The "sixth sick sheik's sixth sheep's sick" is believed to be the toughest tongue twister in the English language.

If you sneeze too hard, you could fracture a rib.

Wearing headphones for just an hour could increase the bacteria in your ear by 700 times.

Thank you for reading, please send in articles to share with AARO members.

Looking forward to our Conference in Savannah May 8-11...

Communications Committee:

Fran Oreto, Chair, Florida Real Estate Appraisal Board

Jacqueline Olson, Minnesota Department of Commerce

Jodie Campbell, North Dakota Appraiser Board

Kevin Cyrus, DCRA

Bob Danehy, Lenders Allies

Charlie Gress, OCAP, Martin & Wood Appraisal Group

Brandy March, Managing Director, AARO

Allison McDonald, Executive Director, Florida Real Estate Appraiser Board

Craig Morley, UAA

Greg Stephens, FACT

Jonathan Stewart, Utah Division of Real Estate



301 Centennial Mall South, First Floor
 PO Box 94963
 Lincoln, NE 68509-4963
<https://appraiser.ne.gov/>
 402-471-9015

Check Number:
Receipt Number:
AMC & Owners Checked on ASC Registries:
Processed By: _____ Date: _____
For Board Use Only

APPLICATION FOR NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION

APPLICATION AND REGISTRATION FEES

TOTAL FEE DUE WITH APPLICATION: \$350.00

REGISTRATION FEES DUE FOLLOWING AMC REGISTRATION APPROVAL: \$2,000.00 PLUS ASC AMC REGISTRY FEE (IF ANY)

APPRAISAL MANAGEMENT COMPANY INFORMATION

Date of Application: _____

Legal Name: _____

Employer Identification Number (EIN): _____

AMC Type: Single State (~~AMC oversees a panel of 16 or more AMC appraisers in Nebraska within a given year that have been recruited, selected and retained to perform appraisals in connection with a covered transaction panel of more than 15 appraisers~~)

Multi-State (~~AMC oversees a panel of 25 or more AMC appraisers in two or more States within a given year that have been recruited, selected and retained to perform appraisals in connection with a covered transaction panel of 25 or more appraisers in two or more states~~)

Federally Regulated*: YES NO

*Federally regulated appraisal management company means an appraisal management company that is: (a) Owned and controlled by an insured depository institution as defined in 12 U.S.C. 1813, as such section existed on January 1, 2018; and (b) Regulated by the Office of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, or the successor of any such agencies.

Business Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address Area Code + Phone Number

STATE OF DOMICILE

If corporation is not domiciled in Nebraska, a designated agent for service within Nebraska must be named. If state of domicile is Nebraska, the following section may be left blank.

State of domicile: _____

Name of designated agent in Nebraska for service of process: _____

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

TRADE NAME

If the applicant will be doing business in Nebraska under any other name(s), then all such names must be stated, with address and telephone number. (Use a separate sheet if necessary)

Other name: _____

Business Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

OWNERSHIP

All persons/entities owning more than 10% of the applicant must be listed. (Use a separate sheet if necessary.)

If the applicant is owned by a corporation or corporations, does any individual own shares in a parent corporation or corporations where said shares amount to owning more than 10% of the applicant?

YES NO If the answer is yes, provide shareholder names and contact information on a separate sheet.

If more than 10% of the applicant is held in trust, directly or by virtue of holding shares in a parent corporation or corporations, provide trustee name(s) and contact information on a separate sheet.

Entity or Person Name: _____ Percentage Owned: _____
Entity or Last, First, Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

Entity or Person Name: _____ Percentage Owned: _____
Entity or Last, First, Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

Entity or Person Name: _____ Percentage Owned: _____
Entity or Last, First, Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

CONTACT PERSON

Contact person to serve as main contact for all communication with the Real Property Appraiser Board.

Name: _____
Last First Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

_____ Email Address Area Code + Phone Number

DISCIPLINARY QUESTIONS

1. Has the applicant's application for registration/license/certification, or the right to renew or reinstate, ever been denied by any regulatory agency in Nebraska or any other jurisdiction?

YES NO

If your answer to No. 1 above is yes, provide a brief statement of all significant details on a separate sheet, including the jurisdiction in which the application was denied, the date of denial, reason for denial, the circumstances surrounding the matter, and the names of any persons involved.

2. Has disciplinary action been taken against the applicant by any regulatory agency in Nebraska or any other jurisdiction, or has the applicant's registration/licensure/certification been surrendered or allowed to lapse due to any action pending or threatened? **Please note that you are required to disclose any action, even if it has been previously disclosed to this agency. Failure to disclose this may result in a delay in processing of your application.**

YES NO

If your answer to No. 2 above is yes, provide a brief statement of all significant details on a separate sheet, including the jurisdiction in which the disciplinary action was taken or was pending, the date of the action, reason for disciplinary or pending action, circumstances surrounding the matter, and the names of any persons involved.

3. Has the applicant had a final civil or criminal judgment entered against it for fraud, dishonesty, breach of trust, or misrepresentation involving real estate, financial services, or appraisal management services within a five-year period immediately preceding the date of application?

YES NO

If the answer to No. 3 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the suit, location, date filed, court of jurisdiction, and the names of any persons involved.

4. Is the applicant in whole or in part, directly or indirectly, owned by any person who has had an appraiser credential or equivalent refused, denied, canceled, or revoked or who has surrendered an appraiser credential or equivalent in lieu of revocation in any jurisdiction?

YES NO

If your answer to No. 4 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the matter, jurisdiction, date(s), and the names of such persons. Include copies of all final orders or consent agreements.

5. Has any person who owns more than 10% of the Appraisal Management Company ever been convicted of, or entered a plea of nolo contendere to, a felony related to real property appraisal practice or any crime involving fraud, misrepresentation, or moral turpitude?

YES NO

If your answer to No. 5 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the suit, location, date filed, court of jurisdiction, and the names of any persons involved.

AFFIDAVIT OF APPLICANT

The following statements are made for the purpose of procuring registration as an appraisal management company in the State of Nebraska. Applicant hereby consents that the statements may be used as evidence by the Real Property Appraiser Board of the State of Nebraska, or in any court in Nebraska where a violation of the Appraisal Management Registration Act is claimed, and that the application, representations, and statements made herein to procure such registration may at any time be used in evidence.

Applicant has read and will comply with the Appraisal Management Company Registration Act of Nebraska and the rules established by the Real Property Appraiser Board in accordance with the Act.

Applicant expressly agrees that the Nebraska Real Property Appraiser Board reserves the right to go outside this application for information as to the accuracy of the statements in this application.

Applicant certifies that the statements made in this application and all attachments are true and correct to the best of Applicant's knowledge and belief, and that Applicant has not suppressed any information that might have a bearing on this application.

Applicant understands:

- All information related to an appraisal management company's registration shall be reported to the Appraisal Subcommittee as required by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, the AMC Rule, and any policy or rule established by the Appraisal Subcommittee.
- Only AMC appraisers considered to be in good standing in all jurisdictions in which an active credential is held shall be included on an appraisal management company's appraiser panel.
- Any AMC appraiser included on an appraisal management company's appraiser panel engaged in real property appraisal practice as a result of an assignment provided by applicant shall be free from inappropriate influence and coercion as required by the appraisal independence standards established under section 129E of the federal Truth in Lending Act, including the requirements for payment of a reasonable and customary fee to AMC appraisers when applicant is engaged in providing appraisal management services.
- An appraisal management company shall select an AMC appraiser from its appraiser panel for an assignment who is independent of the transaction and who has the requisite education, expertise, and experience necessary to competently complete the assignment for the particular market and property type.
- An appraisal management company shall not prohibit an AMC appraiser from including within the body of a report that is submitted by the AMC appraiser to the applicant or its assignee the fee agreed upon between the applicant and the AMC appraiser at the time of engagement for the performance of the appraisal.
- An appraisal management company shall not directly or indirectly engage in or attempt to engage in business as an appraisal management company or advertise or hold itself out as engaging in or conducting business as an appraisal management company in this state under any legal name or trade name not included in the application for issuance of a registration, or renewal of a registration, as approved by the board.
- An appraisal management company shall not require an AMC appraiser to indemnify an appraisal management company or hold an appraisal management company harmless for any liability, damage, losses, or claims arising out of the appraisal management services provided by the appraisal management company.
- Prior to assigning appraisal orders, each appraisal management company shall have a system in place to verify that an appraiser being added to the appraiser panel holds the appropriate appraiser license or certification in good standing.
- Any employee of or independent contractor to an appraisal management company that holds a registration, including any AMC appraiser included on applicant's appraiser panel engaged in real property appraisal practice, shall comply with the Real Property Appraiser Act, including the Uniform Standards of Professional Appraisal Practice.
- Each appraisal management company is required to have a system in place to verify that an AMC appraiser on the appraiser panel has not had a license or certification as an appraiser refused, denied, canceled, revoked, or surrendered in lieu of a pending revocation in any state in the previous twenty-four months.

- Each appraisal management company that holds a registration shall maintain a detailed record of appraisal management services provided under its registration, and upon request shall submit to the board all books, records, reports, documents, and other information as deemed appropriate by the board to administer and enforce the Nebraska Appraisal Management Company Registration Act. Record retention requirements are for a period of five years after appraisal management services are completed or two years after final disposition of a judicial proceeding related to the appraisal management services, whichever period expires later.
- An appraisal management company that holds a registration may not alter, modify, or otherwise change a completed report submitted by an AMC appraiser without his or her written consent.
- An appraisal management company that holds a registration shall disclose the registration number provided to it by the board on the engagement documents presented to the AMC appraiser.
- Each appraisal management company that holds a registration, except in cases of noncompliance with the conditions of the engagement, shall make payment of fees to an AMC appraiser engaged by the appraisal management company to perform one or more appraisals on behalf of a creditor for a covered transaction or for a secondary mortgage market participant in connection with covered transactions within sixty days after the date on which the AMC appraiser transmits or otherwise provides the report to the appraisal management company or its assignee.
- An appraisal management company that has a reasonable basis to believe that an AMC appraiser has failed to comply with applicable laws or the Uniform Standards of Professional Appraisal Practice shall refer the matter to the board if the failure to comply is material.
- An appraisal management company shall remove any AMC appraiser from its appraiser panel within thirty days after receiving notice that the AMC appraiser:
 - Is no longer considered to be in good standing in one or more jurisdictions in which he or she holds an active credential or equivalent;
 - The AMC appraiser's credential or equivalent has been refused, denied, canceled, or revoked; or
 - The AMC appraiser has surrendered his or her credential or equivalent in lieu of revocation.
- Any AMC appraiser included on an appraisal management company's appraiser panel pursuant to N.R.S. § 76-3203.01 (3) shall remain on such appraiser panel until the date on which the appraisal management company:
 - Sends written notice to the AMC appraiser removing him or her from the appraiser panel. Such written notice shall include an explanation of the action taken by the appraisal management company;
 - Receives written notice from the AMC appraiser requesting that he or she be removed from the appraiser panel. Such written notice shall include an explanation of the action requested by the AMC appraiser; or
 - Receives written notice on behalf of the AMC appraiser of the death or incapacity of the AMC appraiser. Such written notice shall include an explanation on behalf of the AMC appraiser.
- Applicant hereby attests that Applicant has included all required materials and completed the submitted application in its entirety. Applicant understands that, should this application be found to be incomplete, it will be considered invalid and may be returned.

Signature of Contact Person: _____ Date: _____

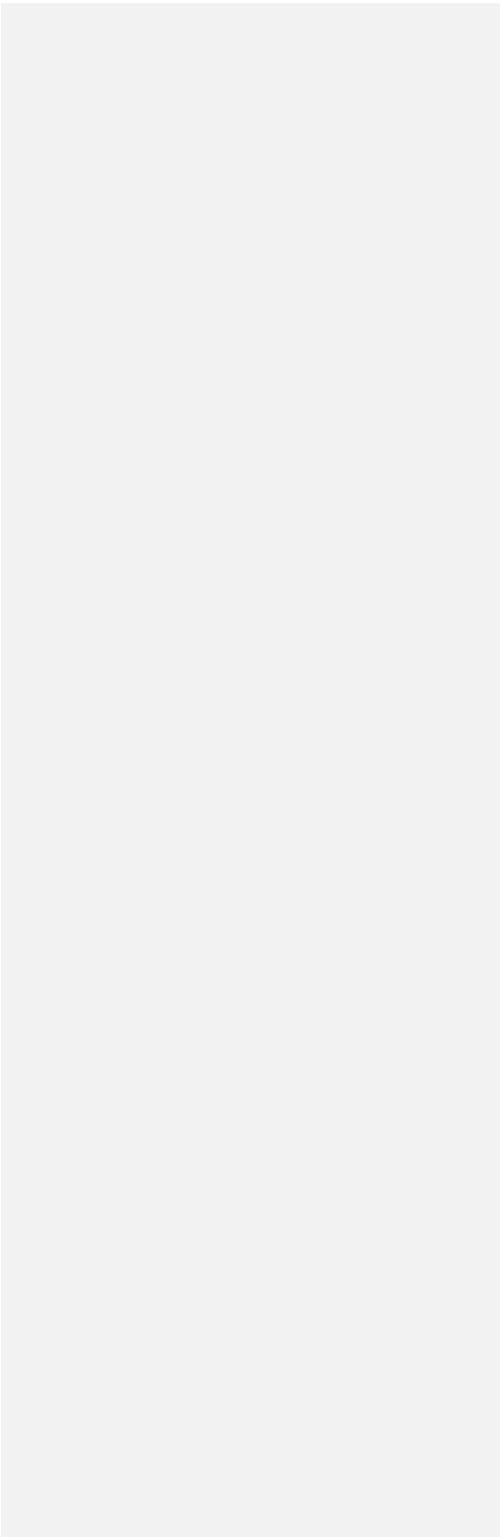
State of _____)
 _____) ss.
 County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 20 _____

by _____
 Print Name of Contact Person (Notary Seal Here)

 Notary Public







AUTHORIZATION TO USE FINGERPRINTS FOR NATIONAL CRIMINAL HISTORY RECORD CHECK THROUGH THE NEBRASKA STATE PATROL AND THE FEDERAL BUREAU OF INVESTIGATION

I acknowledge and consent to the following:

1. The Nebraska Real Property Appraiser Board requires fingerprint submissions for a National Criminal History Record Check through the State Patrol and the Federal Bureau of Investigation:
 - a. as authorized in Nebraska Real Property Appraiser Act (Neb. Rev. Stat. §§ 76-2201 through 76-2250), as a part of my application for issuance of, or renewal of, a credential as a real property appraiser, or
 - b. as authorized in the Nebraska Appraisal Management Company Registration Act (Neb. Rev. Stat. §§ 76-3201 through 76-3220), as a part of the application for issuance of, or renewal of, a registration as an appraisal management company.
2. The Nebraska Real Property Appraiser Board reserves the right to go outside this Criminal History Record Check for information as to the accuracy of the statements made in my application, or for further clarification regarding the results of the Criminal History Record Check. Such information may include, but is not limited to, records of arrests for criminal offenses, the circumstances involved in any such arrests, the suspension or revocation of any license authorizing me to engage in any profession or occupation, or the rejection of my application for such license, and the reason for such suspension, revocation, or rejection.
3. The Nebraska Real Property Appraiser Board may contact any agency of federal, state, or local government, consumer reporting agency, present or former employer, or any other individual, partnership, corporation, or association, in this or any other state, to furnish to the Nebraska Real Property Appraiser Board any information requested by the Nebraska Real Property Appraiser Board pertaining to my application.
4. I acknowledge that the Criminal History Record Information is retained by the Board for two years after the date on which an application is withdrawn, denied, or approved. If the Nebraska Real Property Appraiser Board finds cause to deny my application based upon the results of my Criminal History Record Information, I may request a copy of my Criminal History Record Information received by the Nebraska Real Property Appraiser Board in accordance with the procedures found in Title 298 of the Nebraska Administrative Code.
5. I acknowledge that the procedures for obtaining information, a change, correction, or updating of an FBI identification record are set forth in Title 28, C.F.R., §16.34.

I EXPRESSLY AUTHORIZE AND CONSENT that my fingerprint submissions pertaining to my application be submitted by the Nebraska Real Property Appraiser Board to the Nebraska State Patrol for National Criminal History Record Check through the State Patrol and the Federal Bureau of Investigation, and I HEREBY ACKNOWLEDGE RECEIPT of the Privacy Act Statement.

Printed name of person whose fingerprints are being submitted

Signature of person whose fingerprints are being submitted

Date

PRIVACY ACT STATEMENT

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

Rev. 03/30/2018

NONCRIMINAL JUSTICE APPLICANT'S PRIVACY RIGHTS

As an applicant who is the subject of a national fingerprint-based criminal history record check for a noncriminal justice purpose (such as an application for employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing.¹ These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulations (CFR), 50.12, among other authorities.

- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared, or retained.²
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your FBI criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your FBI criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on information in the FBI criminal history record.
- If agency policy permits, the officials may provide you with a copy of your FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may obtain a copy of the record by submitting fingerprints and a fee to the FBI. Information regarding this process may be obtained at <https://www.fbi.gov/services/cjis/identity-history-summary-checks> and <https://www.edo.cjis.gov>.
- If you decide to challenge the accuracy or completeness of your FBI criminal history record, you should send your challenge to the agency that contributed the questioned information to the FBI. Alternatively, you may send your challenge directly to the FBI by submitting a request via <https://www.edo.cjis.gov>. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenged entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.)
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.³

¹ Written notification includes electronic notification, but excludes oral notification.

² <https://www.fbi.gov/services/cjis/compact-council/privacy-act-statement>

³ See 5 U.S.C. 552a(b); 28 U.S.C. 534(b); 34 U.S.C. § 40316 (formerly cited as 42 U.S.C. § 14616), Article IV(c); 28 CFR 20.21(c), 2033(d) and 906.2(d).

Updated 11/6/2019

APPLICATION CHECKLIST

Include the following items with your completed application:

- Completed application.
- Two copies of legible, ink-rolled fingerprint cards for each owner/entity owning **more than 10%** of the applicant. This includes trustees of trusts owning more than 10% of the applicant and individuals owning shares in a corporation or corporations where said shares amount to owning more than 10% of the applicant.
- Authorization to Use Fingerprints for National Criminal History Record Check through the Nebraska State Patrol and the Federal Bureau of Investigation **signed by each person whose fingerprints are included with the application**. Person being fingerprinted is also requested to review the NRPAB Privacy Act Statement prior to being fingerprinted. Additional copies of each document may be found by clicking the "AMC Registration" link on the home page of the Board's website at <https://appraiser.ne.gov/>.
- \$350.00 non-refundable application fee.
- Proof of a valid Surety Bond for \$25,000.00 naming applicant as the "Principal" and the Nebraska Real Property Appraiser Board as the "Obligee." The Surety Bond shall clearly indicate that: 1) the bonding company is aware of, and will comply with, all provisions of Neb. Rev. Stat. § 76-3203 (2); 2) the Surety Bond shall be in favor of the state for the benefit of any person who is damaged by any violation of the Nebraska Appraisal Management Company Registration Act, and in favor of any person damaged by such a violation; 3) the Surety Bond shall be maintained until one year after the date on which the appraisal management company ceases operation in this state regardless of, if or when, termination of the Surety Bond occurs; 4) and, the aggregate liability of the Surety Bond to all persons damaged by a violation of the Nebraska Appraisal Management Company Registration Act by an appraisal management company shall not exceed the amount of the Surety Bond.

DIRECTIONS

1. Complete entire application. If required information is not provided, application will be considered invalid and may be returned to you.
2. Along with the application, the following must also be included:
 - a. Check or money order for non-refundable \$350.00 application fee
 - b. Two sets of fingerprint cards for each owner/entity owning **more than 10%** of the applicant. This includes trustees of trusts owning more than 10% of the applicant and individuals owning shares in a corporation or corporations where said shares amount to owning more than 10% of the applicant. **The Nebraska State Patrol will not process cards if the information at the top of the cards is not completed or if the cards are more than 1 year old. The cards must be signed by the person being fingerprinted and also by the official taking the fingerprints.**
 - c. Authorization to Use Fingerprints for National Criminal History Record Check through the Nebraska State Patrol and the Federal Bureau of Investigation signed by each person whose fingerprints are included with the application. Person being fingerprinted is also requested to review the NRPAB Privacy Act Statement prior to being fingerprinted. Additional copies of each document may be found by clicking the "AMC Registration" link on the home page of the Board's website at <https://appraiser.ne.gov/>.
 - d. Proof of a valid Surety Bond for \$25,000.00 naming applicant as the "Principal" and the Nebraska Real Property Appraiser Board as the "Obligee"
3. Mail application, fee(s), and supporting documentation to:
NEBRASKA REAL PROPERTY APPRAISER BOARD
301 CENTENNIAL MALL SOUTH, FIRST FLOOR
PO BOX 94963
LINCOLN, NE 68509-4963
Street address for FedEx or UPS is 301 CENTENNIAL MALL SOUTH, FIRST FLOOR, LINCOLN NE 68508
4. Questions or concerns may be directed to NRPAB staff at 402-471-9015 or nrpab.amc@nebraska.gov

ADDITIONAL INFORMATION

- Within sixty days of approval by the Board, an applicant shall pay a non-refundable initial registration fee of \$2000.00 and the ASC AMC Registry fee due, if any, before the applicant is authorized to conduct business as an appraisal management company in the State of Nebraska. The period used to calculate the ASC AMC registry fee due will be the year ending on the day 90 days before the date of approval of the application. With the ASC AMC Registry fee, if any, the AMC must also provide a list of the AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year, if any. The list is to include: (1) First and last name, (2) Credential number, (3) Number of appraisals performed (during the reporting year), (4) Earliest appraisal submission date (during the reporting year), and (5) Latest appraisal submission date (during the reporting year).
- All Appraisal Management Company registrations are in effect for twelve months from the date of issuance, unless revoked, suspended, or canceled prior to such date.
- Per Neb. Rev. Stat. § 76-3203 (6), all Appraisal Management Company renewal applications shall be furnished to the Board no later than sixty (60) days prior to the date of expiration of the registration. With the application for renewal and the ASC AMC Registry fee, the AMC must also provide a list of the AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year, including: (1) First and last name, (2) Credential number, (3) Number of appraisals performed (during the reporting year), (4) Earliest appraisal submission date (during the reporting year), and (5) Latest appraisal submission date (during the reporting year)
- Any Appraisal Management Company who fails to submit a properly completed renewal application by the deadline specified in Neb. Rev. Stat. § 76-3203 (6), but who submits an application within six months of expiration of the registration, may receive a renewal registration by submitting the completed application, along with all of the required documentation, the renewal and ASC AMC Registry fees, and a \$25.00 late processing fee for each month or portion of a month the renewal application is postmarked after 60 days prior to registration expiration. The Appraisal Management Company will be considered inactive from the expiration date until the renewal application has been fully processed, including receipt and review by the Board of any pending background check results.
- Any Appraisal Management Company who fails to submit a properly completed renewal application within six months of expiration of the registration shall not be eligible for renewal and must submit an application for a new registration.
- AMC appraiser means a person who holds a valid credential or equivalent to appraise real estate and real property under the laws of this state or another jurisdiction, and holds the status of active on the ASC AppraiserMC Registry in one or more jurisdictions.
- Pursuant to subdivision (6)(c) of section 76-3202, an appraiser panel shall include each AMC appraiser as of the earliest date on which such person was accepted by the appraisal management company:
 - (a) For consideration for future assignments in covered transactions or for secondary mortgage market participants in connection with covered transactions; or
 - (b) For engagement to perform one or more appraisals on behalf of a creditor for a covered transaction or for a secondary mortgage market participant in connection with covered transactions.
- The Surety Bond shall be maintained until one year after the date that the Appraisal Management Company ceases operation in this state regardless of, if or when, termination of the Surety Bond occurs. The date that an Appraisal Management Company ceases operation in this state is the earliest of the date on which the Nebraska Real Property Appraisal Board accepts written surrender of the registration, or the date on which the registration expires, is canceled, or is revoked.

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301 Centennial Mall South, First Floor
 PO Box 94963
 Lincoln, NE 68509-4963
<https://appraiser.ne.gov/>
 402-471-9015

Check Number:
Receipt Number:
AMC & Owners Checked on ASC Registries:
Processed By: _____ Date: _____
For Board Use Only

APPLICATION FOR RENEWAL OF NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION

RENEWAL INFORMATION RENEWAL FEES DUE: \$1,500.00 RENEWAL FEE PLUS ASC AMC REGISTRY FEE

Nebraska Real Property Appraiser Board Registration Number: _____

Date of Application: _____

Legal Name: _____

Employer Identification Number (EIN): _____

Initial Date of Registration in Nebraska: _____

- AMC Type:
- Single State (AMC oversees a panel of 16 or more AMC appraisers in Nebraska within a given year that have been recruited, selected and retained to perform appraisals in connection with a covered transaction panel of more than 15 appraisers)
 - Multi-State (AMC oversees a panel of 25 or more AMC appraisers in two or more States within a given year that have been recruited, selected and retained to perform appraisals in connection with a covered transaction panel of 25 or more appraisers in two or more states)

Federally Regulated*: YES NO

*Federally regulated appraisal management company means an appraisal management company that is: (a) Owned and controlled by an insured depository institution as defined in 12 U.S.C. 1813, as such section existed on January 1, 2018; and (b) Regulated by the Office of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, or the successor of any such agencies.

Business Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address Area Code + Phone Number

STATE OF DOMICILE

If corporation is not domiciled in Nebraska, a designated agent for service within Nebraska must be named. If state of domicile is Nebraska, the following section may be left blank.

State of domicile: _____

Name of designated agent in Nebraska for service of process: _____

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

TRADE NAME

If the applicant will be doing business in Nebraska under any other name(s), then all such names must be stated, with address and telephone number. (Use a separate sheet if necessary)

Other name: _____

Business Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

OWNERSHIP

All persons/entities owning more than 10% of the applicant must be listed. (Use a separate sheet if necessary)

If the applicant is owned by a corporation or corporations, does any individual own shares in a parent corporation or corporations where said shares amount to owning more than 10% of the applicant?

YES NO If the answer is yes, provide shareholder names and contact information on a separate sheet.

If more than 10% of the applicant is held in trust, directly or by virtue of holding shares in a parent corporation or corporations, provide trustee name(s) and contact information on a separate sheet.

Entity or Person Name: _____ Percentage Owned: _____
Entity or Last, First, Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

Entity or Person Name: _____ Percentage Owned: _____
Entity or Last, First, Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

Entity or Person Name: _____ Percentage Owned: _____
Entity or Last, First, Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address

Area Code + Phone Number

CONTACT PERSON

Contact person to serve as main contact for all communication with the Real Property Appraiser Board.

Name: _____
Last First Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

Email Address Area Code + Phone Number

DISCIPLINARY QUESTIONS

1. Has the applicant's application for registration/license/certification, or the right to renew or reinstate, been denied by any regulatory agency in Nebraska or any other jurisdiction in the past 18 months?

YES NO

If your answer to No. 1 above is yes, provide a brief statement of all significant details on a separate sheet, including the jurisdiction in which the application was denied, the date of denial, reason for denial, the circumstances surrounding the matter, and the names of any persons involved.

2. Has disciplinary action been taken against the applicant by any regulatory agency in Nebraska or any other jurisdiction, or has the applicant's registration/licensure/certification been surrendered or allowed to lapse due to any action pending or threatened within the past 18 months? **Please note that you are required to disclose any action, even if it has been previously disclosed to this agency. Failure to disclose this may result in a delay in processing of your application for renewal.**

YES NO

If your answer to No. 2 above is yes, provide a brief statement of all significant details on a separate sheet, including the jurisdiction in which the disciplinary action was taken or was pending, the date of the action, reason for disciplinary or pending action, circumstances surrounding the matter, and the names of any persons involved.

3. Is the applicant currently under investigation by any regulatory agency in Nebraska or any other jurisdiction?

YES NO

If the answer to No. 3 above is yes, provide a brief statement of all significant details on a separate sheet, including the jurisdiction in which the applicant is under investigation, the circumstances surrounding the matter, and the names of any persons involved.

4. Has the applicant had a final civil or criminal judgment entered against it for fraud, dishonesty, breach of trust, or misrepresentation involving real estate, financial services, or appraisal management services within the eighteen-month period immediately preceding the date of application?

YES NO

If your answer to No. 4 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the suit, location, date filed, court of jurisdiction, and the names of any persons involved.

5. Is the applicant in whole or in part, directly or indirectly, owned by any person who has had a credential or equivalent refused, denied, canceled, or revoked or who has surrendered a credential or equivalent in lieu of revocation in any jurisdiction?

YES NO

If your answer to No. 5 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the matter, jurisdiction, date(s), and the names of such persons. Include copies of all final orders or consent agreements.

6. Has any person who owns more than 10% of the Appraisal Management Company ever been convicted of, or entered a plea of nolo contendere to, a felony related to real property appraisal practice or any crime involving fraud, misrepresentation, or moral turpitude?

YES NO

If your answer to No. 6 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the matter, date filed, court of jurisdiction, and names of any persons involved.

ASC AMC REGISTRY FEE AND REPORTING YEAR

Annual ASC AMC Registry Fee based on year ending 90 days before expiration of current registration:

Beginning Date of Reporting Year: _____ Ending Date of Reporting Year: _____

Number of AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year _____ X \$25.00 = \$ _____ ASC AMC Registry Fee due with application
(Covered transaction means any consumer credit transaction secured by the consumer's principal dwelling.)

ASC AMC Registry Fee	\$	_____
Nebraska Registration Renewal Fee	+	_____ 1500.00
Late Processing Fee, if any	+	_____
Total Fees Due with Renewal Application	\$	_____

With the application for renewal and the ASC AMC Registry fee, the AMC must also provide a list of the AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year, including:

- (1) First and last name,
- (2) Credential number,
- (3) Number of appraisals performed (during the reporting year),
- (4) Earliest appraisal submission date (during the reporting year), and
- (5) Latest appraisal submission date (during the reporting year).

APPLICATION CHECKLIST

Include the following items with your completed application:

- Completed application.
- List of the AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year.
- Two copies of legible, ink-rolled fingerprint cards for each owner/entity owning **more than 10%** of the applicant. This includes trustees of trusts owning more than 10% of the applicant and individuals owning shares in a corporation or corporations where said shares amount to owning more than 10% of the applicant.
- Authorization to Use Fingerprints for National Criminal History Record Check through the Nebraska State Patrol and the Federal Bureau of Investigation **signed by each person whose fingerprints are included with the application**. Person being fingerprinted is also requested to review the NRPAB Privacy Act Statement prior to being fingerprinted. Additional copies of each document may be found by clicking the "AMC Registration" link on the home page of the Board's website at <https://appraiser.ne.gov/>.
- \$1,500.00 non-refundable renewal fee, ASC AMC Registry fee, and any required late processing fee.
- Proof of a valid Surety Bond for \$25,000 naming applicant as the "Principal" and the Nebraska Real Property Appraiser Board as the "Obligee." The Surety Bond shall clearly indicate that: 1) the bonding company is aware of, and will comply with, all provisions of Neb. Rev. Stat. § 76-3203 (2); 2) the Surety Bond shall be in favor of the state for the benefit of any person who is damaged by any violation of the Nebraska Appraisal Management Company Registration Act, and in favor of any person damaged by such a violation; 3) the Surety Bond shall be maintained until one year after the date on which the appraisal management company ceases operation in this state regardless of, if or when, termination of the Surety Bond occurs; 4) and, the aggregate liability of the Surety Bond to all persons damaged by a violation of the Nebraska Appraisal Management Company Registration Act by an appraisal management company shall not exceed the amount of the Surety Bond.

AFFIDAVIT OF APPLICANT

The following statements are made for the purpose of procuring registration as an appraisal management company in the State of Nebraska. Applicant hereby consents that the statements may be used as evidence by the Real Property Appraiser Board of the State of Nebraska, or in any court in Nebraska where a violation of the Appraisal Management Registration Act is claimed, and that the application, representations, and statements made herein to procure such registration may at any time be used in evidence.

Applicant has read and will comply with the Appraisal Management Company Registration Act of Nebraska and the rules established by the Real Property Appraiser Board in accordance with the Act.

Applicant expressly agrees that the Nebraska Real Property Appraiser Board reserves the right to go outside this application for information as to the accuracy of the statements in this application.

Applicant certifies that the statements made in this application and all attachments are true and correct to the best of Applicant's knowledge and belief, and that Applicant has not suppressed any information that might have a bearing on this application.

Applicant understands all information related to an appraisal management company's registration shall be reported to the Appraisal Subcommittee as required by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, the AMC Rule, and any policy or rule established by the Appraisal Subcommittee.

Applicant agrees to comply with the Appraisal Management Company Registration Act of Nebraska and the rules established by the Real Property Appraiser Board in accordance with the Act, and specifically:

- Only AMC appraisers considered to be in good standing in all jurisdictions in which an active credential is held shall be included on appraisal management company's appraiser panel.
- Any AMC appraiser included on appraisal management company's appraiser panel engaged in real property appraisal practice as a result of an assignment provided by applicant shall be free from inappropriate influence and coercion as required by the appraisal independence standards established under section 129E of the federal Truth in Lending Act, including the requirements for payment of a reasonable and customary fee to AMC appraisers when applicant is engaged in providing appraisal management services.
- Appraisal management company shall select an AMC appraiser from its appraiser panel for an assignment who is independent of the transaction and who has the requisite education, expertise, and experience necessary to competently complete the assignment for the particular market and property type.
- Appraisal management company shall not prohibit an AMC appraiser from including within the body of a report that is submitted by the AMC appraiser to the applicant or its assignee the fee agreed upon between the applicant and the AMC appraiser at the time of engagement for the performance of the appraisal.
- Appraisal management company shall not directly or indirectly engage in or attempt to engage in business as an appraisal management company or advertise or hold itself out as engaging in or conducting business as an appraisal management company in this state under any legal name or trade name not included in the application for issuance of a registration, or renewal of a registration, as approved by the board.
- Appraisal management company shall not require an AMC appraiser to indemnify an appraisal management company or hold an appraisal management company harmless for any liability, damage, losses, or claims arising out of the appraisal management services provided by the appraisal management company.
- Appraisal management company has a system in place to verify that an appraiser being added to the appraiser panel holds the appropriate appraiser license or certification in good standing.
- Any employee of or independent contractor to appraisal management company, including any AMC appraiser included on appraisal management company's appraiser panel engaged in real property appraisal practice, shall comply with the Real Property Appraiser Act, including the Uniform Standards of Professional Appraisal Practice.

- Appraisal management company has a system in place to verify that an AMC appraiser on the appraiser panel has not had a license or certification as an appraiser refused, denied, canceled, revoked, or surrendered in lieu of a pending revocation in any state in the previous twenty-four months.
- Appraisal management company shall maintain a detailed record of appraisal management services provided under its registration, and upon request shall submit to the board all books, records, reports, documents, and other information as deemed appropriate by the board to administer and enforce the Nebraska Appraisal Management Company Registration Act. Record retention requirements are for a period of five years after appraisal management services are completed or two years after final disposition of a judicial proceeding related to the appraisal management services, whichever period expires later.
- Appraisal management company shall not alter, modify, or otherwise change a completed report submitted by an AMC appraiser without his or her written consent.
- Appraisal management company shall disclose the registration number provided to it by the board on the engagement documents presented to the AMC appraiser.
- Appraisal management company, except in cases of noncompliance with the conditions of the engagement, shall make payment of fees to an AMC appraiser engaged by the appraisal management company to perform one or more appraisals on behalf of a creditor for a covered transaction or for a secondary mortgage market participant in connection with covered transactions within sixty days after the date on which the AMC appraiser transmits or otherwise provides the report to the appraisal management company or its assignee.
- Appraisal management company that has a reasonable basis to believe that an appraiser has failed to comply with applicable laws or the Uniform Standards of Professional Appraisal Practice shall refer the matter to the board if the failure to comply is material.
- Appraisal management company shall remove any AMC appraiser from its appraiser panel within thirty days after receiving notice that the AMC appraiser:
 - Is no longer considered to be in good standing in one or more jurisdictions in which he or she holds an active credential or equivalent;
 - The AMC appraiser's credential or equivalent has been refused, denied, canceled, or revoked; or
 - The AMC appraiser has surrendered his or her credential or equivalent in lieu of revocation.
- Any AMC appraiser included on an appraisal management company's appraiser panel pursuant to N.R.S. § 76-3203.01 (3) shall remain on such appraiser panel until the date on which the appraisal management company:
 - Sends written notice to the AMC appraiser removing him or her from the appraiser panel. Such written notice shall include an explanation of the action taken by the appraisal management company;
 - Receives written notice from the AMC appraiser requesting that he or she be removed from the appraiser panel. Such written notice shall include an explanation of the action requested by the AMC appraiser; or
 - Receives written notice on behalf of the AMC appraiser of the death or incapacity of the AMC appraiser. Such written notice shall include an explanation on behalf of the AMC appraiser.
- Applicant hereby attests that Applicant has included all required materials and completed the submitted application in its entirety. Applicant understands that, should this application be found to be incomplete, it will be considered invalid and may be returned.

Signature of Contact Person: _____ Date: _____

State of _____)
 _____) ss.
 County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 20____

by _____ (Notary Seal Here)

 Print Name of Contact Person



Notary Public



AUTHORIZATION TO USE FINGERPRINTS FOR NATIONAL CRIMINAL HISTORY RECORD CHECK THROUGH THE NEBRASKA STATE PATROL AND THE FEDERAL BUREAU OF INVESTIGATION

I acknowledge and consent to the following:

1. The Nebraska Real Property Appraiser Board requires fingerprint submissions for a National Criminal History Record Check through the State Patrol and the Federal Bureau of Investigation:
 - a. as authorized in Nebraska Real Property Appraiser Act (Neb. Rev. Stat. §§ 76-2201 through 76-2250), as a part of my application for issuance of, or renewal of, a credential as a real property appraiser, or
 - b. as authorized in the Nebraska Appraisal Management Company Registration Act (Neb. Rev. Stat. §§ 76-3201 through 76-3220), as a part of the application for issuance of, or renewal of, a registration as an appraisal management company.
2. The Nebraska Real Property Appraiser Board reserves the right to go outside this Criminal History Record Check for information as to the accuracy of the statements made in my application, or for further clarification regarding the results of the Criminal History Record Check. Such information may include, but is not limited to, records of arrests for criminal offenses, the circumstances involved in any such arrests, the suspension or revocation of any license authorizing me to engage in any profession or occupation, or the rejection of my application for such license, and the reason for such suspension, revocation, or rejection.
3. The Nebraska Real Property Appraiser Board may contact any agency of federal, state, or local government, consumer reporting agency, present or former employer, or any other individual, partnership, corporation, or association, in this or any other state, to furnish to the Nebraska Real Property Appraiser Board any information requested by the Nebraska Real Property Appraiser Board pertaining to my application.
4. I acknowledge that the Criminal History Record Information is retained by the Board for two years after the date on which an application is withdrawn, denied, or approved. If the Nebraska Real Property Appraiser Board finds cause to deny my application based upon the results of my Criminal History Record Information, I may request a copy of my Criminal History Record Information received by the Nebraska Real Property Appraiser Board in accordance with the procedures found in Title 298 of the Nebraska Administrative Code.
5. I acknowledge that the procedures for obtaining information, a change, correction, or updating of an FBI identification record are set forth in Title 28, C.F.R., §16.34.

I EXPRESSLY AUTHORIZE AND CONSENT that my fingerprint submissions pertaining to my application be submitted by the Nebraska Real Property Appraiser Board to the Nebraska State Patrol for National Criminal History Record Check through the State Patrol and the Federal Bureau of Investigation, and I HEREBY ACKNOWLEDGE RECEIPT of the Privacy Act Statement.

Printed name of person whose fingerprints are being submitted

Signature of person whose fingerprints are being submitted

Date

PRIVACY ACT STATEMENT

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information is generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

Rev. 03/30/2018

NONCRIMINAL JUSTICE APPLICANT'S PRIVACY RIGHTS

As an applicant who is the subject of a national fingerprint-based criminal history record check for a noncriminal justice purpose (such as an application for employment or a license, an immigration or naturalization matter, security clearance, or adoption), you have certain rights which are discussed below. All notices must be provided to you in writing.¹ These obligations are pursuant to the Privacy Act of 1974, Title 5, United States Code (U.S.C.) Section 552a, and Title 28 Code of Federal Regulations (CFR), 50.12, among other authorities.

- You must be provided an adequate written FBI Privacy Act Statement (dated 2013 or later) when you submit your fingerprints and associated personal information. This Privacy Act Statement must explain the authority for collecting your fingerprints and associated information and whether your fingerprints and associated information will be searched, shared, or retained.²
- You must be advised in writing of the procedures for obtaining a change, correction, or update of your FBI criminal history record as set forth at 28 CFR 16.34.
- You must be provided the opportunity to complete or challenge the accuracy of the information in your FBI criminal history record (if you have such a record).
- If you have a criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the officials deny you the employment, license, or other benefit based on information in the FBI criminal history record.
- If agency policy permits, the officials may provide you with a copy of your FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, you may obtain a copy of the record by submitting fingerprints and a fee to the FBI. Information regarding this process may be obtained at <https://www.fbi.gov/services/cjis/identity-history-summary-checks> and <https://www.edo.cjis.gov>.
- If you decide to challenge the accuracy or completeness of your FBI criminal history record, you should send your challenge to the agency that contributed the questioned information to the FBI. Alternatively, you may send your challenge directly to the FBI by submitting a request via <https://www.edo.cjis.gov>. The FBI will then forward your challenge to the agency that contributed the questioned information and request the agency to verify or correct the challenged entry. Upon receipt of an official communication from that agency, the FBI will make any necessary changes/corrections to your record in accordance with the information supplied by that agency. (See 28 CFR 16.30 through 16.34.)
- You have the right to expect that officials receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.³

¹ Written notification includes electronic notification, but excludes oral notification.

² <https://www.fbi.gov/services/cjis/compact-council/privacy-act-statement>

³ See 5 U.S.C. 552a(b); 28 U.S.C. 534(b); 34 U.S.C. § 40316 (formerly cited as 42 U.S.C. § 14616), Article IV(c); 28 CFR 20.21(c), 2033(d) and 906.2(d).

Updated 11/6/2019

DIRECTIONS

1. Complete entire application. If required information is not provided, application will be considered invalid and be returned to you.
2. Along with the application, the following documentation must also be included:
 - a. Check or money order for non-refundable, \$1,500.00 renewal fee, ASC AMC Registry fee, and any required late processing fee
 - b. With the application for renewal and the ASC AMC Registry fee, the AMC must also provide a list of the AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year, including: (1) First and last name, (2) Credential number, (3) Number of appraisals performed (during the reporting year), (4) Earliest appraisal submission date (during the reporting year), and (5) Latest appraisal submission date (during the reporting year).
 - c. Two sets of fingerprint cards for each owner/entity owning **more than 10%** of the applicant. This includes trustees of trusts owning more than 10% of the applicant and individuals owning shares in a corporation or corporations where said shares amount to owning more than 10% of the applicant. **The Nebraska State Patrol will not process cards if the information at the top of the cards is not completed or if the cards are more than 1 year old. The cards must be signed by the person being fingerprinted and also by the official taking the fingerprints.**
 - d. Authorization to Use Fingerprints for National Criminal History Record Check through the Nebraska State Patrol and the Federal Bureau of Investigation signed by each person whose fingerprints are included with the application. Person being fingerprinted is also requested to review the NRPAB Privacy Act Statement prior to being fingerprinted. Additional copies of each document may be found by clicking the "AMC Registration" link on the home page of the Board's website at <https://appraiser.ne.gov/>.
 - e. Proof of a valid Surety Bond for \$25,000 naming applicant as the "Principal" and the Nebraska Real Property Appraiser Board as the "Obligee."
3. Mail application, fee(s), and supporting documentation to:
NEBRASKA REAL PROPERTY APPRAISER BOARD
301 CENTENNIAL MALL SOUTH, FIRST FLOOR
PO BOX 94963
LINCOLN, NE 68509-4963
4. Questions or concerns may be directed to NRPAB staff at 402-471-9015 or nrpab.amc@nebraska.gov.

ADDITIONAL INFORMATION

- All Appraisal Management Company registrations are in effect for twelve months from the date of issuance, unless revoked, suspended, or canceled prior to such date.
- Per Neb. Rev. Stat. § 76-3203 (6), all Appraisal Management Company renewal applications shall be furnished to the Board no later than sixty (60) days prior to the date of expiration of the registration.
- With the application for renewal and the ASC AMC Registry Fee, the AMC must also provide a list of the AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year, including: (1) First and last name, (2) Credential number, (3) Number of appraisals performed (during the reporting year), (4) Earliest appraisal submission date (during the reporting year), and (5) Latest appraisal submission date (during the reporting year).
- Any Appraisal Management Company who fails to submit a properly completed renewal application by the deadline specified in Neb. Rev. Stat. § 76-3203 (6), but who submits an application within six months of expiration of the registration, may receive a renewal registration by submitting the completed application, along with all of the required documentation, the renewal and ASC AMC Registry fees, and a \$25.00 late processing fee for each month or portion of a month the renewal application is postmarked after 60 days prior to registration expiration. The Appraisal Management Company will be considered inactive from the expiration date until the renewal application has been fully processed, including receipt and review by the Board of any pending background check results.
- Any Appraisal Management Company who fails to submit a properly completed renewal application within six months of expiration of the registration shall not be eligible for renewal and must submit an application for a new registration.
- AMC appraiser means a person who holds a valid credential or equivalent to appraise real estate and real property under the laws of this state or another jurisdiction, and holds the status of active on the ASC Appraiser^{AMC} Registry in one or more jurisdictions.
- Pursuant to subdivision (6)(c) of section 76-3202, an appraiser panel shall include each AMC appraiser as of the earliest date on which such person was accepted by the appraisal management company:
 - (a) For consideration for future assignments in covered transactions or for secondary mortgage market participants in connection with covered transactions; or
 - (b) For engagement to perform one or more appraisals on behalf of a creditor for a covered transaction or for a secondary mortgage market participant in connection with covered transactions.
- The Surety Bond shall be maintained until one year after the date that the Appraisal Management Company ceases operation in this state regardless of, if or when, termination of the Surety Bond occurs. The date that an Appraisal Management Company ceases operation in this state is the earliest of the date on which the Nebraska Real Property Appraiser Board accepts written surrender of the registration, or the date on which the registration expires, is canceled, or is revoked.

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301 Centennial Mall South, First Floor
 PO Box 94963
 Lincoln, NE 68509-4963
<https://appraiser.ne.gov/>
 402-471-9015

Check Number:	
Receipt Number:	
Processed By:	Date:
For Board Use Only	

FEDERALLY REGULATED APPRAISAL MANAGEMENT COMPANY NEBRASKA REPORTING FORM

PROCESSING AND ASC AMC REGISTRY FEES

PROCESSING FEE DUE WITH REPORTING FORM: \$350.00
 ASC AMC REGISTRY FEE DUE: \$25.00 X number of AMC appraisers reported

APPRAISAL MANAGEMENT COMPANY INFORMATION

Date of Reporting Form: _____

Nebraska Federally Regulated AMC Identification
 Number (if this is not the AMC's first report): _____

Employer Identification Number (EIN): _____

Legal Name: _____

AMC Type: Single State (~~AMC oversees a panel of 16 or more AMC appraisers in Nebraska within a given year that have been recruited, selected and retained to perform appraisals in connection with a covered transaction panel of more than 15 AMC appraisers~~)

Multi-State (~~AMC oversees a panel of 25 or more AMC appraisers in two or more States within a given year that have been recruited, selected and retained to perform appraisals in connection with a covered transaction panel of 25 or more AMC appraisers in two or more states~~)

Business Address: _____

PO Box or Street Number City State Zip Code + 4

Email Address Area Code + Phone Number

State of Domicile: _____

TRADE NAME

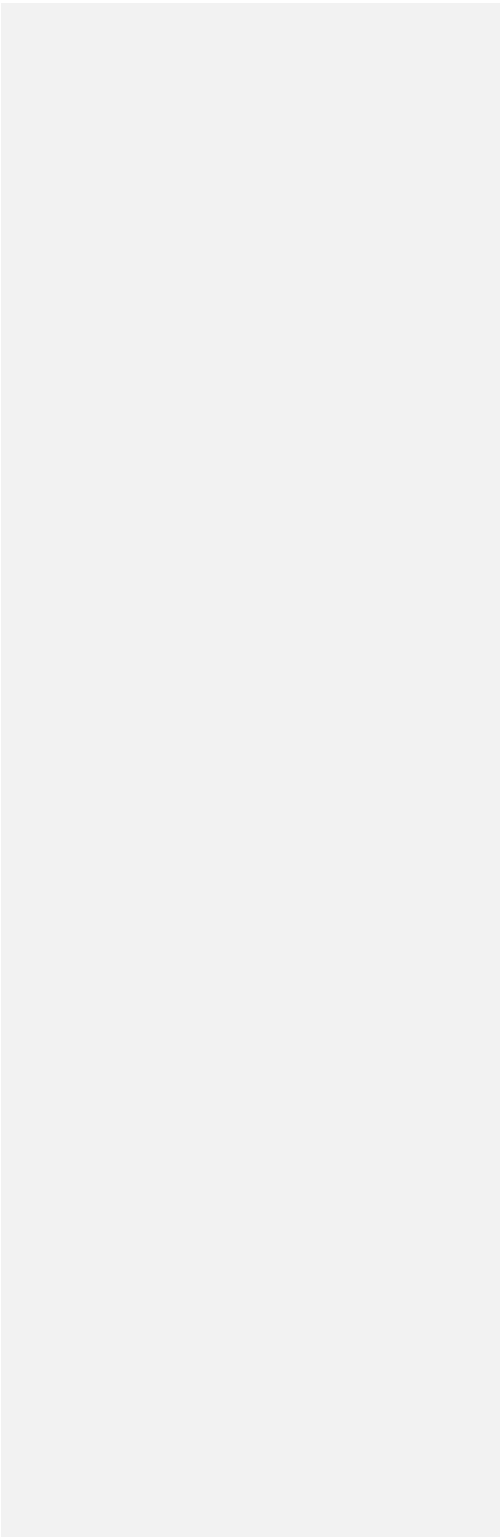
If the reporting entity will be doing business in Nebraska under any other name(s), then all such names must be stated, with address and telephone number. (Use a separate sheet if necessary)

Other name: _____

Business Address: _____

PO Box or Street Number City State Zip Code + 4

Email Address Area Code + Phone Number



CONTACT PERSON

Contact person to serve as main contact for all communication with the Real Property Appraiser Board.

Name: _____
Last First Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

_____ Email Address Area Code + Phone Number

REPORTING YEAR AND ASC AMC REGISTRY FEE

Annual ASC AMC Registry Fee Based On Reporting Year:

Beginning Date of Reporting Year: _____ Ending Date of Reporting Year: _____

Number of AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year _____ X \$25.00 = \$ _____ ASC AMC Registry Fee due with reporting form

(Covered transaction means any consumer credit transaction secured by the consumer's principal dwelling.)

ASC AMC Registry Fee \$ _____
Nebraska Processing Fee + 350.00
Total Fees Due with Reporting Form \$ _____

CERTIFICATION

I certify that the statements made in this reporting form and all attachments are true and correct to the best of my knowledge and belief, and that I have not suppressed any pertinent information.

Signature of Contact
Person: _____

Date: _____



NOTES

- Federally regulated appraisal management company means an appraisal management company that is: (a) Owned and controlled by an insured depository institution as defined in 12 U.S.C. 1813, as such section existed on January 1, 2018; and (b) Regulated by the Office of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, or the successor of any such agencies.
- AMC appraiser means a person who holds a valid credential or equivalent to appraise real estate and real property under the laws of this state or another jurisdiction, and holds the status of active on the ASC Appraiser~~AMC~~ Registry in one or more jurisdictions.

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DIRECTIONS

1. Complete entire reporting form. If required information is not provided, reporting form will be considered incomplete and may be returned to you.
2. Include check or money order for non-refundable \$350.00 processing fee and calculated ASC AMC Registry fee based on number of AMC appraisers reported x \$25.00.
3. Mail reporting form and fees to:
NEBRASKA REAL PROPERTY APPRAISER BOARD
301 CENTENNIAL MALL SOUTH, FIRST FLOOR
PO BOX 94963
LINCOLN, NE 68509-4963
4. Questions or concerns may be directed to NRPAB staff at 402-471-9015 or nrpab.amc@nebraska.gov



301 Centennial Mall South, First Floor
 PO Box 94963
 Lincoln, NE 68509-4963
<https://appraiser.ne.gov/>
 402-471-9015

New Owners Checked on ASC Appraiser Registry:	
Database Updated:	
ASC AMC Registry Updated:	
Processed By:	Date:
For Board Use Only	

NEBRASKA APPRAISAL MANAGEMENT COMPANY INFORMATION CHANGE FORM

APPRAISAL MANAGEMENT COMPANY INFORMATION

Nebraska AMC Registration Number: _____
 Initial Date of Registration in Nebraska: _____
 Legal Name (before change): _____

CHANGE TO APPRAISAL MANAGEMENT COMPANY INFORMATION

New Legal Name: _____
 Employer Identification Number (EIN): _____

AMC Type: Single State (AMC oversees a panel of 16 or more certified or licensed appraisers in a State within a given year that have been recruited, selected and retained to perform appraisals in connection with a covered transaction panel of more than 15 AMC appraisers)
 Multi-State (AMC oversees a panel of 25 or more certified or licensed appraisers in two or more States within a given year that have been recruited, selected and retained to perform appraisals in connection with a covered transaction panel of 25 or more AMC appraisers in two or more states)

Federally Regulated*: YES NO

*Federally regulated appraisal management company means an appraisal management company that is: (a) Owned and controlled by an insured depository institution as defined in 12 U.S.C. 1813, as such section existed on January 1, 2018; and (b) Regulated by the Office of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, or the successor of any such agencies.

Business Address: _____
PO Box or Street Number City State Zip Code + 4

E-Mail Address Area Code + Phone Number

CHANGE IN STATE OF DOMICILE/DESIGNATED AGENT

If corporation is not domiciled in Nebraska, a designated agent for service within Nebraska must be named.

State of domicile: _____
 Name of designated agent in Nebraska for service of process: _____

Address: _____
PO Box or Street Number City State Zip Code + 4

E-Mail Address

Area Code + Phone Number

CHANGE IN TRADE NAME

If the applicant will be doing business in Nebraska under any other name(s), then all such names must be stated, with address and telephone number. (Use a separate sheet if necessary)

Other name: _____

Business Address: _____

PO Box or Street Number

City

State

Zip Code + 4

E-Mail Address

Area Code + Phone Number

CHANGE IN OWNERSHIP

All persons/entities owning 10% or more of the applicant must be listed. (Use a separate sheet if necessary)

If the applicant is owned by a corporation or corporations, does any individual own shares in a parent corporation or corporations where said shares amount to owning more than 10% of the applicant?

YES NO If the answer is yes, provide shareholder names and contact information on a separate sheet.

If more than 10% of the applicant is held in trust, directly or by virtue of holding shares in a parent corporation or corporations, provide trustee name(s) and contact information on a separate sheet.

Entity or
Person

Name: _____

Entity or Last, First, Middle

Percentage
Owned: _____

Address: _____

PO Box or Street Number

City

State

Zip Code + 4

E-Mail Address

Area Code + Phone Number

Entity or
Person

Name: _____

Entity or Last, First, Middle

Percentage
Owned: _____

Address: _____

PO Box or Street Number

City

State

Zip Code + 4

E-Mail Address

Area Code + Phone Number

Entity or
Person

Name: _____

Entity or Last, First, Middle

Percentage
Owned: _____

Address: _____

PO Box or Street Number

City

State

Zip Code + 4

E-Mail Address

Area Code + Phone Number

CHANGE IN CONTACT PERSON

Contact person to serve as main contact for all communication with the Appraiser Board.

Name: _____
Last First Middle

Address: _____
PO Box or Street Number City State Zip Code + 4

_____ E-Mail Address _____ Area Code + Phone Number

DISCIPLINARY QUESTIONS

Responses to these questions are required if any of the following are changed: Legal Name, Trade Name, Ownership.

1. Has any person or entity listed above been engaged in any lawsuit(s) involving real estate, either as Plaintiff or Defendant? This does not include Small Claims Court, Domestic Relations Court, automobile cases, or traffic court cases. YES NO

If your answer to No. 1 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the suit, location, date filed, court of jurisdiction, and the names of any persons involved.

2. Is the AMC, in whole or in part, directly or indirectly, owned by any person who has had an appraiser credential or equivalent refused, denied, canceled, or revoked or any person who has surrendered an appraiser credential or equivalent in lieu of revocation in any jurisdiction? YES NO

If your answer to No. 2 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the matter, location, date(s), and the names of such persons. Include copies of all final orders or consent agreements.

3. Has any person who owns more than 10% of the Appraisal Management Company ever been convicted of, or entered a plea of nolo contendere to, a felony related to the appraisal practice or any crime involving fraud, misrepresentation, or moral turpitude? YES NO

If your answer to No. 3 above is yes, provide a brief statement of all significant details on a separate sheet, including the nature of the matter, location, date filed, court of jurisdiction, and the names of any persons involved.

The Board reserves the right to take any action, including but not limited to requesting additional information, denying change to Appraisal Management Company, or suspending Appraisal Management Company's registration.

I CERTIFY THAT THE STATEMENTS MADE IN THIS APPRAISAL MANAGEMENT COMPANY INFORMATION CHANGE FORM AND ALL ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE NOT SUPPRESSED ANY INFORMATION THAT MIGHT HAVE A BEARING ON THIS DOCUMENT'S PROCESSING.



I, _____, of _____, do hereby
(Name) (City, State)

irrevocably consent that service of process upon the applicant may be made by delivery of the process to the Nebraska Real Property Appraiser Board if plaintiff cannot, in the exercise of due diligence, effect personal service on the applicant in an action against the applicant in a court of this state arising out of the applicant's activities in this state.

Applicant's Signature Date

DIRECTIONS

1. Complete first section with appraisal management company information as it currently appears, followed by the items of information that have changed and are to be updated in the Board's records.
2. If you are making a legal name change, include a copy of the forms indicating the legal name change.
3. Email form to nrpab.amc@nebraska.gov or mail form to:
NEBRASKA REAL PROPERTY APPRAISER BOARD
PO BOX 94963
LINCOLN, NE 68509-4963
Street address for FedEx or UPS is 301 CENTENNIAL MALL SOUTH, FIRST FLOOR, LINCOLN NE 68508
4. Questions or concerns may be directed to NRPAB Staff at 402-471-9015 or nrpab.amc@nebraska.gov.